

SURVEYORS NORTH

(formerly Simpson Shaw Surveyors)

Registered Surveyors, Resource Managers,
Land Development Consultants

A Division of
Alan Wilkinson Surveyors Limited
1 Raihara Street
P O Box 149
KAIKOHE
Telephone: 09 401 0507
Facsimile: 09 401 0577
Mobile: 025 711 291
Email: ahw@simpsonshaw.co.nz

Principal Consultant: Alan Wilkinson MNZIS

Our Ref. 4333

17 May 1999

Received
17 MAY 1999

District Secretary
Far North District Council
Private Bag 752
KAIKOHE

ATTENTION: M MCDONALD

Dear Sir

**RE: RC 1990403 - OPONONI HARBOUR VIEW ESTATE
SECTION 357 OBJECTION**

Council's decision was received in this office on 26 April 1999 and contains a number of conditions that are unacceptable to our clients. There are also a number that would be better reworded or renumbered.

Pursuant to Section 357 of the Resource Management Act 1991, on behalf of our clients, we object to various aspects of the following conditions:

- 1(a) (iii)
- 1(a) (v)
- 1(b)
- 1(c)
- 2(a)
- 2(b)(i)
- 2(b)(v)
- 2(b)(vii)
- 2(b)(viii)
- 2(d)
- 2(g)

Rather than setting out all the reasons for our objection at this stage, we would prefer to discuss the above with Murray McDonald and with Rex Shand, initially on an informal basis. Several of the conditions are interrelated. Others can be resolved quite easily with a little discussion and negotiation, thereby minimising correspondence and avoiding a confrontational approach. Following these informal discussions we will then supply a full summary of the reasons for our objection to each condition.

Please contact this office to notify a suitable time to discuss the above matters.

Yours faithfully

SURVEYORS NORTH



NHR ROSS

31/4333

Member of the Consulting Surveyors of New Zealand

Donna Smith

From: Kerry Roger [kerry@surveyors-nz.com]

Sent: Thursday, 28 October 2004 10:33

To: Donna Smith

Subject: Opononi Harbour View

Hi Donna

If it is acceptable to the planner we would appreciate if the plan could be signed as is and we will add the power & telephone references to the easement panel when it gets returned to us. We will then provide a copy of the amended plan back to Council. If this is not acceptable can you let me know because we will send someone over to write it in immediately before signing off and they will bring the plan back with them.

Regards

Kerry Roger
Registered Surveyor

Surveyors North
20 Hobson Ave
Kerikeri

Phone 407 6434
Fax 407 6435
Mobile 025 224 2286
www.surveyors-nz.com

28/10/2004

Donna Smith

From: Kerry Roger [kerry@surveyors-nz.com]
Sent: Thursday, 28 October 2004 15:07
To: Donna Smith
Subject: Re: Opononi Harbour View

Hi Donna

It has just come to my attention that we have missed off the Easements in Gross for Top Energy over the access lots. We will supply a new plan for signing with the required amendments.

Regards

Kerry Roger
Registered Surveyor

Surveyors North
20 Hobson Ave
Kerikeri

Phone 407 6434
Fax 407 6435
Mobile 025 224 2286
www.surveyors-nz.com

----- Original Message -----

From: Donna Smith
To: Kerry Roger
Sent: Thursday, October 28, 2004 10:37 AM
Subject: RE: Opononi Harbour View

Hi Kerry
if only life was that simple - have passed your info onto the planner and see what they think..... be in touch

-----Original Message-----

From: Kerry Roger [mailto:kerry@surveyors-nz.com]
Sent: Thursday, 28 October 2004 10:33 a.m.
To: Donna Smith
Subject: Opononi Harbour View

Hi Donna

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Regards

Kerry Roger
Registered Surveyor

Surveyors North
20 Hobson Ave
Kerikeri

27/10
Gonsdown cont
super !!!
emailed
Sueyars with
requested for
further info
/

Donna,

Ask them where the
telecommunications
& electricity easements,
they need to show
them & provide evidence
from telecom to energy!
Cristal

DELEGATED AUTHORITY

1376

DATE RECEIVED: 26.10.04

NAME OF APPLICANT: Qaroni Halbowview Estate

RC NUMBER: 1990403

LAND COVENANT as shown on Survey Plan - YES / NO (Planner)
COPY TO FOLDER & NOTE SPREADSHEET - YES / NO (admin)

CHECKED BY RESOURCE PLANNER
AND IS IN ORDER FOR SIGNING:

MD DATE: 1/12/04

CHECKED BY BUILDING OFFICER IF 224 (F) CERTIFICATION REQUIRED

DATE: _____

COMMENTS: Engineer Report prepared by T. Drupsteen is acceptable - indicates that all lvs are buildable

DATE SIGNED UNDER DELEGATED AUTHORITY: 3/12/04

PLAN RETURNED TO: Swurgals North

DATE: 9.12.04

PAYMENT RECEIVED: \$ 125.00 RECEIPT NUMBER: 376251

DATE: _____

1.11.04

Rex
Pl check
if the
Eng. report
is Ok.

3327811

147362

145350

SURVEYORS NORTH

Resource Management and Land Development Consultants
Planning • Surveying • Engineering

WHANGAREI:

5 Woods Road
P.O. Box 10136, Te Mai
TEL (09) 438 0540
FAX (09) 438 0541

KERIKERI:

20 Hobson Avenue
P.O. Box 827
TEL (09) 407 6434
FAX (09) 407 6435

KAIKOHE:

2 Wihongi Street
P.O. Box 149
TEL (09) 405 3050
FAX (09) 405 3051

KAITIA:

TEL (09) 408 3038

EMAIL:

survey@surveyors-nz.com

DIRECTORS:

Kerry Roger MNZIS
Alan Wilkinson MNZIS

Please reply to our: Kerikeri Office

Our Ref. 4333

26 October 2004

ENVIRONMENTAL

26 OCT 2004

RECEIVED

Far North District Council
Private Bag 752
KAIKOHE

Attn: Pat Killalea

Dear Pat

**RE: PLAN FOR SECTION 223 CERTIFICATION
RC 1990403 – Opononi Harbour View Estate**

Please find enclosed plan of subdivision for the above, two A3 copies of the plan, plus our cheque for \$125.00. The plan shows the easements to be granted and reserved, the amalgamation conditions and the Roads to Vest. We have enclosed for your records the Geotechnical Engineers Report. All conditions of Sections 223 have now been completed.

The progress of the survey has been held up by the delays in the construction work on site. Our clients still wish to proceed with the subdivision and respectfully request the plan be certified despite the time for consent having overrun.

Please arrange for your Council to sign this plan then return the same to this office with your receipt for fees paid.

Yours faithfully
SURVEYORS NORTH

ALAN WILKINSON MNZIS
CONSULTING SURVEYOR

T.DRUPSTEEN CONSULTING ENGINEER B.E, CPEng,
IntPE, MIPENZ

3264 State Highway 12
R D 3
Kaikohe
Ph: 9-4014737
Fax:9-4014738

Ref: 03/ 85
Date:23/06/04

The Chief Executive,
Harbour View Subdivisions Ltd
C/o Waimamaku Store PDC
Waimamaku

Re: Harbour View Estate (View Road) Subdivision, Opononi
House Building Sites Geotechnical Report

1. Brief: Your verbal brief to me was to prepare a geotechnical report to satisfy the Far North District Council resource consent requirement that such a report should confirm the existence on each lot of a suitable building platform. (condition 1 (D) of resource Consent No.1990403)

Items such as stormwater, sewerage, or flooding are not discussed in this report as they are presumed to have been treated to the council's satisfaction by your other consultants who prepared the council-approved subdivision construction plans and specifications

2. My previous experience: I confirm that I have experience in geotechnical work starting in Northland over the years 1970 to 1972 when the then Ministry of Works Whangarei Resident Engineer put me in charge of the geotechnical laboratory and made me responsible for state highway slip repair design throughout Northland. This was followed later by 20 years of consulting engineering work, including subdivision reports and often the siting of houses on land designated as "potentially unstable" on the Whangarei District Plan

3. Methodology for this report: Soil strength tests were conducted at different sites that I judged to be representative of conditions over the whole of the subdivision. These, with observations of earthworks and trench excavations, gave, in my opinion enough information for this report to be written.

4. Site investigation:

I conducted seven different Scala penetrometer and shear vane tests at different locations that I judged to be representative of conditions over the whole of the subdivision. The shear vane tests were done in the scala penetrometer hole, as the scala test progressed. Tests were done to a maximum depth of 1.2 m. The locations of the tests are shown on the attached subdivision construction plan O1, which also shows contours and the stormwater and sanitary sewer lines. Test results are tabulated in the attached appendix A

4. Geological Map: The rock Types map NZMS 290 sheet O 06/07 shows the area as being underlain by "muddy limestone" and the presence of this relatively soft rock has been confirmed by the subdivision

excavations and earthworks. Confirmation of underlying limestone has also come from excavation work that was done for the relocated house erected about January 2004 on land outside the subdivision, opposite subdivision lot 5. Some "floaters" (isolated water-worn-rocks in the clay matrix, possibly from a now-disappeared conglomerate overlay) were encountered by your excavations and earthworks in the old shallow gully that ran under the present alignment of View Road from Lots 3 to about Lot 11. It is possible that these "floaters" may also occur on Lots 27 to 50, but that in no way changes the conclusions of this report.

5. Topography

The land varies in slope from steeply sloping (Lot 2: 1 in 2.2 slope) to near-level (Lot 48: 1 in 40 slope) the slopes are generally uniform or evenly grading, thus suggesting a stable geological history (Unlike the hummocky landforms associated with geologically recent land movement, encountered in many other areas of the Hokianga)

No obvious signs of recent or past slope instability were seen anywhere. No ponds, swamps or peaty areas were seen anywhere outside the reserve area. Even within the reserve area drainage was good, without obvious signs of peat.

6. Discussion of observations and soil tests

Observation of earthworks and excavations showed that the fractured "muddy limestone" generally lies at a approximate depths of 0.5 to 1.0 m on the southern side of View Road (Lots 1 to 28). It appears that the limestone dips to deeper levels on the north side of the road (Lots 29 to 50) but here the clay soils are all of high strength. All the limestone areas appear to be overlain by high strength clays also. The weakest shear vane test was 83 kPa, giving a design bearing strength of 249 kPa (shallow bearing capacity theory) This occurred on Lot 15 at a depth of 0.85 m

7. Conclusions

All lots are buildable over their entire areas (keeping in mind the requirements of building line restrictions) as 150 kPa design bearing strength is easily achieved.

The following non-specific design codes can therefore be used

NZS 3604: Timber Framed Buildings

NZS 4229 Concrete Masonry Buildings

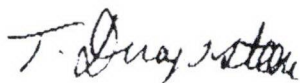
NZS 4299: Earth Buildings not Requiring Specific Design

As any land anywhere can become unstable if a big enough cut or fill is constructed, the following limitations on earthworks should be observed (unless the advice of a Chartered Professional Engineer with geotechnical experience is obtained)

Fills to be no greater than 400mm high

Cuts to be no higher than 1.2 m in clay, 2.4 m in limestone. A horizontal bench equal to the height of the cut must exist or be formed at its top, and no fills or structures (e.g fences, walls, concrete block barbeques, pools or buildings) or trafficked accessways may be placed within that bench width without the advice of a Chartered Professional engineer with experience in geotechnical matters.

If you have any further queries, please do not hesitate to contact me.



Thijs ("Tase") Drupsteen (Mr)

Appendix A Soil Test Results (page 1)

Note: all scala penetrometer readings are to top of hammer, with 0.3m zero error at ground level. One blow between readings unless otherwise stated. Scala readings are in m, shear vane depths are in mm

Test no 1

1.81
1.73
1.61
1.51
1.42
1.32
1.22 700deep 113 kPa sv
1.13
1.04 850dp 158 kPa sv
1.00
0.89(5 blows shows hard strata)eb

Test No 2

1.88
1.82
1.71
1.61
1.52
1.43
1.33
1.25
1.15 910 dp 120k sv
1.02
0.92 1050 dp sv 173 kPa
0.85
0.80
0.73
0.64 eob

Appendix A Page 2

Test 3

1.88
1.83
1.75
1.68
1.60
1.55
1.43
1.36
1.30
1.25
1.18
1.08 sv 910 dp 83 kPa
0.96 sv 950 dp 135 kPa
0.86
0.78 sv 1050 dp 173 kPa
0.72
0.66
0.58 eob

0.58 eob

Test 5

1.85
1.77
1.71
1.66
1.40 (5 blows since 1.66)
1.10 (5 bl. since 1.40)
1.05
1.01 (800 dp sv 168 kPa-yell clay on tip)
0.94
0.90
0.84
0.78 eob 1150 dp sv 115 kPa (yell-br. clay on tip)

Test 4

1.88
1.80
1.70
1.63
1.58
1.52
1.46
1.40
1.36
1.30
1.26
1.15
1.00
0.95 sv 930 deep 168 kPa
0.90
0.86
0.82 sv 1040 dp 195 kPa+ (yell. clay on tip)
0.79
0.60 (6 blows since previous reading)

Appendix A Page 3

Test 6

1.86

1.78

1.72

1.40

1.06 800 deep sv 168 kPa (yell cl. On tip)

Sv 1120 dp 141 kPa (yell. cl. on tip) eob
(sv pushed down by hand to eob)

Test 7

1.85

1.79

1.74

1.70

1.50 (5 blows since 1.70)

1.30 (5 blows since 1.50)

1.08 (5 blows since 1.50)

0.98 165 kPa

0.94

1.88

1.82 1200dp sv 135 kPa (yell cl on tip) eob

SURVEYORS NORTH

Resource Management and Land Development Consultants
Planning • Surveying • Engineering

WHANGAREI

5 Woods Road
P.O. Box 10136, Te Mai
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KAITIAA:

TEL (09) 408 3038

EMAIL:

survey@surveyors-nz.com

DIRECTORS:

Kerry Roger MNZIS
Alan Wilkinson MNZIS

Please Reply to Our: Kerikeri Office

Our Ref: 4333

1 November 2004

ENVIRONMENTAL
- 2 NOV 2004
RECEIVED

Far North District Council
Private Bag 752
KAIKOHE

ATTENTION: DONNA SMITH

Dear Donna

RE: RC 1990403 – OPONONI HARBOUR VIEW ESTATE

Enclosed herewith replacement plan for certification.

Yours faithfully
SURVEYORS NORTH



KERRY ROGER MNZIS
REGISTERED SURVEYORS

TAX INVOICE ONLY

OPONONI HARBOURVIEW ESTATE
P O BOX 8
WAIMAMAKU
HOKIANGA 0451

RMA A/C: 147362
INVOICE DATE: 03/11/2004
INVOICE NO: 31144
RFS NUMBER: CER 1376

RESOURCE MANAGEMENT APPLICATION CHARGES

Details: OPONONI HARBOURVIEW ESATET RC 1990403 SEC 223

Site Address: FAIRLIE CRESCENT

Description	Amount
Miscellaneous Certificates-e.g	165.00

This invoice includes GST of: \$ 18.33

TOTAL \$ 165.00

Where the standard charges fixed by Council are inadequate to enable the Council to recover its actual and reasonable costs in respect of a particular application, the Council shall require the applicant to pay an additional charge.

"An applicant required to pay an additional charge has a right of objection to the Council in respect of that requirement, and has a right of appeal to the Environment Court in respect of the Council's decision on that objection.

"An applicant shall upon request be entitled to an itemised breakdown of costs."

NAME OF A/C:
OPONONI HARBOURVIEW ESTATE
P O BOX 8
WAIMAMAKU
HOKIANGA 0451

RMA A/C: 147362
INVOICE DATE: 03/11/2004
INVOICE NO: 31144
RFS NUMBER: CER 1376
TOTAL: \$ 165.00

TAX INVOICE ONLY

OPONONI HARBOURVIEW ESTATE
P O BOX 8
WAIMAMAKU
HOKIANGA 0451

RMA A/C: 147362
INVOICE DATE: 27/10/2004
INVOICE NO: 30801
RFS NUMBER: CER 1376

RESOURCE MANAGEMENT APPLICATION CHARGES

Details: OPONONI HARBOURVIEW ESATET RC 1990403 SEC 223

Site Address: FAIRLIE CRESCENT

Description	Amount
Approval of Survey Plan	125.00

COPY

This invoice includes GST of: \$ 13.89

TOTAL \$ 125.00

Where the standard charges fixed by Council are inadequate to enable the Council to recover its actual and reasonable costs in respect of a particular application, the Council shall require the applicant to pay an additional charge.

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NAME OF A/C:

OPONONI HARBOURVIEW ESTATE
P O BOX 8
WAIMAMAKU
HOKIANGA 0451

RMA A/C: 147362
INVOICE DATE: 27/10/2004
INVOICE NO: 30801
RFS NUMBER: CER 1376
TOTAL: \$ 125.00

By Fax - This
page only

File on RC 1990403

T.DRUPSTEEN CONSULTING ENGINEER

B.E, CPEng,
IntPE, MIPENZ

PAM GREENFIELD.

The District Engineer
Far North District Council

Attention: Ms Pam Greenfield.
Fax 4010987

Your Ref: RC 1990403

ENVIRONMENTAL

12 FEB 2004

RECEIVED

3264 State Highway 12
RD 3
Kaikohe
Ph: 9-4014737
Fax: 9-4014738

Ref: 03/05

3 Feb 2004.

Re: Harbour View Estate Subdivision
Geotech Report

I hereby withdraw my 03/05 letter of
29 Jan. 2004

Yours faithfully,
T. Drupsteen

618-052.00

Filing

T.DRUPSTEEN CONSULTING ENGINEER B.E, CPEng,
IntPE, MIPENZ

3264 State Highway 12
RD 3
Kaikohe
Ph: 9-4014737
Fax: 9-4014738

Date: 29/01/04
Ref: 03/ 85

BY FAX-2 pages only

The District Engineer
Far North District Council
Fax 401 0115

Attention: General manager Mr Clive Manley

Pam G.

Your Ref: RC 1990403

Dear Sir

Re: Harbour View Estate Subdivision Fairlie Crescent Opononi- Geotechnical Engineer

The subdividers have asked if I could prepare the required land stability report instead of a "suitably qualified geotechnical engineer" (condition 1 (D) of the amended Resource Consent)

While not formally trained as a "Geotechnical Engineer", I have experience in slope stability assessment as follows

- 1) Being responsible for State Highway slip repair design in the Whangarei Residency of the (now disbanded) Ministry of Works from February 1970 to August 1972
- 2) Having prepared subdivision slope stability assessments in the Whangarei urban area as a consulting engineer practising there from 1983 to 1998
- 3) Having prepared a number of proposed house construction stability reports in the Whangarei urban "potentially unstable" land areas over the same time period

I would point out that this subdivision involves minimal earthworks, that the geology is simple, and the land area is not large-51 lots of 572 to 1270 m2. The slopes are generally planar to gently rolling, with only two types of geology, limestone and conglomerate) thus adding to the geological simplicity. Engineers Steve Turner (Richardson-Stevens consulting Engineers, Whangarei, erstwhile of Whangarei District Council) and Gary Oldcorn (still at Whangarei District Council) can confirm items 2) and 3) above.

29/01/2004 12:59 +64 9 4014738
29/01/2004 14:04 +64-9--4014738

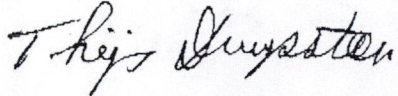
T DRUPSTEEN CONS ENG

PAGE 02

2

Hoping you can approve my clients' request

Yours Faithfully



Thijs ("Tase") Drupsteen (Mr)

FAR NORTH DISTRICT COUNCIL

**CHIEF EXECUTIVE'S
ACTION/REQUEST FORM**

● Date : 30 Jan 2004

● To : Pam G.

From : T. Drupesteen

Re : Geotechnical
Engineer

● Request : Email file pathname
to me for record when
response complete.

Thank You Jacine

T.DRUPSTEEN CONSULTING ENGINEER B.E, CPEng,
IntPE, MIPENZ

3264 State Highway 12
R D 3
Kaikohe
Ph: 9-4014737
Fax:9-4014738

Date:29/01/04
Ref: 03/ 85

BY FAX-2 pages only

● District Engineer
Far North District Council
Fax 401 0115

Attention: General manager Mr Clive Manley

Your Ref: RC 1990403

Dear Sir

Re: Harbour View Estate Subdivision Fairlie Crescent Opononi- Geotechnical Engineer

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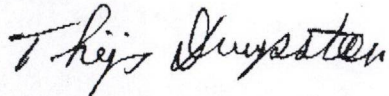
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2

Hoping you can approve my clients' request

Yours Faithfully

A handwritten signature in cursive script, reading "Thijs Drupsteen".

Thijs ("Tase") Drupsteen (Mr)

FAX **FAXED**

Date: 11 February 2004

Number of pages including cover sheet:

1**To:**

T. Drupsteen

Phone:

Fax phone: 09 4014738

CC:

From:

Jacine Warmington

Executive Assistant

to the Chief Executive

Email: jmw@fndc.govt.nz

Phone: 09 401 5210

Fax phone: 09 401 0115

REMARKS:☐

Urgent

☐

For your review

☐

Reply ASAP

☐

Please comment

Dear Mr Drupsteen

RE: Harbour View Estate Subdivision – Geotech Report

Thank you for your fax dated 3 February 2004 regarding the above.

This information has been passed on to Ms Pam Greenfield, Environmental Services Manger.

Kind regards

Jacine Warmington

RFS Cost Report

08/05/2002

Page: 1 of 1

RFS_Number: RMA1990403

Stage: 3 - Assess- Notify? Further Info.?

305 - Planner-s92 Further Info req'd

Date	Line	Officer	Cost Type	Units Rate	Amount
31/05/00	10	M MCDONALD	Professional/Consultant	1.50 98.00	147.00
Stage : 3 total					<u>147.00</u>

Stage: 4 - Not Notified - Decision

401 - Engineer - Assess & Report

Date	Line	Officer	Cost Type	Units Rate	Amount
31/05/00	5	R SHAND	Professional/Consultant	1.50 98.00	147.00
03/12/01	4	R SHAND	Professional/Consultant	2.00 98.00	196.00
25/01/02	4	R SHAND	Professional/Consultant	0.50 98.00	49.00
15/02/02	1	R SHAND	Professional/Consultant	1.00 98.00	98.00
Action : 401 total					<u>490.00</u>

405 - Pln- Checks response-Stage 2

Date	Line	Officer	Cost Type	Units Rate	Amount
13/12/00	5	M MCDONALD	Professional/Consultant	1.50 98.00	132.00
23/11/01	7	M MCDONALD	Professional/Consultant	3.75 98.00	367.50
08/03/02	6	M MCDONALD	Professional/Consultant	0.75 98.00	73.50
12/03/02	6	M MCDONALD	Professional/Consultant	0.75 98.00	73.50
Action : 405 total					<u>646.50</u>
Stage : 4 total					<u>1,136.50</u>

Stage: 7 - Hearing

713 - Planner prepares report

Date	Line	Officer	Cost Type	Units Rate	Amount
27/11/01	2	A HARTSTONE	Section Planner	0.00 88.00	0.00
27/11/01	3	A HARTSTONE	Section Planner	0.00 88.00	0.00
Action : 713 total					<u>0.00</u>

717 - RC Manager reviews

Date	Line	Officer	Cost Type	Units Rate	Amount
11/03/02	18	P KILLALEA	Principal Planner	0.50 98.00	49.00
Stage : 7 total					<u>49.00</u>

RFS: RMA1990403 TOTAL

\$1,332.50

TAX INVOICE ONLY

OPONONI HARBOURVIEW ESTATE
P O BOX 8
WAIMAMAKU
HOKIANGA 0451

RMA A/C: 147362
INVOICE DATE: 08/05/2002
INVOICE NO: 12621
RFS NUMBER: RMA 1990403

RESOURCE MANAGEMENT APPLICATION CHARGES

Details: LOT 3 DP 58961 LOT 1 DP 190515
00618-052-00

Site Address: FAIRLIE CRESCENT

Description
Time

Amount
1332.50

This invoice includes GST of: \$ 148.05

TOTAL \$ 1332.50

Where the standard charges fixed by Council are inadequate to enable the Council to recover its actual and reasonable costs in respect of a particular application, the Council shall require the applicant to pay an additional charge.

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NAME OF A/C:

OPONONI HARBOURVIEW ESTATE
P O BOX 8
WAIMAMAKU
HOKIANGA 0451

RMA A/C: 147362
INVOICE DATE: 08/05/2002
INVOICE NO: 12621
RFS NUMBER: RMA 1990403
TOTAL: \$ 1332.50

RFS: RMA1990403

Fee Code: T

Stage: 1 Initial Assessment

Action Seq: 109 Code: 109 Desc: Support log & prepare file
 Action Seq: 113 Code: 113 Desc: RC Manager allocates Planner

Stage: 2 Standard Letters & Memos

Action Seq: 205 Code: 205 Desc: Support Print Standard Letters
 Action Seq: 209 Code: 209 Desc: Support-Memos to Engineers etc

Stage: 3 Assess- Notify? Further Info.?

Action Seq:	Code:	Desc:	Planner-s92 Further Info req'd	Rate	Amount	Operation
Time: Date	Line	Officer	Quantity			
31/ 5/00	10	MAM MCDONALD , M	2	0	147.00	
Action Seq: 309	Code: 309	Desc: Planner-s94 Notification req'd				
Action Seq: 313	Code: 313	Desc: RC Mgr-Confirm s94 Notificatio				

Stage: 3 total 147.00

Stage: 4 Not Notified - Decision

Action Seq:	Code:	Desc:	Engineer - Assess & Report	Rate	Amount	Operation
Time: Date	Line	Officer	Quantity			
3/12/01	4	RXS SHAND , R	2	0	196.00	
25/ 1/02	4	RXS SHAND , R	1	0	49.00	
15/ 2/02	1	RXS SHAND , R	1	0	98.00	
31/ 5/00	5	RXS SHAND , R	2	0	147.00	
Action Seq: 405	Code: 405	Desc: Pln- Checks response-Stage 2				
Time: Date	Line	Officer	Quantity	Rate	Amount	Operation
13/12/00	5	MAM MCDONALD , M	2	0	132.00	
23/11/01	7	MAM MCDONALD , M	4	0	367.50	
8/ 3/02	6	MAM MCDONALD , M	1	0	73.50	
12/ 3/02	6	MAM MCDONALD , M	1	0	73.50	

Action Seq: 409 Code: 409 Desc: Planner prepares report
 Action Seq: 413 Code: 413 Desc: RC Manager reviews
 Action Seq: 417 Code: 417 Desc: Sup-Mail Decision & Invoice

Stage: 4 total 1,136.50

Stage: 5 Notification

Action Seq:	501	Code:	501	Desc:	Pln-Notification to proceed?				
Action Seq:	505	Code:	505	Desc:	Pln-Identify Affected Parties				
Action Seq:	509	Code:	509	Desc:	Pln-PrepPublicNotice&Circulate				
Action Seq:	513	Code:	513	Desc:	Pln-Erect Public Notice				
Stage:	6	Register Submissions							
Action Seq:	605	Code:	605	Desc:	Pln-Notify Appl.of Submitters				
Stage:	7	Hearing							
Action Seq:	705	Code:	705	Desc:	Planner-Establish Hearing Date				
Action Seq:	713	Code:	713	Desc:	Planner prepares report				
Time:	Date	Line	Officer	Quantity	Rate	Amount	Operation		
	27/11/01	2	AJH HARTSTONE , A	0	0	0.00			
	27/11/01	3	AJH HARTSTONE , A	0	0	0.00			
Action Seq:	717	Code:	717	Desc:	RC Manager reviews				
Time:	Date	Line	Officer	Quantity	Rate	Amount	Operation		
	11/ 3/02	18	PJK KILLALEA , P	1	0	49.00			
Action Seq:	721	Code:	721	Desc:	Planner-Send Notice of Hearing				
Action Seq:	725	Code:	725	Desc:	Pln-Report to Appl&Submitters				
Action Seq:	729	Code:	729	Desc:	Corp Services- Place on Agenda				
Action Seq:	733	Code:	733	Desc:	Planner/RC Manager-Hearing				
						Stage: 7 total	49.00		
Stage:	8	Decision & Invoice Processed							
Action Seq:	801	Code:	801	Desc:	CS-Draft Minutes forChecking				
Action Seq:	805	Code:	805	Desc:	Pln-CheckDraft Mins &Charges				
Action Seq:	809	Code:	809	Desc:	CS Mail Invoice & Decision				
Stage:	10	Sec 223 Certificate-Stage One							
Action Seq:	5	Code:	A05	Desc:	Planner-Checks fee paid				
Action Seq:	9	Code:	A09	Desc:	Planner checks survey plan				
Action Seq:	13	Code:	A13	Desc:	Engineer checks survey plan				
Action Seq:	14	Code:	A14	Desc:	Planner-Checks all costs paid				

Action Seq:	17	Code:	A17	Desc:	RC Manager signs off		
Action Seq:	21	Code:	A21	Desc:	Support MailCert, Invoice, Recei		
Stage:	11	Sec 224	Certificate -Stage One				
Action Seq:	5	Code:	B05	Desc:	Planner-Check fee paid		
Action Seq:	7	Code:	B07	Desc:	planner-bond&or Cert221 req'd?		
Action Seq:	8	Code:	B08	Desc:	Planner-s321 LGA Cert req'd?		
Action Seq:	9	Code:	B09	Desc:	Planner checks conditions		
Action Seq:	13	Code:	B13	Desc:	Engineer checks conditions		
Action Seq:	14	Code:	B14	Desc:	Pln-Checks all costs paid		
Action Seq:	15	Code:	B15	Desc:	Planner-Checks all costs paid		
Action Seq:	17	Code:	B17	Desc:	RC Manager signs off		
Action Seq:	21	Code:	B21	Desc:	Support MailCert, Invoice, Recei		
				Fee Code:	T total		1,332.50
				RFS:	RMA1990403 total		1,332.50

MESSAGE CONFIRMATION

13/03/2002 09:30

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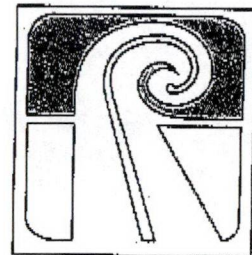
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NO.718 001

ENVIRONMENTAL SERVICES

Far North District Council
Private Bag 752
KAIKOHE
Telephone: 09 40 12101
Facsimile: 09 40 52863



FACSIMILE MESSAGE

TO	: Cr. Klaricich, MacDonald & King
COMPANY	:
FAX NO	: 09 405 8751, 09 4074379, 09 4067267
FROM	: Pat Killalea, Resource Consents Manager
DATE	: 13 th March 2002
SUBJECT	: Amended Conditions, Harbourview Estate.
NO. OF PAGES (Include this page)	: 6

MESSAGE CONFIRMATION

13/03/2002 09:23

ID=64 9 4052863

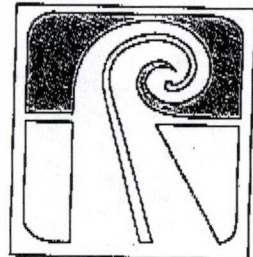
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13/03/2002 09:19 64 9 4052863 → 14074379

NO. 717 001

ENVIRONMENTAL SERVICES

Far North District Council
Private Bag 752
KAIKOHE
Telephone: 09 40 12101
Facsimile: 09 40 52863



FACSIMILE MESSAGE

TO	: Cr. Klaricich, MacDonald & King
COMPANY	:
FAX NO	: 09 405 8751, 09 4074379, 09 4067267
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DATE	: 13 th March 2002
SUBJECT	: Amended Conditions, Harbourview Estate.
NO. OF PAGES (Include this page)	: 6

MESSAGE

MESSAGE CONFIRMATION

13/03/2002 09:20

ID=64 9 4052863

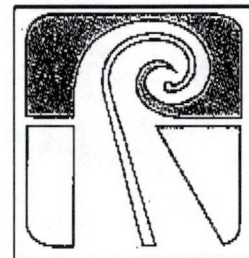
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13/03/2002 09:18 64 9 4052863 → 1094067267

NO.716 001

ENVIRONMENTAL SERVICES

Far North District Council
Private Bag 752
KAIKOHE
Telephone: 09 40 12101
Facsimile: 09 40 52863



FACSIMILE MESSAGE

TO	: Cr. Klaricich, MacDonald & King
COMPANY	:
FAX NO	: 09 405 8751, 09 4074379, 09 4067267
FROM	: Pat Killalea, Resource Consents Manager
DATE	: 13 th March 2002
SUBJECT	: Amended Conditions, Harbourview Estate.
NO. OF PAGES (Include this page)	: 6

ITEM NO:

TO: HEARINGS COMMITTEE

FROM : MANAGER, ENVIRONMENTAL SERVICES

ISSUE: RC 1990403, OPONONI HARBOURVIEW ESTATE,
OBJECTIONS TO CONDITION OF SUBDIVISION
CONSENT

AMENDED RECOMMENDATION:

THAT PURSUANT TO SECTION 357 OF THE RESOURCE MANAGEMENT ACT 1991 THE FAR NORTH DISTRICT COUNCIL HEREBY UPHOLDS IN PART THE OBJECTIONS TO CONDITIONS OF RESOURCE CONSENT RC 1990403 GRANTED TO OPONONI HARBOURVIEW ESTATE TO SUBDIVIDE LOT 3 DP 58961 AND LOT 1 DP 190515.

THE CONSENT AS AMENDED IS AS FOLLOWS

1. THAT PRIOR TO THE APPROVAL OF THE SURVEY PLAN:

(A) THE SURVEY PLAN SHALL SHOW:

(I) ALL EASEMENTS BE DULY GRANTED OR RESERVED, INCLUDING EASEMENTS REQUIRED OVER ACCESS LOTS TO PROVIDE TELECOMMUNICATION AND ELECTRICAL SERVICES.

(II) THE FOLLOWING AMALGAMATION CONDITIONS:

- THAT LOT 52 IS TO BE HELD AS TO FOUR UNDIVIDED ONE - FOURTH SHARES BY THE OWNERS OF 7 TO 10 HEREON.

- THAT LOT 53 IS TO BE HELD AS TO THIRTEEN UNDIVIDED ONE - THIRTEENTH SHARES BY THE OWNERS OF LOTS 32 - 44 HEREON.

~~(III) THE DELETION OF LOT 51 AS RESERVE TO VEST~~

(IV) LOTS 54 & 55 AS ROAD TO VEST.

~~(V) A UTILITY RESERVE TO VEST WITH LEGAL ACCESS FOR THE SITING OF THE WATER RESERVOIR REQUIRED BY CONDITION 2(B)(V) OF THIS APPROVAL. SUCH A RESERVE SHALL BE LOCATED TO THE SATISFACTION OF THE DEVELOPMENT ENGINEER.~~

~~(B) THE APPLICANT SHALL PROVIDE EVIDENCE THAT THE AREA THAT IS CURRENTLY ROAD (PT LOTS 12, 13, 14, 15, 16, 17, 18, 19, 20, 23, 24, 25, 26, 27 & 28) HAS BEEN STOPPED AND TRANSFERRED TO THE SUBDIVIDER.~~

~~(C) THE APPLICANT SHALL PROVIDE EVIDENCE THAT ANY REQUIRED TRANSIT NEW ZEALAND APPROVALS TO ALLOW THE FORMATION OF FAIRLIE CRESCENT HAVE BEEN OBTAINED.~~

(D) THE APPLICANT SHALL PROVIDE A SITE SUITABILITY REPORT PREPARED BY A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER CERTIFYING THAT EACH RESIDENTIAL SITE CONTAINS A SUITABLE STABLE BUILDING SITE. WHERE REQUIRED THE REPORT IS TO SPECIFY MEASURES NECESSARY TO PROVIDE A SUITABLE BUILDING PLATFORM.

2. THAT BEFORE A CERTIFICATE IS ISSUED PURSUANT TO SECTION 224(C) OF THE ACT THE SUBDIVIDING OWNER SHALL:

(A) PAY TO COUNCIL A RESERVES CONTRIBUTION BEING THE VALUE OF 7.5% OF ALL ADDITIONAL RESIDENTIAL LOTS CREATED LESS THE VALUE OF LOT 51. LOT 51 SHALL BE FINISHED AND GRASSED TO THE SATISFACTION OF THE RESERVES POLICY MANAGER SUCH A VALUE SHALL BE DETERMINED BY A REGISTERED VALUER AND ALL ASSOCIATED COSTS SHALL BE MET BY THE APPLICANT

(B) PRIOR TO COMMENCING CONSTRUCTION SUBMIT FOR THE APPROVAL OF COUNCIL PLANS OF ALL WORK TO BE CARRIED OUT ON COUNCIL LAND AND ALL WORK TO BE VEST IN COUNCIL. ALL WORKS ARE TO BE DESIGNED AND CARRIED OUT IN ACCORDANCE WITH NZS 4404 AND COUNCIL'S ENGINEERING STANDARDS AND GUIDLINES AND ARE TO INCLUDE THE FOLLOWING:

(i) ~~THE EXTENSION OF FAIRLIE CRESCENT TO BE FORMED, CURBED AND SEALED TO A 10.6 METRE FINISHED CARRIAGEWAY WIDTH AND INCLUDE FOOTPATHS ALONG ONE SIDE AND DETAILS OF THE INTERSECTION BETWEEN FAIRLIE CRESCENT ROAD EXTENSION AND STATE HIGHWAY 12. THIS EXTENSION IS TO MEET THE REQUIREMENTS OF TRANSIT NEW ZEALAND.~~

(ii) THE NEW ROAD (VIEW ROAD AND ROAD TO VEST) TO BE FORMED, CURBED AND SEALED TO A 8 METRE FINISHED CARRIAGEWAY WIDTH AND INCLUDE A FOOTPATH ALONG ONE SIDE.

(iii) A RETICULATED STORMWATER SYSTEM WITH A CONNECTION TO EACH RESIDENTIAL LOT, INCLUDING

DETAILS OF THE PROPOSED DISCHARGE
STRUCTURE.

- (IV) A RETICULATED SANITARY SEWER SYSTEM WITH A CONNECTION TO EACH RESIDENTIAL LOT.
- (V) A RETICULATED WATER SUPPLY WITH A MAINLINE OR SUB-MAIN ADJACENT TO THE BOUNDARY OF EACH LOT. THE SUPPLY SYSTEM IS TO INCLUDE FIRE HYDRANTS AND A 50M³ WATER STORAGE RESERVOIR FOR FIRE FIGHTING PURPOSES. (NO CONNECTIONS ARE TO BE PROVIDED TO INDIVIDUAL LOTS UNTIL THE COUNCIL OPERATED WATER SUPPLY FACILITY'S CAPACITY HAS BEEN INCREASED.)
- (VI) STREETLIGHTING IN ACCORDANCE WITH NZS 6701.
- (VII) LOT 52 TO BE FORMED, CURBED AND SEALED TO 3.5 METRES FINISHED CARRIAGEWAY WITH ~~A CUL-DE-SAC TURNING CIRCLE~~ AT THE END.
- (VIII) LOT 53 TO BE FORMED, CURBED AND SEALED TO 6 METRES FINISHED CARRIAGEWAY WIDTH WITH ADEQUATE TURNING PROVISIONS TO ACCOMMODATE A HEAVY RIGID VEHICLE.
- (IX) RIGHT-OF-WAYS TO BE FORMED AND SEALED TO 3.5 METRES FINISHED CARRIAGEWAY WIDTH.

- (C) PROVIDE EVIDENCE THAT ELECTRICAL AND TELECOMMUNICATION SERVICES HAVE BEEN RETICULATED TO THE BOUNDARY OF EACH LOT IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE SUPPLY AUTHORITIES.
- (D) ACCESS PROVIDED TO ANY RESIDENTIAL LOT SHALL BE FORMED IN ACCORDANCE WITH THE COUNCIL STANDARD FNDC/S/02.
- (E) PROVIDE CERTIFICATION FROM A REGISTERED ENGINEER THAT ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
- (F) PROVIDE TWO COPIES OF AS-BUILT 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.
- (G) SECURE THE CONDITION BELOW BY WAY OF A CONSENT NOTICE ISSUED UNDER SECTION 221 OF THE ACT TO BE REGISTERED AGAINST THE TITLES OF ALL THE RESIDENTIAL LOTS:

Provision for 3 point
turning by a
small rigid
vehicle with a
turn radius
of 7.1 metres

"THAT NO COUNCIL OPERATED WATER SUPPLY IS CURRENTLY AVAILABLE (EXCEPT FOR FIRE FIGHTING PURPOSES), AND NO CONNECTIONS WILL BE ALLOWED WITHOUT THE CONSENT OF COUNCIL. ALL BUILDING CONSENT APPLICATIONS SHALL MAKE PROVISION FOR WATER CATCHMENT AND STORAGE ON-SITE".

- (H) PROVIDE EVIDENCE THAT ALL NECESSARY CONSENTS HAVE BEEN OBTAINED FROM THE NORTHLAND REGIONAL COUNCIL.
- (I) SECURE THE CONDITION BELOW BY WAY OF A CONSENT NOTICE ISSUED UNDER SECTION 221 OF THE ACT TO BE REGISTERED AGAINST THE TITLES OF ALL THE RESIDENTIAL LOTS WHICH DO NOT HAVE ENTRANCES FORMED IN ACCORDANCE WITH CONDITION 2(D):

"THAT ANY ENTRANCE TO THE SITE SHALL BE FORMED IN ACCORDANCE WITH THE COUNCIL'S ACCESS STANDARD FNDC/S/06"

- (J) PAY TO COUNCIL A WATER UPGRADING CONTRIBUTION OF \$300 (PLUS GST) PER ADDITIONAL LOT CREATED.

REASONS FOR THE DECISION

1. IT IS ACCEPTED THAT THE SUBDIVISION IS OF SUCH A SCALE THAT IT IS APPROPRIATE THAT A RECREATION RESERVE BE CREATED TO MEET THE RECREATION NEEDS OF THE FUTURE RESIDENTS.

2. ~~IT IS CONSIDERED NECESSARY THAT ADEQUATE PROVISION IS MADE FOR FIRE FIGHTING PURPOSES. THE NECESSARY VOLUMES CANNOT BE ASSURED BY THE RETICULATED SYSTEM AND AS SUCH A RESERVOIR TANK IS CONSIDERED TO BE NECESSARY.~~

23. IT IS ACCEPTED THAT THE EXISTING STANDARD OF FAIRLIE ROAD IS IN ACCORDANCE WITH COUNCIL'S ENGINEERING STANDARDS. AS SUCH IT IS NOT REASONABLE TO REQUIRE THE FORMATION OF THE FAIRLIE CRESCENT EXTENSION.

34. THE CONDITION REQUIRING THE STOPPING OF THE ROAD IS NOT NECESSARY AS WITHOUT SUCH AN OCCURRENCE THE SUBDIVISION CANNOT PROCEED AS PROPOSED.

45. IT IS ACCEPTED THAT THE TOPOGRAPHY OF LOT 52 WILL NOT ALLOW THE PROVISION OF THE STANDARD CUL-DE-SAC TURNING HEAD. HOWEVER ADEQUATE TURNING PROVISIONS MUST BE MADE.

56. DUE TO SOME OF THE SITES HAVING MORE THAN ONE POSSIBLE ACCESS POINT IT IS NOT REASONABLE TO REQUIRE FORMATION ON ALL SITES. HOWEVER THE FORMATION SHOULD BE SECURED BY CONSENT NOTICE.

67. DUE TO EXISTING LIMITATIONS OF THE WATER SUPPLY IT IS CONSIDERED APPROPRIATE THAT OWNERS ARE AWARE OF THE SITUATION BY REGISTRATION OF CONSENT NOTICES. ~~DUE TO EXISTING LIMITATIONS IT IS CONSIDERED~~

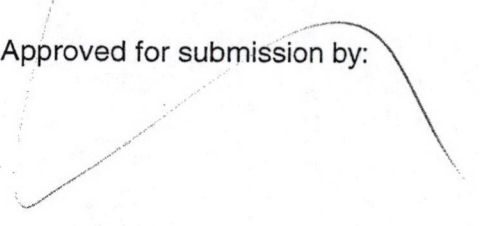
~~APPROPRIATE THAT A FINANCIAL CONTRIBUTION IS MADE TOWARDS THE UPGRADING OF THE EXISTING SYSTEM.~~

ADVICE CLAUSE

The applicant is advised that an invoice will follow this decision for additional costs incurred in processing the application.

REPORT: PREPARED BY MURRAY MCDONALD, CONSULTANT PLANNER

Approved for submission by:

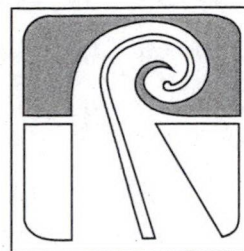
A handwritten signature in dark ink, appearing to be 'P J Killalea', is written over the text 'Approved for submission by:'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

P J Killalea

MANAGER, RESOURCE CONSENTS

ENVIRONMENTAL SERVICES

Far North District Council
Private Bag 752
KAIKOHE
Telephone: 09 40 12101
Facsimile: 09 40 52863



FACSIMILE MESSAGE

TO	: Cr. Klaricich, MacDonald & King
COMPANY	:
FAX NO	: 09 405 8751, 09 4074379, 09 4067267
FROM	: Pat Killalea, Resource Consents Manager
DATE	: 13 th March 2002
SUBJECT	: Amended Conditions, Harbourview Estate.
NO. OF PAGES (Include this page)	: 6

MESSAGE:

Please find attached an amended recommendation for the above application. The conditions to be deleted are crossed out while the additions are underlined.

Please advise if any further changes are required.

Regards

Pat Killalea

ITEM NO:

TO: HEARINGS COMMITTEE

FROM : MANAGER, ENVIRONMENTAL SERVICES

ISSUE: RC 1990403, OPONONI HARBOURVIEW ESTATE, OBJECTIONS
TO CONDITION OF SUBDIVISION CONSENT

RECOMMENDATION:

THAT PURSUANT TO SECTION 357 OF THE RESOURCE MANAGEMENT ACT 1991 THE FAR NORTH DISTRICT COUNCIL HEREBY UPHOLDS IN PART THE OBJECTIONS TO CONDITIONS OF RESOURCE CONSENT RC 1990403 GRANTED TO OPONONI HARBOURVIEW ESTATE TO SUBDIVIDE LOT 3 DP 58961 AND LOT 1 DP 190515.

THE CONSENT AS AMENDED IS AS FOLLOWS

1. THAT PRIOR TO THE APPROVAL OF THE SURVEY PLAN:

(A) THE SURVEY PLAN SHALL SHOW:

(I) ALL EASEMENTS BE DULY GRANTED OR RESERVED, INCLUDING EASEMENTS REQUIRED OVER ACCESS LOTS TO PROVIDE TELECOMMUNICATION AND ELECTRICAL SERVICES.

(II) THE FOLLOWING AMALGAMATION CONDITIONS:

- THAT LOT 52 IS TO BE HELD AS TO FOUR UNDIVIDED ONE - FOURTH SHARES BY THE OWNERS OF 7 TO 10 HEREON.
- THAT LOT 53 IS TO BE HELD AS TO THIRTEEN UNDIVIDED ONE - THIRTEENTH SHARES BY THE OWNERS OF LOTS 32 - 44 HEREON.

(III) DELETED

(IV) LOTS 54 & 55 AS ROAD TO VEST.

(V) DELETED

(B) DELETED

(C) DELETED

(D) THE APPLICANT SHALL PROVIDE A SITE SUITABILITY REPORT PREPARED BY A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER CERTIFYING THAT EACH RESIDENTIAL SITE CONTAINS A SUITABLE STABLE BUILDING SITE. WHERE REQUIRED THE REPORT IS TO SPECIFY MEASURES NECESSARY TO PROVIDE A SUITABLE BUILDING PLATFORM.

2. THAT BEFORE A CERTIFICATE IS ISSUED PURSUANT TO SECTION 224(C) OF THE ACT THE SUBDIVIDING OWNER SHALL: *(land) registered*

(A) PAY TO COUNCIL A RESERVES CONTRIBUTION BEING THE VALUE OF 7.5% OF ALL ADDITIONAL RESIDENTIAL LOTS CREATED LESS THE VALUE OF LOT 51. SUCH A VALUE SHALL BE DETERMINED BY A REGISTERED VALUER AND ALL ASSOCIATED COSTS SHALL BE MET BY THE APPLICANT.

(B) PRIOR TO COMMENCING CONSTRUCTION SUBMIT FOR THE APPROVAL OF COUNCIL PLANS OF ALL WORK TO BE CARRIED OUT ON COUNCIL LAND AND ALL WORK TO BE VEST IN COUNCIL. ALL WORKS ARE TO BE DESIGNED AND CARRIED OUT IN ACCORDANCE WITH NZS 4404 AND COUNCIL'S ENGINEERING STANDARDS AND GUIDLINES AND ARE TO INCLUDE THE FOLLOWING:

(I) DELETED

(II) THE NEW ROAD (VIEW ROAD AND ROAD TO VEST) TO BE FORMED, CURBED AND SEALED TO A 8 METRE FINISHED CARRIAGEWAY WIDTH AND INCLUDE A FOOTPATH ALONG ONE SIDE.

(III) A RETICULATED STORMWATER SYSTEM WITH A CONNECTION TO EACH RESIDENTIAL LOT, INCLUDING DETAILS OF THE PROPOSED DISCHARGE STRUCTURE.

(IV) A RETICULATED SANITARY SEWER SYSTEM WITH A CONNECTION TO EACH RESIDENTIAL LOT.

(V) A RETICULATED WATER SUPPLY WITH A MAINLINE OR SUB-MAIN ADJACENT TO THE BOUNDARY OF EACH LOT. THE SUPPLY SYSTEM IS TO INCLUDE FIRE HYDRANTS FOR FIRE FIGHTING PURPOSES. NO CONNECTIONS ARE TO BE PROVIDED TO INDIVIDUAL LOTS UNTIL THE COUNCIL OPERATED WATER SUPPLY FACILITY'S CAPACITY HAS BEEN INCREASED.

(VI) STREETLIGHTING IN ACCORDANCE WITH NZS 6701.

(VII) LOT 52 TO BE FORMED, CURBED AND SEALED TO 3.5 METRES FINISHED CARRIAGEWAY WITH A CUL-DE-SAC TURNING CIRCLE AT THE END.

(VIII) LOT 53 TO BE FORMED, CURBED AND SEALED TO 6 METRES FINISHED CARRIAGEWAY WIDTH WITH ADEQUATE TURNING PROVISIONS TO ACCOMMODATE A HEAVY RIGID VEHICLE.

(IX) RIGHT-OF-WAYS TO BE FORMED AND SEALED TO 3.5 METRES FINISHED CARRIAGEWAY WIDTH.

(C) PROVIDE EVIDENCE THAT ELECTRICAL AND TELECOMMUNICATION SERVICES HAVE BEEN RETICULATED TO THE BOUNDARY OF EACH LOT IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE SUPPLY AUTHORITIES.

- (D) ACCESS PROVIDED TO ANY RESIDENTIAL LOT SHALL BE FORMED IN ACCORDANCE WITH THE COUNCIL STANDARD FNDC/S/02.
- (E) PROVIDE CERTIFICATION FROM A REGISTERED ENGINEER THAT ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
- (F) PROVIDE TWO COPIES OF AS-BUILT 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.
- (G) SECURE THE CONDITION BELOW BY WAY OF A CONSENT NOTICE ISSUED UNDER SECTION 221 OF THE ACT TO BE REGISTERED AGAINST THE TITLES OF ALL THE RESIDENTIAL LOTS:

"THAT NO COUNCIL OPERATED WATER SUPPLY IS CURRENTLY AVAILABLE (EXCEPT FOR FIRE FIGHTING PURPOSES), AND NO CONNECTIONS WILL BE ALLOWED WITHOUT THE CONSENT OF COUNCIL. ALL BUILDING CONSENT APPLICATIONS SHALL MAKE PROVISION FOR WATER CATCHMENT AND STORAGE ON-SITE".

- (H) PROVIDE EVIDENCE THAT ALL NECESSARY CONSENTS HAVE BEEN OBTAINED FROM THE NORTHLAND REGIONAL COUNCIL.
- (I) SECURE THE CONDITION BELOW BY WAY OF A CONSENT NOTICE ISSUED UNDER SECTION 221 OF THE ACT TO BE REGISTERED AGAINST THE TITLES OF ALL THE RESIDENTIAL LOTS WHICH DO NOT HAVE ENTRANCES FORMED IN ACCORDANCE WITH CONDITION 2(D):

"THAT ANY ENTRANCE TO THE SITE SHALL BE FORMED IN ACCORDANCE WITH THE COUNCIL'S ACCESS STANDARD FNDC/S/06"

- (J) PAY TO COUNCIL A WATER UPGRADING CONTRIBUTION OF \$300 (PLUS GST) PER ADDITIONAL LOT CREATED.

REASONS FOR THE DECISION

1. IT IS ACCEPTED THAT THE SUBDIVISION IS OF SUCH A SCALE THAT IT IS APPROPRIATE THAT A RECREATION RESERVE BE CREATED TO MEET THE RECREATION NEEDS OF THE FUTURE RESIDENTS.
2. IT IS ACCEPTED THAT THE EXISTING STANDARD OF FAIRLIE ROAD IS IN ACCORDANCE WITH COUNCIL'S ENGINEERING STANDARDS. AS SUCH IT IS NOT REASONABLE TO REQUIRE THE FORMATION OF THE FAIRLIE CRESCENT EXTENSION.
3. THE CONDITION REQUIRING THE STOPPING OF THE ROAD IS NOT NECESSARY AS WITHOUT SUCH AN OCCURRENCE THE SUBDIVISION CANNOT PROCEED AS PROPOSED.
4. IT IS ACCEPTED THAT THE TOPOGRAPHY OF LOT 52 WILL NOT ALLOW THE PROVISION OF THE STANDARD CUL-DE-SAC TURNING HEAD. HOWEVER ADEQUATE TURNING PROVISIONS MUST BE MADE.
5. DUE TO SOME OF THE SITES HAVING MORE THAN ONE POSSIBLE ACCESS POINT IT IS NOT REASONABLE TO REQUIRE FORMATION ON ALL SITES. HOWEVER THE FORMATION SHOULD BE SECURED BY CONSENT NOTICE.
6. DUE TO EXISTING LIMITATIONS OF THE WATER SUPPLY IT IS CONSIDERED APPROPRIATE THAT OWNERS ARE AWARE OF THE SITUATION BY REGISTRATION OF CONSENT NOTICES.

*expand - contribution more appropriate
the provision of recreation*

ADVICE CLAUSE

The applicant is advised that an invoice will follow this decision for additional costs incurred in processing the application.

REPORT: PREPARED BY MURRAY MCDONALD, CONSULTANT PLANNER

Approved for submission by:

P J Killalea
MANAGER, RESOURCE CONSENTS

SURVEYORS NORTH

(A Division of Alan Wilkinson Surveyors Limited)

Registered and Consulting Surveyors,
Resource Consent and Land Development Consultants

Please reply to our: Kaikohe Office

Our Ref. 4333

22 February 2002

Development Engineer
Far North District Council
Private Bag 752
KAIKOHE

ATTENTION: R M SHAND

Dear Rex

RE: OPONONI HARBOURVIEW ESTATE

I refer to your letter dated 15 February 2002 and to our telephone discussions.

I have discussed the water supply matters with our clients, who consider that the suggested changes to the conditions of consent are reasonable.

As a result of the change condition 1(A)(v) would be deleted.

Condition 2(A)(i) could include the present wording with regard to the reserves contribution, and a new 2(A)(ii) could specify the water supply upgrading contribution.

In condition 2(B)(v) the words "and a 50m³ water storage reservoir" would be deleted.

Please advise the Hearings Committee of our client's reaction to the proposed changes.

Yours faithfully
SURVEYORS NORTH

Nigel Ross

NHR ROSS

WHANGAREI: E.P.I. Centre
70 Maunu Road
TEL (09) 438 0540
FAX (09) 438 0540

KAIKOHE: 1 Raihara Street
P O Box 149
TEL (09) 405 3050
FAX (09) 405 3051

KERI KERI: E.P.I. Centre
9 Homestead Road
TEL (09) 407 6434
FAX: (09) 407 6435

KAITIAI: 112 Commerce Street
TEL (09) 408 3038

Email: survey@surveyors-nz.com

ENVIRONMENTAL

Received:	
27 FEB 2002	
27 FEB 2002	
RECEIVED	
Dept	Doc Ref
ENV	2/00205



FAR NORTH DISTRICT COUNCIL

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

Ref: RC 1990403

15 February 2002

Surveyors North
PO Box 149
KAIKOHE 0400

Attention: Nigel Ross

Dear Sir,

RE: OPONONI HARBOURVIEW ESTATE SUBDIVISION
OBJECTION TO CONDITION 2(B)(V)

Further to our recent telephone conversation (Shand/Ross) regarding the above.

The Hearing Committee requested that further discussion be held with the applicant regarding the requirement for a 50m³ Water Storage Tank, as it was felt that an upgrading contribution would be more appropriate than a storage tank. Council in the draft annual plan propose to allocate over \$1 million between 2003 and 2010 to Upgrade the supply, so there is a commitment by Council to improve the continuity and quality of supply of water to Opononi and Omapere.

It is proposed to change condition 2(b)(v) to drop the requirement for the water storage tank and in its place request a water supply upgrading contribution of \$300 per additional Lot connected. As the exact timing of the upgrade is uncertain as is the system ability to provide water to new consumers. A consent notice as requested in condition 2 (g) is considered more appropriate than having the developer provide a metered water connection to each lot.

Please discuss the proposed condition change with the applicant and let me know the outcome so that I can report back to the hearings committee.

Yours faithfully

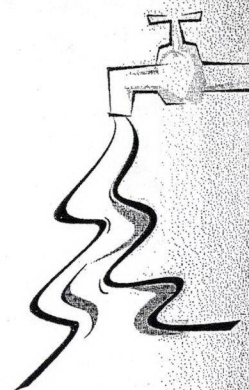
R M Shand
DEVELOPMENT ENGINEER

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Water

New Capital 2003-2011

		Year	\$000's
NEW CAPITAL WORKS			
<i>District</i>	NZDWS Monitoring Equipment	2003-2004	100.0
	Water Development	2005-2011	140.0
<i>Kaikohe</i>	New/Supplementary Source	2003-2004	1,500.0
	Water Development	2005-2010	100.0
<i>Kaitaia</i>	Water Development	2005-2009	140.0
<i>Kawakawa</i>	Investigate Supplementary Source	2003	30.0
	Investigate Backwash Facility	2003	30.0
	Moerewa Reservoir, In/Outlet Conversion	2004	20.0
	Water Development	2005-2009	60.0
<i>Kerikeri</i>	Water Development	2005-2010	65.0
<i>Okaihau</i>	New Meters and Reticulation	2003-2004	10.0
	Water Development	2005-2010	30.0
<i>Opononi/Omapere</i>	Isolation Valves	2003	10.0
	New Source	2003-2004	350.0
	New Storage Reservoir	2004	200.0
	Water Development	2006-2010	550.0
<i>Rawene</i>	New Source	2003-2004	175.0
	Water Development	2005-2010	250.0
<i>Te Kao</i>	Install Water Meters	2003	20.0
	Reticulation	2003-2004	180.0
	Storage Upgrade	2004	15.0
	Water Development	2006-2011	30.0
<i>Waitangi</i>	Water Development	2005-2011	100.0
Total Capital Expenditure			4,105.0



1,110,000

Far

North

District

Council



Draft

Annual

Plan and

Strategy

2002/2011

SURVEYORS NORTH

(A Division of Alan Wilkinson Surveyors Limited)

Registered and Consulting Surveyors,
Resource Consent and Land Development Consultants

Please reply to our: Kaikohe Office

Our Ref. 4333

22 February 2002

Development Engineer
Far North District Council
Private Bag 752
KAIKOHE

ATTENTION: R M SHAND

Dear Rex

RE: OPONONI HARBOURVIEW ESTATE

I refer to your letter dated 15 February 2002 and to our telephone discussions.

I have discussed the water supply matters with our clients, who consider that the suggested changes to the conditions of consent are reasonable.

As a result of the change condition 1(A)(v) would be deleted.

Condition 2(A)(i) could include the present wording with regard to the reserves contribution, and a new 2(A)(ii) could specify the water supply upgrading contribution.

In condition 2(B)(v) the words "and a 50m³ water storage reservoir" would be deleted.

Please advise the Hearings Committee of our client's reaction to the proposed changes.

Yours faithfully
SURVEYORS NORTH



NHR ROSS

WHANGAREI: E.P.I. Centre
70 Maunu Road
TEL (09) 438 0540
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KAIKOHE: 1 Raihara Street
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FAR NORTH DISTRICT COUNCIL

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

Ref: RC 1990403

15 February 2002

Surveyors North
PO Box 149
KAIKOHE 0400

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Dear Sir,

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OBJECTION TO CONDITION 2(B)(V)

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Please discuss the proposed condition change with the applicant and let me know the outcome so that I can report back to the hearings committee.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'R M Shand', written in a cursive style.

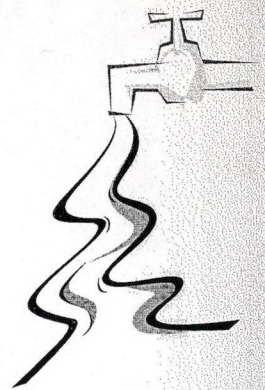
R M Shand
DEVELOPMENT ENGINEER

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	Water Development	2006-2011	30.0
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4,110,000

Fair

North

District

Council



Draft

Annual

Plan and

Strategy

2002/2011

ENVIRONMENTAL SERVICES

Far North District Council
Private Bag 752
KAIKOHE
Telephone: 09 40 12101
Facsimile: 09 40 52863

FAXED

FACSIMILE MESSAGE

TO	:	Nigel Ross
COMPANY	:	Surveyors North
FAX NO	:	4010577
FROM	:	Murray McDonald
DATE	:	23/11/01
SUBJECT	:	Opononi Harbourview Estate
NO. OF PAGES (Include this page)	:	1

MESSAGE:

Nigel,

Your objection to conditions of approval
is scheduled for 10-30 am

Monday 3 December 2001 at
Council Chambers.

Report & recommendation will be
forwarded soon

Murray McDonald

ENVIRONMENTAL SERVICES

Far North District Council
Private Bag 752
KAIKOHE
Telephone: 09 40 12101
Facsimile: 09 40 52863

FAXED

FACSIMILE MESSAGE

TO	:	Nigel Ross
COMPANY	:	Surveyors North
FAX NO	:	4010577
FROM	:	Murray McDonald
DATE	:	23/11/01
SUBJECT	:	Opononi Harbourview Estate
NO. OF PAGES (Include this page)	:	9

MESSAGE:

Nigel,

Report & recommendation for Section 357
objection by Opononi Harbourview Estate.

Hearing is 10-30 am, Council Chambers,
3 December 2001.

Regards,

Murray.

FAR NORTH DISTRICT COUNCIL

R E P O R T

THE RESOURCE MANAGEMENT ACT 1991

FAR NORTH DISTRICT COUNCIL TRANSITIONAL AND PROPOSED DISTRICT PLANS

(FORMER HOKIANGA DISTRICT SCHEME)

HEARING:	3 December 2001
REPORT BY:	M A McDonald – Consultant Planner
APPLICATION NUMBER:	RC 1980403
APPLICANT:	Opononi Harbourview Estate
PROPOSALS:	Objection to Conditions of Consent
ACTIVITY CLASSIFICATION:	Section 357, Resource Management Act 1991
LOCATION:	Fairlie Crescent, Opononi
LEGAL DESCRIPTION:	Lot 3 DP 58961 & Lot 1 DP 190515.
OTHER RESOURCE CONSENTS:	N/A
ATTACHMENTS:	Subdivision Plan & Approval Objection & Correspondence

SURVEYORS NORTH

(A Division of Alan Wilkinson Surveyors Limited)

Registered and Consulting Surveyors, Resource Consent and Land Development Consultants

Our Ref. 4333

31 October 2000

Resource Planners
Far North District Council
Private Bag 752
KAIKOHE

ATTENTION: M McDONALD

Dear Sir

RE: RC 1990403 – OPONONI HARBOUR VIEW ESTATE

Our clients wish to advise that this subdivision will be completed in three stages, to be shown on separate survey plans.

Stage 1 will include Lots 1-11, 51 (Recreation Reserve), 52 (Access Lot), 54 and 55 (to vest as road).

Stage 2 will include Lots 29-50 and 53 (Access Lot).

Stage 3 will include the remaining Lots 12-28.

The first two stages are not affected by the road stopping action. However we anticipate that the necessary legalisation work (to enable the transfer of the stopped road to our clients) will be initiated following the completion of Stage 1.

The vesting of Lot 51 as Recreation Reserve in Stage 1 will ensure that our clients are in credit until the last stage is completed.

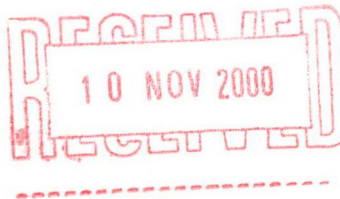
View Road needs to be formed and services installed as far as the Lot 11/Lot 12 boundary to satisfy Stage 1. Stage 2 will require Access Lot 53 and the remaining length of View Road to be formed to the Lot 50/Lot 51 boundary, and the majority of the remaining services to be installed.

Please word Council's conditions of consent so that the development can proceed in the three stages without seriously disadvantaging our clients. I would welcome further discussion to resolve any problems that you may envisage.

Yours faithfully
SURVEYORS NORTH

Nigel Ross

N H R ROSS



Received:	
10 NOV 2000	
Dept	Doc Ref
ENV	11/001466

SURVEYORS NORTH

(A Division of Alan Wilkinson Surveyors Limited)

Registered and Consulting Surveyors, Resource Consent and Land Development Consultants

Received:	
10 NOV 2000	
Dept:	Doc Ref:
ENV	11/001466

Our Ref. 4333

31 October 2000

District Secretary
Far North District Council
Private Bag 752
KAIKOHE

ATTENTION: M MCDONALD

Dear Sir

RE: RC 1990403 – OPONONI HARBOUR VIEW ESTATE

I refer to our letter of 17 May 1999 (Section 357 Objection) and our subsequent discussions with regard to various conditions of Council's consent. I consider that the informal discussions have resolved many of our concerns and that you and Rex Shand have accepted the majority of the variations that we propose.

Our objection related to the following conditions:

1(a)(iii) "The deletion of Lot 51 as reserve to vest".

We understand that this condition is based on a recommendation of the Hokianga Community Board. Apart from the adjoining Council subdivision (Fairlie Crescent, Taumatawiwi Street) this will be the largest subdivision in the Opononi/Omapere district. In the Fairlie Crescent area, which includes over 100 sites, children play on the street because there is no suitable reserve area available. The nearest reserve area across S.H. No. 12 and adjoining the beach, is set out more as a picnic area for the travelling public. *agree, report to Hearings Committee*

Lot 51 will be most suitable as a local play area, and will not be a difficult area to maintain.

1(a)(v) "A utility reserve to vest...."

The necessity for this condition is dependent on the need for a water storage reservoir (please refer to condition 2(b)(v)) and can therefore be deleted. *See Rex, if agree with 2b(v) no need for utility reserve*

1(b) "The applicant shall provide evidence that the area that is currently road has been stopped and transferred to the subdivider".

The road stopping process is a lengthy one and could delay the completion of any part of the subdivision by 12 months or more. It is most likely that the development will proceed in three stages, with the first stage not affected by the road stopping action. Lots 1 – 11, 51, 52, 54 and 55 would be shown on the first survey plan presented to Council for certification. With Lots 54 and 55 automatically vesting as road and providing legal access to the adjoining (and only affected property) Lot 1 DP 186872, the road stopping action could proceed. Stage 2 could involve Lots 29 – 50 and 53, and could also proceed, while Stage 3 (Lots 11 – 28) can follow the transfer of the stopped road to our clients.

We consider that this condition is not necessary and should be deleted. Areas of legal road cannot be included in any of the lots, so the stopping action must be completed before Lots 11 – 28 can be shown on a survey plan.

Agree, delete in entirety, include advice note saying that stage 3 (lots 11-28) are affected by road stopping
1(c) "The applicant shall provide evidence that any required Transit New Zealand approvals to allow the formation of Fairlie Crescent to State Highway 12 have been obtained".

Our initial application stated, "It is also intended to form approximately 100 metres of Fairlie Crescent adjoining State Highway 12, presently unformed". However in our discussions with you I consider that we have made it clear that this is an optional extra that our clients may undertake if the extra cost does not compromise the viability of the whole development. They realise that this entry point off S.H. No. 12 would benefit the subdivision, but the subdivision can proceed without it.

Continued over .../2

1 Raihara Street, P O Box 149, Kaitake

Telephone 09 401 0507, Facsimile 09 401 0577, Mobile 025 711 291, Email survey@surveyors-nz.com

A Member of the Consulting Surveyors of New Zealand

We do have a letter from Transit New Zealand (copy attached) stating that they will not oppose the creation of a new road intersection. However, we consider that this condition is inappropriate and should be deleted. Condition 2(b)(i) states, "This extension is to meet the requirements of Transit New Zealand".

2(a) "Pay to Council a reserves contribution.....".

If condition 1(a)(iii) is deleted, the wording of this condition should be amended by adding to the first sentence "less the potential value of the land included in Lot 51".

2(b)(i) "The extension to Fairlie Crescent to be formed.....".

As stated in 1(c) above, the formation of this length of Fairlie Crescent is a voluntary contribution that our clients hope to undertake. It will benefit their subdivision by providing a more direct access from the State Highway. However it will also be of considerable benefit to the majority of the existing residents of Fairlie Crescent and Taumatawiwi Street, providing a more direct route to the Opononi shopping centre, boat ramp, etc. We consider that Council's formation requirements are enforceable only on the View Road length, to its junction with Fairlie Crescent.

The wording of this condition should be amended to: "Any formation of the extension of Fairlie Crescent is to be subject to the necessary approvals of Transit New Zealand including design of the intersection with State Highway 12. Should the extension be formed, the applicant will negotiate an equitable sharing of costs with Council's Roading Engineer.

2(b)(v) "A reticulated water supply.....".

Our clients are being penalised because of Council's lack of forward planning with regard to the Opononi/Omapere water supply. There is a disparity between the supply needs of the area zoned for intensive residential subdivision and the actual volume of water available for this community. The condition requires the installation of standard watermains and fire hydrants as well as elevated water storage for fire fighting purposes. However no connections are permitted for individual lots and there appears to be no definite plan to upgrade the supply.

Section prices therefore will be reduced to reflect a purchaser's extra expense for installation of individual storage tanks. Our clients have voiced an opinion that all residences in the Opononi-Omapere supply area should be required to install and collect roof water in a storage tank of minimum volume 20,000 litres. This would not only ease the demand on Council's water supply but also reduce runoff volumes through existing stormwater reticulation.

Our clients are prepared to install the water mains and hydrants as they consider an initial installation to be preferable to trenching and cutting of concrete crossings at a later date. However they do not accept the necessity for a large storage tank when no further connections are to be authorised. Water pressure in the mains should therefore be adequate for fire fighting purposes.

Following discussions with Rex Shand in your office recently, we have measured the height difference between Council's storage tank above Kokohuia Road and the highest fire hydrant position in this proposed subdivision. We can confirm that the base of this tank is 29.8m higher than the hydrant position. This exceeds the 20m criteria proposed by Rex as a basis for requiring the storage tank.

The wording of the condition should be amended by deleting the words "and a 50m³ water storage reservoir for fire fighting purposes".

2(b)(vii) "Lot 52 to be formed.....".

The land at the southern end of Lot 52 is reasonable steep and two or three entrances will run off at different grades and directions. It will be physically impossible to form a normal turning circle.

Continued over .../3

The wording of this condition should be amended after the word "with..... provision for turning by light trucks".

2(b)(viii) "Lot 53 to be formed"

As discussed, there will be fewer vehicle movements along the second straight, and a one metre berm each side would allow for underground services.

The wording of this condition should be amended to "Lot 53 to be formed, curbed and sealed to finished carriageway width of six metres from road to bend and five metres thereafter with a cul-de-sac turning circle at the end".

2(d) "Provide access to each residential Lot in accordance with the Council Standard"

As discussed, purchasers' house designs generally dictate the position for an access point. On a number of the lots the access position will be obvious and our clients will form the crossings to Council's standard specifications. On the remainder, our clients consider that Council can control the construction of complying crossings at the building consent stage. Our clients, being both the Developers and the Contractors, can form the remaining entrances as part of the sale agreement when the purchaser has specified the chosen position.

The wording of this condition should be amended "Access provided to any residential lot shall be formed in accordance with Council Standard FNDC/S/02".

2(g) "Secure the condition below by way of a Consent Notice....."

Our clients consider that this is another imposition due to a problem not of their making. It will result in further legal costs and will be irrelevant once Council's water supply is upgraded. Are all future subdivision consents in this locality to be subject to this condition?

The information about the water supply will surely be available on Council's Land Information Memorandum and therefore this condition can be deleted.

Please re-consider the above conditions of consent and supply us with a draft copy of the amendments before finalising your new decision and conditions. I would be happy to discuss any of the above aspects including reference to notes that I made last year following our meetings.

Yours faithfully

SURVEYORS NORTH

Nigel Ross

NHR ROSS

mda

Meeting

31/5

1 1/2 hrs

2-30-4.00.

Opononi Harbour View

Objections.

1 a (iii) - reserves question ✓ need to report to Council

1 (a) (v) - utility reserve for water reservoir (?)
(fire fighting purposes).

1 (b) - stopped road to be transferred

1 (c)

delete

TNZ approvals for formation of Fairlie Csr.
to be obtained - is existing entrance sufficient?

2 (a)

- reserves contribution ✓

2 (b) (i)

% of value of water. extension of Fairlie Cservt. - why
should they have to do it when existing servt is ok?
50% stored

2 b (v)

- water supply

2 b (vii)

- formation of lot 52 - turning 3 points?

2 b (viii)

- formation of lot 53 - box

2 (d)

- access to each lot - (?)

2 (g)

- consent notice re. water

- question of when the water will be
available - if supply improved is the
tanks superfluous

- staggy subdivisions.

- 11

Policy ?

Water

- Opo supply is in question
- insufficient capacity to supply new users
- agreement regarding additional supply
- no time frame for resolution

How

- Contribution not good
- Council have no proposal to extend Fairly Creek and no budget to do work
- would want half value of work with work done in lieu of contribution

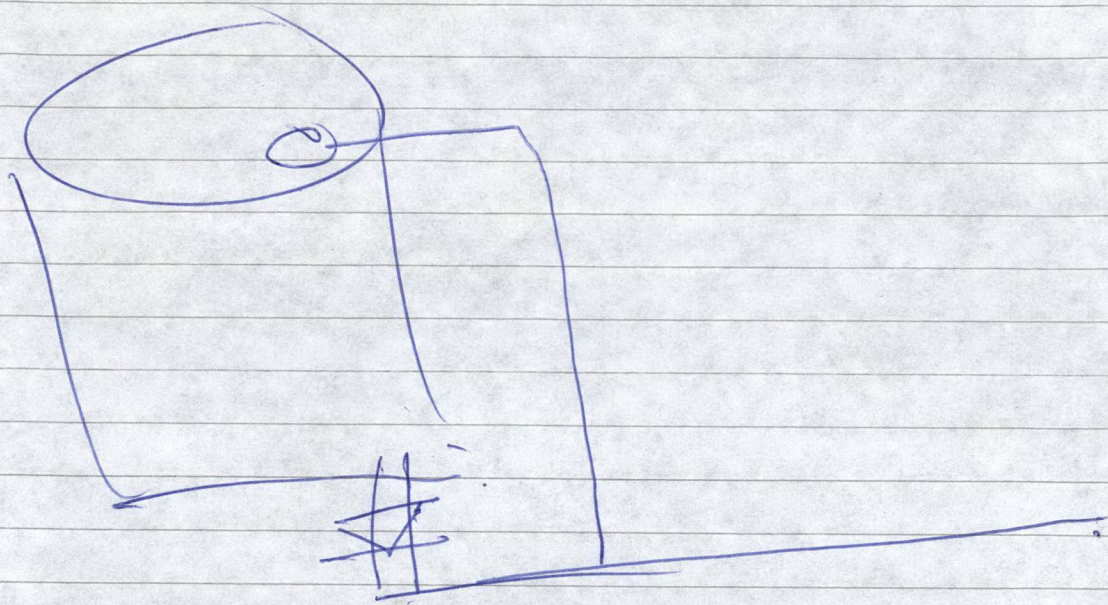
Required standards would be 8-12 inch steel with ~~bars~~ & foot path

Minimum for design would be 6 in forces & section

Stormwater

- Pipelines to be installed up ~~down~~

Discharge consent for existing system ?
Impact of additional flow on existing consent ?
if it exists



1/ Water

Need an assurance of supply of water within say 5 years — can't give this
 also would this be charged by way of contribution or can increase per m^3 rate.

2/ Roadway

a) Check with PSL re contribution towards carriageway formation of balance of Fairly Cree between the SH 12 & new view Road

b) width reqt. — reduces Fairly Cree to 8m

c) Turning provision for Lot 52
 drop reqt for turning circle

d) Lot 53 reduce width at Easterly leg of access to 5m carriageway

e) Entrance standards

* Fill?

Fairly cres
width change from 10-6 (150-450 du)
down to 8-5 series (< 150 du)

4604 says 11m for 150-450
for for < 150 du

Fairly Cres / Teamata which currently 121 lbs
may possible double up of units on
some sections but some still undeveloped

OPONONI HARBOURVIEW ESTATE

C/- PO Box 8, Waimamaku, Hokianga

Tel: (09) 4054-801

11 May 1999

District Secretary
Far North District Council
PO Box 752
Kaikohe
By Fast Post & Facsimile: (09) 401-2137

FAXED

ATTENTION: MR M. MCDONALD

Dear Sir

RE: RESOURCE CONSENT TO SUBDIVIDE RC 1990403

Under Section 357 of the Act Right of Objection we wish to object and comment on the following clauses:

1(a)(v) We believe that due to 2G requirements that a reservoir would not be necessary as every household would have their own water storage.

2(a) We object to a Reserves Contribution of 7.5% due to the fact that provision has been made in the Draft District Plan to levy a capital contribution for water of \$2375 and sewerage of \$1560

a total of	$\$3935 \times 50 =$	\$196,750
Plus 7½% Reserves Contribution		\$200,000
Total approximately		\$400,000

A charge of this magnitude on our subdivision will seriously undermine the financial viability of our project.

A subdivision with sections of this size would be seriously hindered without mains water. We would have expected that the 7½% Reserve Contribution per property would entitle the future 50 additional rate payers to mains water and sewerage.

2(b)(i) Certificate should not be conditional on the extension of Fairlie Crescent being complete.

2(b)(iii) We believe it is better to leave connection until house builders decide where to site house.

OPONONI HARBOURVIEW ESTATE

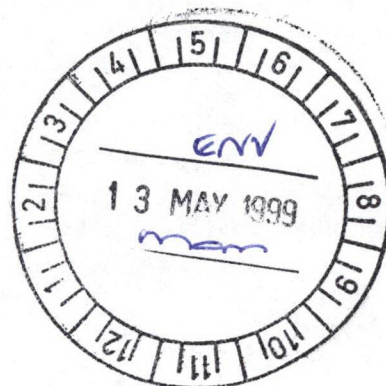
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Tel: (09) 4054-801

11 May 1999

District Secretary
Far North District Council
PO Box 752
Kaikohe

By Fast Post & Facsimile: (09) 401-2137



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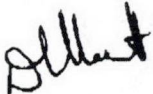
2(b)(iii) We believe it is better to leave connection until house builders decide where to site house.

- 2(b)(iv) Connection may need to be sited after house site chosen -- at what stage is the sewerage connection capital contribution (under proposed draft district plan) due. Does the developer pay or the section purchaser.
- 2(b)(v) We request that unless Council has made planning provision to upgrade the Opononi Omapere water supply that this clause should be deleted as the developer will have to incur considerable cost for something that may never happen.
- 2(e) Would certification by the developer's registered engineer be acceptable or would Council nominate the engineer.
- 2(g) Due to the prolonged period in which the sections will be sold and developed (could be as long as 20 years) we believe the second part of this clause i.e. (all building consent applications shall make provision for water catchment and storage on site) should not have to be registered against the titles because in a 20 year period the availability of Council supplied water will change dramatically this should be dealt with when application is made for a building consent.

A subdivision with sections of this size would be seriously hindered without mains water. We hoped that the 7½% Reserve Contribution per property would entitle the future 50 additional ratepayers to mains water.

I look forward to your response.

Yours faithfully



BARBARA WARD
For Opononi Harbourview Estate

- 2(b)(iv) Connection may need to be sited after house site chosen – at what stage is the sewerage connection capital contribution (under proposed draft district plan) due. Does the developer pay or the section purchaser.
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- 2(g) Due to the prolonged period in which the sections will be sold and developed (could be as long as 20 years) we believe the second part of this clause i.e. (all building consent applications shall make provision for water catchment and storage on site) should not have to be registered against the titles because in a 20 year period the availability of Council supplied water will change dramatically this should be dealt with when application is made for a building consent.

A subdivision with sections of this size would be seriously hindered without mains water. We hoped that the 7½% Reserve Contribution per property would entitle the future 50 additional ratepayers to mains water.

I look forward to your response.

Yours faithfully



P.P. **BARBARA WARD**
For Opononi Harbourview Estate

OPONONI HARBOURVIEW ESTATE

C/- PO Box 8, Waimamaku, Hokianga

Tel: (09) 4054-801

11 May 1999

District Secretary
 Far North District Council
 PO Box 752
 Kaikohe
 By Fast Post & Facsimile: (09) 401-2137

ATTENTION: MR M. MCDONALD

Dear Sir

RE: RESOURCE CONSENT TO SUBDIVIDE RC 1990403

Under Section 357 of the Act Right of Objection we wish to object and comment on the following clauses:

1(a)(v) We believe that due to 2G requirements that a reservoir would not be necessary as every household would have their own water storage.

2(a) We object to a Reserves Contribution of 7.5% due to the fact that provision has been made in the Draft District Plan to levy a capital contribution for water of \$2375 and sewerage of \$1560

a total of	$\$3935 \times 50 =$	\$196,750
Plus 7½% Reserves Contribution		\$200,000
Total approximately		\$400,000

A charge of this magnitude on our subdivision will seriously undermine the financial viability of our project.

A subdivision with sections of this size would be seriously hindered without mains water. We would have expected that the 7½% Reserve Contribution per property would entitle the future 50 additional rate payers to mains water and sewerage.

2(b)(i) Certificate should not be conditional on the extension of Fairlie Crescent being complete.

2(b)(iii) We believe it is better to leave connection until house builders decide where to site house.

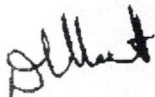
- 2 -

- 2(b)(iv) Connection may need to be sited after house site chosen -- at what stage is the sewerage connection capital contribution (under proposed draft district plan) due. Does the developer pay or the section purchaser.
- 2(b)(v) We request that unless Council has made planning provision to upgrade the Opononi Omapere water supply that this clause should be deleted as the developer will have to incur considerable cost for something that may never happen.
- 2(c) Would certification by the developer's registered engineer be acceptable or would Council nominate the engineer.
- 2(g) Due to the prolonged period in which the sections will be sold and developed (could be as long as 20 years) we believe the second part of this clause i.e. (all building consent applications shall make provision for water catchment and storage on site) should not have to be registered against the titles because in a 20 year period the availability of Council supplied water will change dramatically this should be dealt with when application is made for a building consent.

A subdivision with sections of this size would be seriously hindered without mains water. We hoped that the 7½% Reserve Contribution per property would entitle the future 50 additional ratepayers to mains water.

I look forward to your response.

Yours faithfully



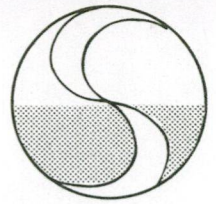
BARBARA WARD
For Opononi Harbourview Estate

SIMPSON SHAW SURVEYORS

PO Box 149
Kaikohe



Telephone (09) 401 0507
Fax (09) 401 0577



Partners:
Alan Wilkinson, M.N.Z.I.S.
Trevor Shaw, M.N.Z.I.S.

Our Ref. 4333

15 March 1999

Resource Planners
Far North District Council
Private Bag 752
KAIKOHE

ATTENTION: M MCDONALD

Dear Murray

RE: RC 1990403 - OPONONI HARBOUR VIEW ESTATE

Further to my note of 9 March, herewith a copy of the Northland Regional Council reply to my letter of 15 February.

The reply refers to several aspects of stormwater discharge, which can be addressed as we progress with the necessary engineering plans. It appears as if the District Council may need to apply for a consent from NRC to cover the existing stormwater line.

Earthworks are mentioned briefly, but it appears that there are no concerns about this aspect.

Site suitability is the third subject to be raised. The comment states that the Regional Council supports the District Council's full assessment of the suitability of the specific site. I question the necessity for any comment from the NRC on this subject as I believe that this is one of the first aspects that the District Council considers in assessing an application for subdivision.

However it appears that the Regional Council is happy for the application to proceed. The second paragraph on their page 2 requests that you attach a condition "*requiring the applicant to apply for all relevant resource consents from the Northland Regional Council before the commencement of any works.*"

Please proceed with the processing of this application and contact me if any further information is required.

Yours faithfully
SIMPSON SHAW SURVEYORS

NHR ROSS

cc. B Ward
29/4333

REGISTERED SURVEYORS - RESOURCE MANAGERS - LAND DEVELOPMENT CONSULTANTS

KAITIAI
112 Commerce Street
Ph (09) 408 3038

KAIKOHE
Raihara Street
Ph (09) 401 0507
Fax (09) 401 0577

KERIKERI
Shepherd Road
Ph (09) 407 6434
Fax (09) 407 6435

WHANGAREI
154 Bank Street
Ph (09) 438 7170
Fax (09) 438 8680

Email: ahw@simpsonshaw.co.nz

NORTHLAND REGIONAL COUNCIL



Caring for Northland and its Environment

File: 910.7.2
Act: 8981
JK:JK

All correspondence to be addressed to:
Northland Regional Council
Private Bag 9021
Whangarei
New Zealand

11 March 1999

Quayside and Robert Street Offices:
Email: mailroom@nrc.govt.nz
Phone: (09) 438 4639
Fax: (09) 438 0012

ATTENTION: Nigel Ross
Simpson Shaw Surveyors
PO Box 149
KAIKOHE

COPY

Dear Sir,

SUBDIVISION CONSENT APPLICATION – B WARD, FAIRLIE CRESCENT, OPONONI

Further to your recent letter on the above mentioned matter received on 19 February 1999, our comments are as follows.

Stormwater

It is stated that the majority of the stormwater is to be piped to feed into an existing 750mm stormwater line. However, there is no record of such a line in the Regional Council's consents database. If consent has not already been obtained, the owner (presumably the district council) will be required to apply for consent from the Regional Council. There is also the concern as to whether this stormwater line is of a sufficient size to carry the extra stormwater from the proposed subdivision.

It is stated that "*stormwater from the northeastern part of the subdivision will continue to run naturally into the Opononi Stream*". Please advise the Regional Council if this is to be piped, as the provisions of the Transitional Regional Plan and the Revised Proposed Regional Water and Soil Plan will need to be taken into account, and a resource consent may be required.

Furthermore, is the Far North District Council prepared to take over the maintenance of this stormwater system on completion of the works?

Earthworks

As engineering plans have not been completed, it is difficult to assess whether resource consents are required from the Northland Regional Council for earthworks associated with the proposed subdivision. While it would be preferable to have this information provided with the initial application, earthworks over 5000m³ are a controlled activity under section 33 of the Revised Proposed Regional Water and Soil Plan, and it would not be appropriate to delay the granting of this controlled subdivision, if this is Council's intention.

As suggested by the applicant, the Regional Council requests that a condition or advice clause be attached to the consent, requiring the applicant to apply for all relevant resource consents from the Northland Regional Council before the commencement of any works.


Site Suitability

Your letter states that *"the original purchase of this land by Council for residential development, and the zoning designation of Residential 1, is enough evidence"* of the suitability of the site for the proposed development.

The Northland Regional Council disagrees with this assumption, as the zoning does not always take into account site specific constraints. The Regional Council supports the district council's full assessment of the suitability of the specific site, not the overlying zoning.

If you require any clarification on these comments, please do not hesitate to contact our Planning Assistant, Jamahl Khan.

Yours sincerely

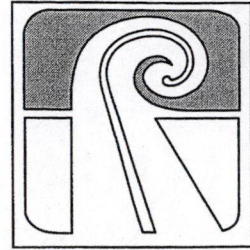


Glenn Mortimer
Manager Planning and Policy

cc. Far North District Council

ENVIRONMENTAL SERVICES

Far North District Council
Private Bag 752
KAIKOHE
Telephone: 09 40 12101
Facsimile: 09 40 10987



FACSIMILE MESSAGE

TO	:	Barbara Ward
COMPANY	:	Opononi Harbourview Estate.
FAX NO	:	09-405 4801
FROM	:	Naomi
DATE	:	7/5/99
SUBJECT	:	
NO. OF PAGES	:	2
(Include this page)		

MESSAGE:

As discussed today, a request for
a breakdown re: Inv. 18238.

Regards.

Naomi Phillips

ENVIRONMENTAL SERVICES ADMINISTRATOR.

Far North District Council

MEMORIAL AVENUE
PRIVATE BAG 752, KAIKOHE
PHONE (09) 401-2101
FAX (09) 401-2137

REMITTANCE ADVICE

TAX INVOICE

INVOICE TO:
Opononi Harbourview Estate
9-Simpson Shaw
DATE: 21-4-99

SDG MG
DEBTOR No.
50005723
No 18238
G.S.T. REG. No. 52-004-926

SDG MG
DEBTOR No.
50005723
No 18238
RECEIPT REQUIRED

DESCRIPTION	EXTENSION	
RC 1990403		
Admin Costs 30 mins @ \$45	22	50
Planners Costs 9 hrs @ \$70	630	00
Engineers Costs 5 hrs @ \$85	425	00
Managers Costs 25 mins @ \$85	35	41
Disbursements - Travel 100 km	50	00
Section 224 certificate	125	00
	1,287	91
Less Deposit Paid	400	00
TOTAL INCLUSIVE OF GST	TOTAL \$	887.91

LEDGER CODE	EXTENSION
ESRMRCSE	789.26
GST	98.65
TOTAL \$	887.91

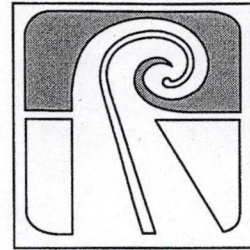
PLEASE PAY ON THIS INVOICE TO YOUR
NEAREST SERVICE CENTRE

I. B. BELL
FINANCE DIRECTOR

Please return with your remittance to:
KAIKOHE, Private Bag 752

ENVIRONMENTAL SERVICES

Far North District Council
Private Bag 752
KAIKOHE
Telephone: 09 40 12101
Facsimile: 09 40 10987



FACSIMILE MESSAGE

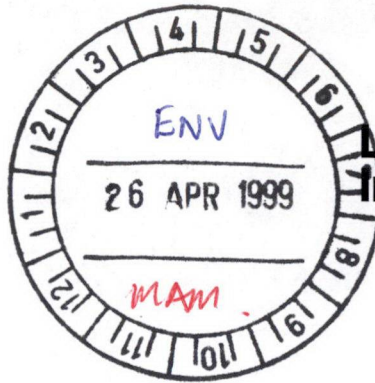
TO : Nigel Ross
COMPANY : Simpson Shaw
FAX NO : 4010577
FROM : Murray McDonald
DATE : 27 April 1999
SUBJECT : Opononi HarbourView Estate Subdivision
NO. OF PAGES : 1
(Include this page)

FAXED

MESSAGE: Nigel,
The A. no. from land titles for
this subdivision is A. 634376.

Regards
Murray.

Our Ref: A634376
Your Ref: RC 1990403



Toitu te
Land whenua
Information
New Zealand



23 April 1999

FAR NORTH DISTRICT COUNCIL
PRIVATE BAG 752
KAIKOHE 0400

Attention: M A McDonald

Dear Sir

Compulsory Amalgamation: Opononi Harbourview Estate

I refer to your letter of the 19.4.1999.

I advise it would be practicable to issue amalgamated titles in terms of the condition given under Section 220(1)(b)(iv) of the Resource Management Act 1991.

As the conditions are imposed pursuant to Section 220(1)(b)(iv) of the said Act a certified copy of the councils resolution pursuant to Section 321(3)(c) of the Local Government Act 1974 must be lodged with me prior to the deposit of the plan.

Yours faithfully

Karuna Gautam
for Registrar-General of Land

Auckland Regional Office
Price Waterhouse Bldg
41 Federal Street
Private Bag 92016
Auckland
New Zealand
Tel 64-09-377-1499
Fax 64-09-358-5072
Internet
<http://www.linz.govt.nz>

FAR NORTH DISTRICT COUNCIL



Our reference

RC 1990403

All replies should be addressed to the District Secretary

M A McDonald

Monday, 19th April 1999

Land Titles Office
Private Bag 92016
AUCKLAND

Dear Sir/Madam,

**PROPOSED SUBDIVISION: RC 1990403 by OPONONI HARBOURVIEW
ESTATE**

Further to your letter dated 14th April 1999 please find enclosed an amended scheme plan for the above referenced subdivision.

The proposed amalgamation conditions under Section 220(1)(b)(ii) are:

"THAT *Lot 52 is to be held as to four undivided one - fourth shares by the owners of Lots 7 to 10 hereon".*

That Lot 53 is to be held as to thirteen undivided one - thirteenth shares by the owners of Lots 32 to 44 hereon".

Please advise if these proposed amalgamation conditions are practicable.

Yours faithfully

Murray A McDonald
CONSULTANT RESOURCE PLANNER

WITH THE COMPLIMENTS OF:

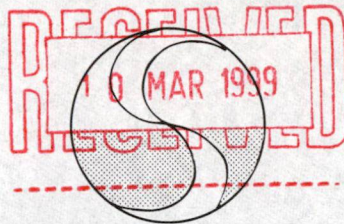
TO Resource Planners
FAR NORTH DISTRICT COUNCIL

ATTENTION : MURRAY McDONALD

DATE: 9 MARCH 1999

FILE REF: 4333

RE: RC 1990403 - OPONONI HARBOUR VIEW ESTATE



**SIMPSON SHAW
SURVEYORS**

P.O. BOX 149

KAIKOHE

PH: 09 401-0507

FAX: 09 401-0577



FOR YOUR INFORMATION



FOR YOUR COMMENT



FOR YOUR FURTHER ACTION



AS REQUESTED

NOTES: Further to our telephone conversation this morning, herewith a copy of our letter to the Northland Regional Council dated 15 February 1999. I have spoken to Janahl Khan at NRC, and he promises to get back to me this Thursday.

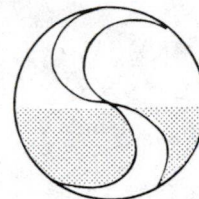
I will advise you of any developments

Nigel Ross

SIMPSON SHAW SURVEYORS

P.O. BOX 149
KAIKOHE

Telephone (09) 401-0507
Fax (09) 401-0577



Partners:
Trevor Shaw M.N.Z.I.S.
Alan Wilkinson M.N.Z.I.S.

Our Ref. 4333

15 February 1999

Northland Regional Council
Private Bag 9021
WHANGAREI

ATTENTION: G MORTIMER

Dear Sir

**RE: SUBDIVISION CONSENT APPLICATION - B WARD, FAIRLIE CRESCENT OPONONI
YOUR REF: 910.7.2**

COPY
RECEIVED
10 MAR 1999

I refer to your letter of 16 December last and thank you for forwarding a copy to this office. The Far North District Council also copied your letter to us on 6 January.

The land involved in this subdivision was purchased by the Hokianga County Council some 30 years ago, together with other land to the south and west, to create a residential development. The other land fronting S.H. No. 12, Fairlie Crescent and Taumatawiwi Street has been subdivided into approximately 130 sites, with the majority around 700m² in area. We believe that the land involved in this present application was intended for subdivision into similar sites, but any design plans would have been lost in the Rawene Council office fire of 1987.

Our clients purchased both certificates of title from the Far North District Council in June last year, with the intention of completing the subdivision process initiated by Council. In consultation with our clients we have put forward a new subdivision design to provide a much more attractive and more practical alternative to the original layout. Lot sizes are a minimum of 600m² on the easy slopes and considerably larger on the steeper areas. We estimate that our design provides a further 10 sites over and above the original design which would have been proposed well before the installation of Council's sewerage reticulation.

Our design incorporates a variation of the road alignment which will reduce the cut volumes and height of batter slopes on the southern side. By resiting our formation in the lower watercourse area we will be able to control stormwater runoff, with the majority piped in a westerly direction within the road reserve to feed into an existing 750mm stormwater line. This existing line starts at the northern end of the Fairlie Crescent formation, near the intersection with View Road, and runs westwards under S.H. No. 12 to discharge into the harbour. Stormwater from a small northeastern part of the subdivision will continue to run naturally into the Opononi Stream, which discharges into the harbour some 300m further north.

Your letter states that we have provided no information regarding the disposal of stormwater, and insufficient information regarding earthworks and the suitability of the site for intensive subdivision. With regard to the latter aspect we consider that the original purchase of this land by Council for residential development, and the zoning designation of Residential 1, is enough evidence to satisfy this concern. Engineering design plans for earthworks and services have not been prepared as we have been waiting on the Hokianga Community Board's decision on their acceptance of the road realignment and whether they want the Recreation Reserve shown on our plan.

CONTINUED OVER .../2

REGISTERED SURVEYORS - RESOURCE MANAGERS - LAND DEVELOPMENT CONSULTANTS

offices at

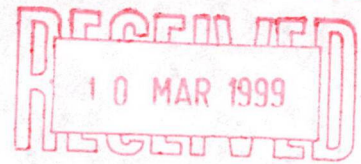
KAITAIA
112 Commerce Street
Ph (09) 408 3038

KAIKOHE
Raihara Street
Ph (09) 401 0507

KERIKERI
Shepherd Road
Ph (09) 407 6434

WHANGAREI
154 Bank Street
Ph (09) 438 7170





-2-

We considered that the District Council could consent to the subdivision application, subject to conditions, as the proposal complied with the requirements of the Residential 1 zone. Conditions of the consent would include the preparation of engineering plans for approval by Council's Engineer and the successful application for any resource consents from the Northland Regional Council.

Please advise whether this arrangement would be acceptable to you so that the Far North District Council can continue processing our application. Upon receipt of the District Council's consent we can then proceed with the engineering design work and apply for any further consents that are found to be necessary.

We look forward to your reply.

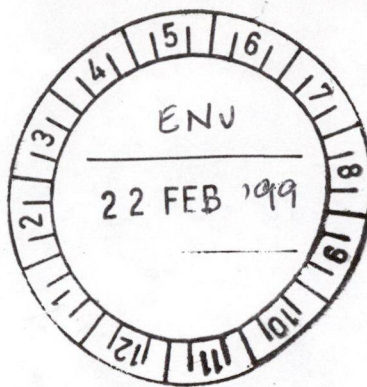
Yours faithfully
SIMPSON SHAW SURVEYORS

NHR ROSS

cc. B Ward
Far North District Council

Telecom New Zealand Limited
Walton Street
Work Management Group
P O Box 442
WHANGAREI

Telephone: 09 437 4220
Fax: 09 437 4270



29 January, 1999

File: INW/1306

Far North District Council
Private Bag 752
KAIKOHE

MAM

Dear Sir/Madam

PROPOSED SUBDIVISION AT: Fairlie Cres, Opononi - B Ward
YOUR REF: RC 1990403

Thank you for your letter and a copy of your proposed subdivision scheme plan. Telecom New Zealand Limited, hereafter referred to as Telecom, will be able to provide telephone reticulation for your client's subdivision in accordance with Telecom design policies.

FEES PAYABLE

The fee required for your client's subdivision of 50 lots is \$4,750.00 (G.S.T inclusive). This fee is derived from:

1 - 10 lots (or Units)	\$125 per lot (G.S.T inclusive)
11 - 20 lots (or Units)	\$105 per lot (G.S.T inclusive)
Greater than 20 lots (or Units)	\$95 per lot (G.S.T inclusive).

This fee covers the cost of design and the supervision of the plant's installation, & this quote is valid for 90 days from the date of this letter. An invoice & receipt will be forwarded to your office on receiving the quoted fee.

DESIGN

The subdivision cable design will commence when the completed Subdivision Reticulation Agreement and the prescribed fees are received by Telecom. From this, when the cable design has been completed then copies of Telecom's telephone cable design plans and lay specification will be sent to you, & this will normally be within four weeks of receipt of the subdivision engineering plans. Note the attached highlighted plan provides an indication of Telecom's required cable lay route, however this route is not final.

.../2

PLANT INSTALLATION

Telecom will supply all telecommunication materials at no cost to your client. The trenching, installation of all plant, and the associated reinstatement is to be undertaken by a contractor at your client's cost. Alternatively, Telecom may be this contractor, however full cost will be charged at current construction sales rates & this will be additional to the above fees. A quote will be provided on request.

TIMINGS

In order to accomodate the above requirements, Telecom will require at least six weeks notice prior to commencement of trenching to arrange for: design, assignment of a contract supervisor, and supply of the associated materials.

EASEMENT IN FAVOUR OF LOT OWNER

The subdivider is to register a Legal Easement of Telecommunications Plant over the proposed easement over Lots 52, 53 & 54 in favour of the lot owner. This is to be done by including in Purpose of the Proposed Easement the wording "Telecommunications".

The subdivider is to send a copy of the Registered Easement plan (showing the required Easement) to the writer at the above address.

CLEARANCE CERTIFICATE

Telecom's Subdivision Clearance Certificate will be issued when the above requirements have been satisfactorily completed.

FUTURE CUSTOMER SERVICE LEADS

When telephone service is required by a lot purchaser, it will be the purchaser's responsibility to provide a trench for the underground service lead from their building site within the lot to the nearest Telecom Network connection point. Alternatively when they apply to the 123 or 126 services for connection, they can be given a quote for the service lead trench.

If you have any questions regarding the above requirements please contact me at the above phone number.

Yours faithfully



Paul Salter

Project Representative

TELECOM NEW ZEALAND LIMITED

cc Simpson Shaw
P O Box 149
KAIKOHE

Encl. Subdivision Reticulation Agreement.

Note: Technical conditions will be included in the lay specification.

SUBDIVISION RETICULATION AGREEMENT

Subdivision Location:

Developer:

Developer's Nominated Contractor:

I/We agree to the following conditions for the telephone reticulation in my/our development.

That:

1. Telecom New Zealand Limited design the telephone reticulation in accordance with Telecom New Zealand Limited design policy.
2. The developer is required to confirm with the Telecom Liaison Person the date when the Telecom Representative and the material are required. If this is within less than ten working days from the date of notice then a delay may occur in supply of these resources.
3. Telecom New Zealand Limited will supply copies of lay plans and an installation specification to the developer within four weeks from receipt of the engineering plans and payment to Telecom New Zealand Limited of the \$4,750.00. prescribed fee. This fee covers 50 lots & is valid for 90 days from January 29, 1999.
4. Fees (G.S.T inclusive) are:

1 - 10 lots (or Units)	\$125 per lot (G.S.T inclusive)
11 - 20 lots (or Units)	\$105 per lot (G.S.T inclusive)
Greater than 20 lots (or Units)	\$95 per lot(G.S.T inclusive).
5. Telecom New Zealand Limited will supply a Telecom Representative to supervise the installation of the telephone reticulation (this is covered by the fees payable).
6. Telecom New Zealand Limited will supply all telecommunication material at no cost to you on receipt of the required fee and subject to the material remaining the property of Telecom New Zealand Limited. Backfilling and reinstatement materials are to be provided by the developer.
7. The contractor must collect the required material from the notified Telecom Supply Depot and return all surplus supplies on completion of the work.
8. The developer will be responsible for the security of materials in their custody.
9. The developer or nominated contractor will install the Telecom New Zealand Limited material in accordance with the installation specification.
10. The cost of the installation work will be met by the developer or the subdivider.
11. Should the developer or subdivider change the road alignment, shape or number of lots in the subdivision after completion of the reticulation design, then a new fee of \$125.00 (G.S.T inclusive) for each amended lot will be charged.
12. Telecom New Zealand Limited will not be responsible for the maintenance of trenches, sealing or washouts.

13. Telecom New Zealand Limited will not be liable for the cost of repairs to Telecom plant or other utilities services damaged by the contractor. All damage will be the responsibility of the contractor.
14. Telecom New Zealand Limited would recommend that the service points for both power and telephone be located on the same boundaries. It is up to the developer or agent to co-ordinate this.

Subdividers Name:

Signature:

Address:

.....

.....

Contact Phone
Number:

Date:

Telecom Liaison
Officer:

Signature:

Address:

Contact Phone
Number:

Date: January 29, 1999

FAR NORTH DISTRICT COUNCIL



RC 1990403

Our reference

All replies should be addressed to the District Secretary **Murray McDonald**

6 January, 1999

Simpson Shaw Surveyors
PO Box 149
KAIKOHE

Attention: Nigel Ross

Dear Sir/Madam

Re: Opononi Harbour View Estate - Your Ref: 4333

Please find enclosed a copy of a letter received from the Northland Regional Council regarding the above referenced subdivision application.

The letter raises the issues of possible Regional Council resource consents which may be required.

Therefore pursuant to Section 92 of the Resource Management Act 1991, please advise (in light of this information) if any Regional Council approvals are required and whether or not these have been applied for.

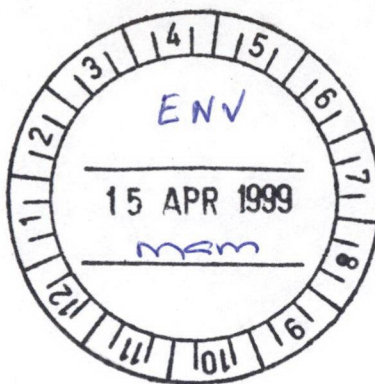
Obviously you will need to correspond with the Regional Council over this matter.

Yours faithfully

MA McDonald
CONSULTANT RESOURCE PLANNER

MAM/fmm
Mam\2rc90403

Our Ref: A634342
Your Ref: RC 1990403



14 April 1999

FAR NORTH DISTRICT COUNCIL
PRIVATE BAG 752
KAIKOHE 0400

Attention: Murray McDonald

Dear Sir

Compulsory Amalgamation: Opononi Harbourview Estate

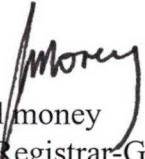
I refer to your letter of the 12 April 1999.

I advise it would be practicable to issue amalgamated titles in terms of the condition given under Section 220(1)(b)(iv) of the Resource Management Act 1991.

As the conditions are imposed pursuant to Section 220(1)(b)(iv) of the said Act a certified copy of the councils resolution pursuant to Section 321(3)(c) of the Local Government Act 1974 must be lodged with me prior to the deposit of the plan.

However Lots 26, 27, 28, 33 and 34 still have no road access, unless there are other easements involved the said lots should be allocated a share in the appropriate access lot.

Yours faithfully


Paul Money
for Registrar-General of Land

Auckland Regional Office
Price Waterhouse Bldg
41 Federal Street
Private Bag 92016
Auckland
New Zealand
Tel 64-09-377-1499
Fax 64-09-358-5072
Internet
<http://www.linz.govt.nz>

FAR NORTH DISTRICT COUNCIL



Our reference

RC1990403

All replies should be addressed to the District Secretary
M A McDonald

Monday, 12 April 1999

Land Titles Office
Private Bag 92016
AUCKLAND

Dear Sir/Madam,

**PROPOSED SUBDIVISION: RC 1990403 by OPONONI HARBOURVIEW
ESTATE**

In accordance with Section 220(3) of the Resource Management Act 1991, we enclose a copy of the scheme plan for **RC 1990403**.

The proposed amalgamation conditions under Section 220(1)(b)(ii) are:

"THAT Lot 52 is to be held as to five undivided one - fifth shares by the owners of Lots 29 - 31 and 36 - 37 hereon.

That Lot 54 is to be held as to four undivided one - fourth shares by the owners of Lots 4 and 6 - 8 hereon

That Lot 55 is to be held as to three undivided one - third shares by the owners of Lots 21, 23 and 24 hereon.

That Lot 53 is to be held as to five undivided one - fifth shares by the owners of Lots 38 - 41 and 44 hereon"

Please advise if these proposed amalgamation conditions are practicable.

Yours faithfully

Murray A McDonald
CONSULTANT RESOURCE PLANNER

Murny
RE

Ward Subdivision Fairly Cross Cpu.

I am advised by the Manager of Water & Wastewater that the local water supply system cannot supply any additional users.

Our Engineering conditions will need to be amended to say that no supply is available at this stage and that all lots will require water tanks for the storage of rainwater for water.

Reticulation of the site, should still occur.

Les

Change the condition relating to the provision of a water supply to the following:

~~Provide~~ - a reticulated water supply with a main line or sub main adjacent to the boundary of each lot. The supply system is to include fire hydrants and a 50m³ water storage reservoir for fire fighting purposes.

No connections are to be provided to individual lots at this stage.

1st Floor, Harrison Building
2 Marino Place
P.O. Box 654, Kaikohe
New Zealand

Pacific Solutions Ltd

Telephone [64] (9) 405-2478
Fax [64] (9) 401-2630
E-mail: pskho@xtra.co.nz

*formerly Far North District Council's
Works Department*

SAB:mjf 73011/1 075/86011
COPY TO : 73011/4
FNDC REF : STW 2; RDS 6

22 February 1999



The District Secretary
Far North District Council
Private Bag 752
Kaikohe

Attention : R Shand, Environmental Services Department

Dear Sir

**Application for Subdivision Consent:
Fairlie Crescent, Opononi - Roading and Drainage**


As previously discussed we would have no objection to the realignment of the paper road or the formation of the continuation of Fairlie Crescent on to State Highway 12. Obviously consultation with Transit New Zealand will be required to achieve this. All work is to be carried out in accordance with Council's Engineering Standards & Guidelines and at no cost to Council.

As you are aware drainage in this area has been causing considerable problems. As allocated funding is available and more has been applied for, it may be possible to undertake drainage improvements on a cost share basis, in conjunction with the proposed work.

Please liaise with Stuart Beaven of our office to discuss the matter further.

Yours faithfully
PACIFIC SOLUTIONS LTD
per:

Las 26/02/99



H.R. Green

DISTRICT ENGINEER'S DEPARTMENT ENGINEERING REPORT

Fairley Per

TO RESOURCE PLANNER:
ON PLANNING APPLICATION N°:
APPLICANT:
FROM:
(Clock start date:

MAM

199003 1990403
WARD B.
Development Engineer
20-11-94)

ASPECT	COMMENTS
<p>Site Suitability: Topography, Stability, Erosion, Flooding, Ground Cover, etc.</p> <p style="text-align: right;">*</p> <p style="text-align: right;">necessary</p>	<p>Provide a site suitability report prepared by a suitably qualified Geotechnical Engineer certifying that each lot contains a suitable stable building site. When required the reports to specify reasons required to provide a stable building platform.</p>
<p>Access onto Site: Adequacy for Use. Traffic Flows, etc. Need for upgrading adjacent areas.</p>	<p>See Attached</p>
<p>Drainage: Stormwater and Effluent Disposal.</p>	<p>see attached</p>
<p>Earthworks: Controls required etc.</p>	
<p>Easements: ROW, water, drainage, power</p>	

ASPECT	COMMENTS
Services: Water, Irrigation, Power, Telephone, Street Lighting.	
Amenities: Internal Accessways. Surfacing of Car Parks etc.	
Upgrading Contributions: Roading, water, sewerage, stormwater, footpaths	
Engineering Fees:	
Other:	
SIGNED: <i>R. M. Shaw</i> DATE: <i>16/02/97</i> MILEAGE: <i>50 km</i> TIME: <i>5.0 hr</i>	

*check water supply
upgrading*

APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88
OF THE RESOURCE MANAGEMENT ACT 1991

APPLICATION FOR SUBDIVISION CONSENT

TO: Far North District Council

I, B Ward
of, P O Box 8, Waimamaku, South Hokianga 0451

apply for a Resource Consent for the activity described below:

1. The names and addresses of the owner and occupier (other than the applicant) of any land to which the application relates are as follows:

As Above.

2. The location to which this application relates is:

Fairlie Road, Opononi

3. A description of the activity to which the application relates is:

Subdivision.

4. The following additional resource consents are required in relation to this proposal and have or have not been applied for:

Not applicable.

5. Yes I attach an assessment of any effects that the proposed activity may have on the environment in accordance with the Fourth Schedule to the Act.

6. Yes I attach other information required to be included in the application by the District Plan or regulation.

7. Yes I attach information in accordance with Section 219 of the Act sufficient to adequately define:

- a. The position of all new boundaries.
- b. The areas of all new allotments.
- c. The location and areas of new reserves to be created, including any esplanade reserves to be set aside on a survey plan under Section 230 of the Act.
- e. The location and areas of land to be set aside as new road.

The above information is true and complete and to the best of my knowledge. I understand that Council is relying on this information in making its decision on the Resource Consent.

Dated

Signature of Applicant
or person authorised to
sign on behalf:

Please print name:

Address for Service:
Telephone Numbers:

Simpson Shaw Surveyors, 1 Raihara St, P O Box 149, KAIKOHE.
(09) 401-0507 Fax: (09) 401 0577

APPLICATION REPORT

1. INTRODUCTION

It is proposed to subdivide Lot 3 DP 58961 and Lot 1 DP 190515 into 55 allotments comprising of 50 residential allotments, one recreation reserve, one area of road to vest, and three access lots.

In conjunction with the creation of the above, it is intended to close a portion of the legal road at the east of the properties.

It is also intended to form approximately 100 metres of Fairlie Road adjoining State Highway 12, presently unformed.

All proposed residential allotments are to be fully serviced and accessed via a formed and scaled road, as yet unnamed.

2. SITE DESCRIPTION

The site would best be described as elevated, gently rolling pasture land, north facing, overlooking the Hokianga Harbour.

3. DISTRICT PLAN

The land is zoned Residential 1 in the Hokianga Component of the Transitional District Plan. See 10.01.00 page 83.

10.04.01 Identifies limitations that may apply to lands being developed within this zone. The land subject to this application is able to connect to the reticulated sewerage system, has no history of instability, and is not identified for future coastal reserve. Accordingly no limitations apply to this application.

10.01.08 Identifies the subdivision standards applying to this zone.

All proposed allotments meet the required minimum lot size of 600m². The application does not appear to be at odds with objectives and policies listed under 3.2.00 and 3.3.00 of the plan.

4. RESOURCE MANAGEMENT ACT 1991

Section 406 of the Act outlines grounds for refusing an application for subdivision consent.

1. The land subject to the application is suitable for the proposed purpose and has been zoned accordingly.
2. The proposal is deemed to be in the public interest as freehold allotments are a scarcity and much sought after in this area. The development will also provide work and income for builders, plumbers, electricians and other trades people associated with building development.
3. Adequate provision is to be made for stormwater drainage and disposal of sewerage by means of engineering plans approved by Council's Engineering Officer.
4. Water and electricity are to be supplied to each site.

5. CONCLUSION

We conclude that there being no grounds for refusing consent, Council must issue a consent to this application in accordance with Section 105(1)(a). Further, and in accordance with Section 105(3), when granting such consent the matters described in Section 104 shall be relevant only in determining the conditions, if any, to be included in the consent.

6. PROPOSED CONDITIONS OF CONSENT

1. That before the survey plan is signed, subject to Section 223 of the Resource Management Act, the following requirements are to be completed to the satisfaction of Council.
 - (a) All easements deemed necessary to be created by memorandum should be shown as such on the plan face. Any other easement may be shown as proposed.
 - (b) Letters from electricity and telecommunications providers confirming availability of supply to the proposed allotments are to be presented to Council's Engineering Officer.
 - (c) Engineering plans prepared in accordance with Council's Engineering Standards and Guidelines are to be submitted and approved by Council's Engineer.
2. Prior to a certificate being issued subject to Section 224(c) of the Resource Management Act, the following requirements are to be completed to the satisfaction of Council.
 - (a) Pay to Council a reserve contribution to be assessed by a registered valuer, the value of the proposed Lot 51 being deducted from the total amount due to Council.
 - (b) Carry out and complete all works on the approved engineering plans to the satisfaction of Council's Engineering Officer.
 - (c) Public utility services are to be installed to each allotment to the satisfaction of Council's Engineering Officer.

Prior to commencing construction, please submit for the approval of Council plans of ~~the~~ ^{all} work to be carried out on Council Land and all work to be vested in Council. All works are to be designed ^{and carried out} in accordance with NZS 4404 and Councils Engineering Standards & Guidelines and are to include the following:

- App 2 ➡
- The extension of Fairy Creek to be formed and sealed to 12m finished carriage width ^{and include footpaths}
 - The new road to be formed curbside & sealed to 8m finished carriage width and include footpaths
 - A reticulated stormwater system with a connection to each lot, including details of the proposed discharge structure.
 - A reticulated sanitary sewer system with a connection to each lot.
 - A reticulated water supply system with a metered connection to each lot.

App 3 ➡

* Provide evidence that power & telephone have been reticulated to the boundary of each lot in accordance with the requirements of the respective supply authority.

* Access to each lot in accordance with FWA/S/02

* Provide certification from a registered Engineer that all work has been completed in accordance with the approved plans

~~* Provide two copies of As built plans showing~~

App The intersection between the Fairy road estate and the St 12
This intersection is to meet the requirements of Transit NZ.

- (iii) A reticulated sanitary sewerage system with a connection to each lot. The system is to connect into the Waitangi Sewerage Scheme (connection to this system is conditional upon approval being granted by Council's Operations Committee).
- (iv) Footpaths and street lighting.
- (c) Provide a reticulated and metered water supply to each lot, and fire hydrants as specified in NZS 4404.
- (d) Upgrade Puketona Road adjacent to the intersection generally in accordance with Transit standard RD 468 Fig 2. The upgrading is to include a central right turn line and widened sealed shoulders extending a minimum of 100 metres in both directions.
- (e) Provide underground power reticulation to each lot, with all work to be completed in accordance with the requirements of Top Energy and to the satisfaction of the District Engineer in consultation with Top Energy.
- (f) Provide underground telecommunication reticulation to each lot, with all work to be completed in accordance with the requirements of Telecom and to the satisfaction of the District Engineer in consultation with Telecom.
- (g) Provide two copies of As-built drawings showing the location of all underground services, including coordinates of hydrants, valves and manhole lids, and levels of manhole inverts and lids to DOSLI datum.
- (h) Provide certification from a registered engineer that the works have been completed according to the approved plans.
- (i) Submit to Council for approval an amenity development plan in accordance with the report "Falls Run Ltd : Subdivision Haruru Falls, Bay of Islands - Reserves Report" by Kensington Consulting Group Ltd, and in particular covering the following:
- Weed control on all reserves to vest.
 - Lots 137 and 138 (Puketona Road buffer): fencing and landscaping to minimise possible noise, dust and traffic hazard.
 - Eastern boundary of Lots 119-127: fencing to mitigate the hazard of adjacent contaminated site.
 - Esplanade boundaries along Lots 36-72: fencing for safety reserves.
 - Esplanade boundaries along Lots 73-83: fencing to prevent unauthorised public access onto private property.

Start wording
for As built

(d)

RC 1990403

7 December 1998.

Discussions with Alan Wilkinson.
Possibility that they may amend the plan.

— He will phone me on 9 December to
advise.

WAW/pd

3-15 pm

7/12/98.

Janet,

This is a large scale residential subdivision over your way. It looks like I'll be dealing with it but could you advise if:

- Under the Residential zone of the Hokianga Plan it states that "Any site in a proposed subdivision may be reduced to a minimum area of $400m^2$ provided that the total number of sites which would have been attained without that reduction is not exceeded."

Does such a subdivision that creates lots less than specified but greater than $400m^2$ still remain a controlled activity or would you assess it as discretionary?

Thanks for your comments.

Murray

Murray:

I would say it is still controlled - it does not introduce any element of discretion into Council's consideration of the application - it is merely an averaging rule. See S405(2) RMA re what constitutes a discretionary subdivision.

Other comments

- ① Opening up the end of Farlie Cres may be controversial - in the past (years ago) the Community Board opposed as residents didn't want a race track circuit. Also check practicality - I think a sewerage pumping station may be on the road reserve. To me it makes sense due to traffic generation but may need a careful approach. It would be good to let the HCB see the plan & comment, as it is a significant development

- ② Water supply - need to get input from Markin Gaby - I have a feeling that there needed to be a balance tank put in up there for the water supply. May be able to keep some of the stopped road for this?
- ③ Reserves - this will be pretty intensive up the top - may need a small local park for kids?
- ④ This area gets very wet in winter - foggy day. Will need careful stormwater & drainage plan.
- ⑤ The ^{new} road is quite steep coming down to the intersection with Fairlie Cres - may need another bumper bar just before the intersection to slow cars down.
- ⑥ Don't forget street lights, footpaths, fire hydrants.

Janet

Ward

- * dimensions of sites or bar-scale (prefer dimensions)
- * status of accesses from Lot 52. to Lot 5
- * Amalgamation conditions.
- * Road stopping - Jeff Robinson.
- * Need to consider sizes of rear lots, will this take proposal out of controlled activity status. (my problem).
- * To talk to Opus regarding access standard.
- * Engineering plans (after determination of activity status).

NORTHLAND REGIONAL COUNCIL



FACSIMILE TRANSMISSION

Caring for Northland and its Environment

File: 910.7.2

Date: 11 March 1999

To: Murray McDonald
Far North District Council

Fax No: 09 401 2137

From: Jamahl Khan
Planning Assistant

Subject: Resource Consent Application - B Ward, Opononi

Total number of pages: 3
(including this page)

Additional Comments:

All correspondence to be addressed to:
Northland Regional Council
Private Bag 9021
Whangarei
New Zealand

Quayside and Robert Street Offices:
Email: mailroom@nrc.govt.nz
Phone: (09) 438 4639
Fax: (09) 438 0012

Jamahl Khan
Planning Assistant

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KAITIA: 192 Commerce St. Ph (09) 408 1451. Fax (09) 408 1689.
ENVIRONMENTAL HOTLINE 0800 504 639

**NORTHLAND
REGIONAL
COUNCIL****Caring for Northland and its Environment**

File: 910.7.2
Act: 8981
JK:JK

All correspondence to be addressed to:
Northland Regional Council
Private Bag 9021
Whangarei
New Zealand

11 March 1999

Quayside and Robert Street Offices:
Email: mailroom@nrc.govt.nz
Phone: (09) 438 4639
Fax: (09) 438 0012

ATTENTION: Nigel Ross
Simpson Shaw Surveyors
PO Box 149
KAIKOHE

Dear Sir,

**SUBDIVISION CONSENT APPLICATION - B WARD, FAIRLIE CRESCENT,
OPONONI**

Further to your recent letter on the above mentioned matter received on 19 February 1999, our comments are as follows.

Stormwater

It is stated that the majority of the stormwater is to be piped to feed into an existing 750mm stormwater line. However, there is no record of such a line in the Regional Council's consents database. If consent has not already been obtained, the owner (presumably the district council) will be required to apply for consent from the Regional Council. There is also the concern as to whether this stormwater line is of a sufficient size to carry the extra stormwater from the proposed subdivision.

It is stated that "*stormwater from the northeastern part of the subdivision will continue to run naturally into the Opononi Stream*". Please advise the Regional Council if this is to be piped, as the provisions of the Transitional Regional Plan and the Revised Proposed Regional Water and Soil Plan will need to be taken into account, and a resource consent may be required.

Furthermore, is the Far North District Council prepared to take over the maintenance of this stormwater system on completion of the works?

**NORTHLAND
REGIONAL
COUNCIL**Earthworks

As engineering plans have not been completed, it is difficult to assess whether resource consents are required from the Northland Regional Council for earthworks associated with the proposed subdivision. While it would be preferable to have this information provided with the initial application, earthworks over 5000m³ are a controlled activity under section 33 of the Revised Proposed Regional Water and Soil Plan, and it would not be appropriate to delay the granting of this controlled subdivision, if this is Council's intention.

As suggested by the applicant, the Regional Council requests that a condition or advice clause be attached to the consent, requiring the applicant to apply for all relevant resource consents from the Northland Regional Council before the commencement of any works.

Site Suitability

Your letter states that *"the original purchase of this land by Council for residential development, and the zoning designation of Residential 1, is enough evidence"* of the suitability of the site for the proposed development.

The Northland Regional Council disagrees with this assumption, as the zoning does not always take into account site specific constraints. The Regional Council supports the district council's full assessment of the suitability of the specific site, not the overlying zoning.

If you require any clarification on these comments, please do not hesitate to contact our Planning Assistant, Jamahl Khan.

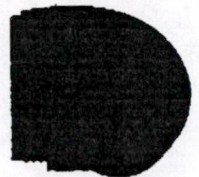
Yours sincerely


PP

Glenn Mortimer
Manager Planning and Policy

cc. Far North District Council

NORTHLAND REGIONAL COUNCIL



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Caring for Northland and its Environment

File: 910.7.2

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Far North District Council

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Total number of pages: 3
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Additional Comments:

FAXED

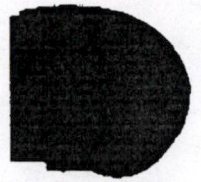
Jamahl Khan
Planning Assistant

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NORTHLAND REGIONAL COUNCIL



Caring for Northland and its Environment

File: 910.7.2
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JK:JK

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11 March 1999

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Simpson Shaw Surveyors
PO Box 149
KAIKOHE

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As suggested by the applicant, the Regional Council requests that a condition or advice clause be attached to the consent, requiring the applicant to apply for all relevant resource consents from the Northland Regional Council before the commencement of any works.

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The Northland Regional Council disagrees with this assumption, as the zoning does not always take into account site specific constraints. The Regional Council supports the district council's full assessment of the suitability of the specific site, not the overlying zoning.

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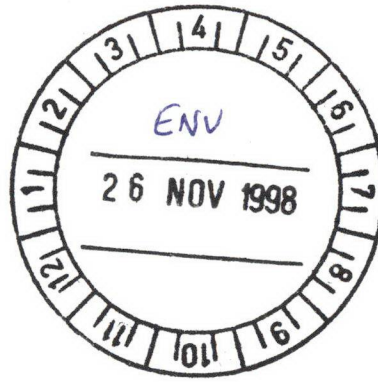
Yours sincerely

 PP

Glenn Mortimer
Manager Planning and Policy

cc. Far North District Council

MAM.



Top Energy Limited

111 Broadway
PO Box 243
Kaikohe 0400
New Zealand
Telephone 64 9 401 3100
Facsimile 64 9 401 3111

DDI 64 9 401 3133
Email lsb@topenergy.co.nz

24 November 1998

Far North District Council
Private Bag 752
KAIKOHE

Attention: Environmental Services Administrator

Dear Sir/Madam,

OPONONI HARBOURVIEW ESTATE

Resource Consent 1990403 B Ward Fairlie Crescent Opononi

Thank you for your letter dated 18 November 1998.

The subdivider will need to provide for the necessary underground electricity reticulation to service all the new Lots and provide easements in gross in favour of Top Energy over Access Lots 52-54 plus over Right of Ways to Lots 4-8, 26-28 and 33-36. The easements will need to be in our standard form and the wording for the document can be obtained from our Financial Accountant, Ian Trethewey.

Costs for supply will be provided to the subdivider after application and an on site survey has been completed.

Yours faithfully

Stuart Barnett
Senior Engineering Officer

\\corp\vol3\engadmin\typist\resce.con\1990400\1990403.doc

Copy to: Simpson Shaw, PO Box 149, Kaikohe

NORTHLAND REGIONAL COUNCIL

CARING FOR NORTHLAND
AND ITS ENVIRONMENT

All correspondence to be addressed to: Northland Regional Council, Private Bag 9021, Whangarei, Northland, New Zealand.

File: Whangarei: Quayle 910.72

Date: 24 December 1998

To: District Secretary
Far North District Council

Fax No: 09 401 2137

From: Jamahl Khan
Planning Assistant

Subject: Application for resource consent - B. Ward, Opononi

Total number of pages: 3
(including this page)

Additional Comments:



Jamahl Khan
Planning Assistant

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MAM



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Whangarei: Quayside and Robert Street Offices: Phone: (09) 438 4639. Fax: (09) 438 0012.

File: 910.7.2

Act No:

JK:JK

1990403

16 December 1998

ATTENTION: District Secretary
Far North District Council
Memorial Ave
Private Bag 752
KAIKOHE

Dear Sir/Madam,

**SUBDIVISION CONSENT APPLICATION - B WARD, FAIRLIE CRESENT,
OPONONI**

Further to your recent letter on the above mentioned matter received on 23 November 1998, our comments are as follows.

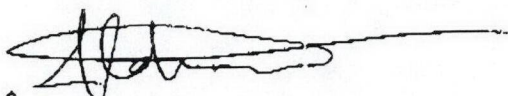
The applicant has provided no information in the planning report regarding the disposal of stormwater from the proposed subdivision. Given that it is proposed to create 55 lots with many lots as small as 600m², provision for the disposal of stormwater should be comprehensively addressed in an intensive subdivision proposal such as this. Resource consents will be required from the Northland Regional Council if stormwater is to be disposed of on-site.

Furthermore, the applicant has supplied insufficient information regarding earthworks associated with the proposed subdivision, and the suitability of the site for intensive subdivision. Resource consents will be required from the Northland Regional Council for earthworks of 5000m³ or more.

The Northland Regional Council requests that further consideration of the application be deferred until further information is provided and all relevant resource consents are applied for.

If you require any clarification on these comments, please do not hesitate to contact our Planning Assistant, Jamahl Khan.

Yours sincerely



Pe Glenn Mortimer
Manager Planning and Policy

ITEM NO : 22.2
 TO : HOKIANGA COMMUNITY BOARD
 FROM : COMMUNITY FACILITIES MANAGER
 ISSUE : RC 1990403 - OPONONI HARBOUR VIEW ESTATE

RECOMMENDATION :

THAT THE REPORT BE RECEIVED.

BACKGROUND:

Opononi Harbour View Estate has made an application to subdivide two large lots into 55 Allotments. The land is described as Lot 3 and 5 DP 58961 and were two former Hokianga County Council properties recently sold by the Far North Properties Limited.

The Boards comments are sought regarding the application as a whole and also two specific points.

Proposed Reserves:

The applicant has suggested two different sites for a recreation reserve. The first site is shown as Lot 51 at the very top of the property where it adjoins the neighbouring Baker property. The land drops away at this point and no sea views would be obtained once the housing development is completed. It is a relatively flat site which would be ideal for a neighbourhood playground or open space. To access the proposed reserve it is an up hill walk from the majority of sites. The proposed reserve has a wide street frontage and the houses of access for some lots along Lot 53 Access Lot.

The second site suggested adjoins the existing housing development at Fairlie Crescent. Fairlie Crescent has little to no open space or reserve area. The proposed reserve site is shown as Lots 1-4 and has some flat area while the rear of the lot slopes upwards. It also has a wide street frontage and has the advantage of serving both the proposed subdivision and the existing residential area.

Road Stopping

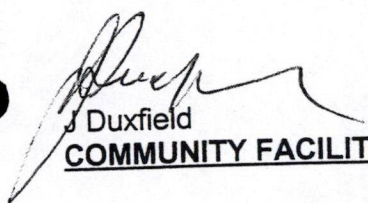
The existing unformed road goes straight up the hill. The developer wishes to add some curves to the road to enhance the appearance of his subdivision. To do this two small areas of road must be stopped and two small areas must be vested as road. This is a time consuming process and the developer is aware that he will meet all costs associated with this proposal.

If the Community Board consent to this road stopping/vesting request a further report must go to District Services Committee for their final approval and then the public notification must start. Staff's opinion is that it will reduce the speed of traffic in the area therefore increasing safety. It will also improve the appearance of the subdivision.

Formation of Fairlie Crescent:

The applicant is also considering forming the northern end of Fairlie Crescent where it intersects with State Highway 12. This will require the motor camp to re-fencing their property as it currently encroaches onto the unformed road. This would be an opportune time to construct a hard surface footpath as the walkway has often been an area of concern to residents in the area.

This report was prepared by Sue Hodge.


Duxfield**COMMUNITY FACILITIES MANAGER**

14 January 1999

OUR

APP

REP

PRO

LOC

LEG

SIT

ZON

OPF

14. **SOUTH HOKIANGA GINGER GROUP**

Mr Roger Brand, Chairman of the South Hokianga Ginger Group, addressed the Board on the weed problem of wild ginger in the area and what his group was doing to help control this problem.

RESOLVED

Leaf/Holdaway

"THAT THE REPORT FROM THE SOUTH HOKIANGA GINGER GROUP BE RECEIVED."

15. **APPLICATIONS FOR FUNDING**

RESOLVED

Robinson Holdaway

"THAT THE APPLICATIONS FOR FUNDING BE DEFERRED PENDING APPLICATIONS BEING ASSESSED AS TO WHETHER THEY MEET THE BOARDS' NEW POLICY ON AMENITY FUNDING."

16. **CLEAN UP NEW ZEALAND**

RESOLVED

Robinson/Leaf

"THAT THE HOKIANGA COMMUNITY BOARD SUPPORTS IN PRINCIPLE THE INITIATIVE OF "CLEAN UP NEW ZEALAND" AS A MILLENNIUM AND ONGOING PROJECT."

17. **PHYSICAL ACTIVITY CAMPAIGN**

RESOLVED

Leaf/Hansen

"THAT THE INFORMATION ON THE HILLARY COMMISSION PROMOTION "PHYSICAL ACTIVITY CAMPAIGN" BE RECEIVED."

18. **COMMUNITY FACILITIES MANAGER'S REPORTS**

18.1. **Financial Report**

RESOLVED

Robinson/Leaf

"THAT THE FINANCIAL REPORTS TO 30TH NOVEMBER 1998 BE RECEIVED."

18.2. **RC 1990403 - Opononi Harbour View Estate**

RESOLVED

Robinson/Leaf

"THAT THE REPORT BE RECEIVED AND THAT THE HOKIANGA COMMUNITY BOARD MAKES THE FOLLOWING COMMENT TO THE PLANNING DEPARTMENT ON R.C. 1990403-OPONONI HARBOUR VIEW ESTATE:

THAT THE HOKIANGA COMMUNITY BOARD HAS NO OBJECTION TO THE OPENING UP OF THE EASTERN END OF FAIRLIE CRESCENT PROVIDING THERE ARE SUITABLE TRAFFIC CALMING DEVICES INSTALLED AND THAT CASH IN LIEU OF RESERVE FUNDS BE TAKEN, AND THAT THE MONEY BE APPLIED TO THE DEVELOPMENT OF RESERVES ALREADY IN THE AREA."

RESOLVED

Robinson/Leaf

"THAT IT BE A RECOMMENDATION TO THE ENVIRONMENTAL AND COMMUNITY SERVICES COMMITTEE, THAT ALL NEW HOMES BE REQUIRED TO INSTALL WATER TANKS TO HELP ALLEVIATE WATER SUPPLY PROBLEMS."

18.3. Proposed Skate-Boarding Park in Kohukohu

RESOLVED

Hansen/Robinson

"THAT THE HOKIANGA COMMUNITY BOARD AGREES IN PRINCIPLE TO THE PROPOSED SKATEBOARD PARK BEING LOCATED ON THE KOHUKOHU TOWN HALL SITE;

AND THAT NO WORK SHALL BEGIN UNTIL DETAILED PLANS HAVE BEEN APPROVED BY THE COMMUNITY FACILITIES MANAGER AND THE HOKIANGA COMMUNITY BOARD CHAIRMAN."

18.4. Waoku Coach Road - Road Stopping

RESOLVED

Robinson/Leaf

"THAT THE REPORT BE RECEIVED,

AND FURTHER THAT THE COMMUNITY FACILITIES MANAGER BE REQUESTED TO CORRESPOND WITH THE DEPARTMENT OF CONSERVATION WITH A VIEW TO SUPPORTING THEM TO UNDERTAKE ROAD CLOSURE PROCEDURES ON THE PART OF WAOKU COACH ROAD UNDER THEIR CONTROL."

The meeting broke for lunch at 12.45 and resumed at 1.40

19. THE TREE HOUSE - REQUEST FOR SIGNAGE

RESOLVED

Holdaway/Rouse

"THAT THE HOKIANGA COMMUNITY BOARD REQUEST THAT A FINGER SIGN INDICATING 'BACKPACKERS LODGE 2KM'S BE ERECTED AT THE NARROWS POINTING IN A WESTERLY DIRECTION."

20. WEKAWEKA COMMUNITY TRUST

RESOLVED

Robinson/Leaf

"THAT CORRESPONDENCE FROM THE WEKAWEKA COMMUNITY TRUST BE RECEIVED."

ITEM NO : 13.4
 TO : HOKIANGA COMMUNITY BOARD
 FROM : COMMUNITY FACILITIES MANAGER
 ISSUE : RC 1990403 - OPONONI HARBOUR VIEW ESTATE

RECOMMENDATION :

THAT THE REPORT BE RECEIVED.

BACKGROUND:

At the 28th January 1999 meeting the Board considered the Opononi Harbour View Estate application for a resource consent to create 52 residential allotments and passed a resolution "that cash in lieu of reserve funds be taken and that the money be applied to the development of reserves already in the area."

The two sites offered by the applicant did not suit the requirements of the Board, possibly due to their sloping topography and the distance from the Fairlie Crescent area.

The Board does have the option of selecting a smaller but more suitable site rather than taking the land offered by the developer. A reserve contribution could consist of land and money. It has been suggested by Planning staff that Lots 29 and 30 be acquired. These lots have a wide street frontage, are relatively flat and would serve Fairlie Crescent properties as well as the new development. The land would be used for children in the immediate neighbourhood to kick a ball around and maybe swings could be constructed. It is a more "secure" type of reserve and would not require the adult supervision needed to cross a state highway to use a reserve adjoining the sea.

The Local Government Act sets the maximum reserve contribution at 130m² per additional lot created. This suggests a maximum contribution of 6760m². The suggested lots (Lot 29 and 30) total 1200m². The balance could be taken in cash, some of which could be used to develop the reserve or reserves in the immediate area.

There is a shortage of neighbourhood reserves in the Fairlie Crescent, Taumatawiwi Street area. A map showing the one reserve we do have is enclosed.

Road Stopping

The existing unformed road goes straight up the hill. The developer wishes to add some curves to the road to enhance the appearance of his subdivision. To do this two small areas of road must be stopped and two small areas must be vested as road. This is a time consuming process and the developer is aware that he will meet all costs associated with this proposal.

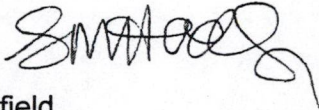
If the Community Board consent to this road stopping/vesting request a further report must go to District Services Committee for their final approval and then the public notification

must start. Staff's opinion is that it will reduce the speed of traffic in the area therefore increasing safety. It will also improve the appearance of the subdivision.

An appropriate resolution would be:

THE HOKIANGA COMMUNITY BOARD APPROVES THE APPLICATION BY OPONONI HARBOUR VIEW ESTATE TO STOP PORTIONS OF VIEW ROAD, OPONONI WITH THE INTENTION OF AMALGAMATING IT WITH ADJONING LOTS AND FURTHER TO VEST ROAD TO CREATE CONTINUED ACCESS TO ADJONING FARM PROPERTIES.

This report was prepared by Sue Hodge.

PP 

J Duxfield
COMMUNITY FACILITIES MANAGER

11 February 1999

11.3. Transit NZ Issues

RESOLVED

Robinson/Leaf

"THAT THE ITEMS RELATING TO TRANSIT MATTERS THAT HAVE BEEN RAISED BY THE BOARD BE REFERRED TO THE WORKS COMMITTEE IN AN ENDEAVOUR TO RESOLVE THE ISSUES THROUGH COUNCIL."

12. RENAMING OF WITANA ROAD

RESOLVED

Robinson/Rouse

"THAT THE HOKIANGA COMMUNITY BOARD ADVERTISE ITS INTENTION TO RENAME WITANA ROAD OFF TE TIO ROAD, POIEKE ROAD."

13. COMMUNITY FACILITIES MANAGER'S REPORTS

13.1. Community Facilities Manager's Report

RESOLVED

Robinson/Leaf

"THAT THE COMMUNITY FACILITIES MANAGER'S REPORT BE RECEIVED."

13.2. Financial report

RESOLVED

Robinson/Rouse

"THAT THE FINANCIAL REPORT TO 31ST DECEMBER 1998 BE RECEIVED."

13.3. Waimamaku- Safety Footpath

RESOLVED

Robinson/Leaf

"THAT THE REPORT ON WAIAMAMAKU - SAFETY FOOTPATH BE RECEIVED."

13.4. RC 1990403 - Opononi Harbour View Estate

Cr Klaricich took no part in discussions on this issue.

The Chairperson declared that this matter had been dealt with at the previous meeting and the matter need not be revisited.

The meeting adjourned at 12:30 for lunch and site visits in the Panguru area and reconvened at 2:00 pm

Member Rouse and Cr Klaricich left following the site visit.

NORTHLAND REGIONAL COUNCIL

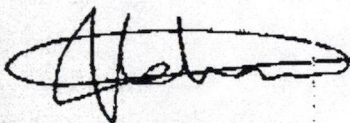
CARING FOR NORTHLAND AND ITS ENVIRONMENT

All correspondence to be addressed to: Northland Regional Council, Private Bag 9021, Whangarei, Northland, New Zealand.
Whangarei: Quay Street and Robert Street Offices: Phone: (09) 438 4639. Fax: (09) 438 0012.

File: 910.7.2
Date: 24 December 1998
To: District Secretary
Far North District Council
Fax No: 09 401 2137
From: Jamahl Khan
Planning Assistant
Subject: Application for resource consent - B. Ward, Opononi

Total number of pages: 3
(including this page)

Additional Comments:



Jamahl Khan
Planning Assistant

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DARGAVILLE: 61B Victoria St. Ph (09) 439 6662. Fax (09) 439 5662 • OPUA: Beechy St. Ph (09) 402 7516. Fax (09) 402 7510.
KAITIA: 192 Commerce St. Ph (09) 408 1451. Fax (09) 408 1689.

ENVIRONMENTAL HOTLINE 0800 504 639

1990403

**NORTHLAND
REGIONAL
COUNCIL****CARING FOR NORTHLAND
AND ITS ENVIRONMENT**

All correspondence to be addressed to: Northland Regional Council, Private Bag 9021, Whangarei, Northland, New Zealand.
Whangarei: Quayside and Robert Street Offices: Phone: (09) 438 4639. Fax: (09) 438 0012.

File: 910.7.2
Act No:
JK:JK

16 December 1998

ATTENTION: District Secretary
Far North District Council
Memorial Ave
Private Bag 752
KAIKOHE

Dear Sir/Madam,

**SUBDIVISION CONSENT APPLICATION - B WARD, FAIRLIE CRESENT,
OPONONI**

Further to your recent letter on the above mentioned matter received on 23 November 1998, our comments are as follows.

The applicant has provided no information in the planning report regarding the disposal of stormwater from the proposed subdivision. Given that it is proposed to create 55 lots with many lots as small as 600m², provision for the disposal of stormwater should be comprehensively addressed in an intensive subdivision proposal such as this. Resource consents will be required from the Northland Regional Council if stormwater is to be disposed of on-site.

Furthermore, the applicant has supplied insufficient information regarding earthworks associated with the proposed subdivision, and the suitability of the site for intensive subdivision. Resource consents will be required from the Northland Regional Council for earthworks of 5000m³ or more.

The Northland Regional Council requests that further consideration of the application be deferred until further information is provided and all relevant resource consents are applied for.

**NORTHLAND
REGIONAL
COUNCIL**

If you require any clarification on these comments, please do not hesitate to contact our Planning Assistant, Jamahl Khan.

Yours sincerely



PP Glenn Mortimer
Manager Planning and Policy

FAR NORTH DISTRICT COUNCIL

ENVIRONMENTAL SERVICES

Harrison Building
Kaikohe

Phone 09-4012101
Fax 09-4010987

MEMO TO : Sue Hodge
FROM : Murray McDonald
COPY : —
SUBJECT : Opononi Harbour View Estate - RC1990403
DATE : 21 December 1998

Sue,
Please find enclosed amended plans for the above
referenced application to be reported to the
Hokianga Community Board as discussed.

The plans show 2 proposed options for
reverses to vest.

Comments from the Board are also sought in
regard to the proposed road stopping that
will be required.

Thanks,

Murray McDonald

FAR NORTH
DISTRICT COUNCIL



Our reference

All replies should be addressed to the District Secretary

File Note

RC 1990403

The application has been amended from
B. Ward being the applicant to
"Opononi Harbourview Estate".

Alan Wilkinson (agent for the applicant)
amended the application form on
26/11/98 and supplied amended plans
of subdivision.

M. McDonald

26 November 1998

Amended plans supplied 21 December 1998
by Nigel Ross (S&S).

Forwarded to Sue Hodge same day.

M. McDonald

21 December 1998.

011

RESOURCE CONSENT COVER SHEET
(To Accompany All Planning Applications)

APPLICANT: WARD B

ADDRESS: _____

R/C NUMBER: 1990 403

CAN THE CURRENT INFRASTRUCTURE COPE WITH THIS ADDITIONAL DEMAND:

ROADING: _____

TRAFFIC FLOWS: _____

ACCESS: _____

SEWERAGE: _____

WATER: _____

STORM WATER: _____

FINANCIAL CONTRIBUTIONS:

DEVELOPMENT LEVIES: _____

PARKING: _____

ROADING: _____

RESERVES: _____

FOOTPATHS: _____

LIGHTING: _____

CONSULTATION:

COMMUNITY BOARD: _____

IWI: _____

MISCELLANEOUS:

ESPLANADE RESERVES OR STRIPS: _____

BOUNDARY SETBACKS: _____

AMENITY PLANTING: _____

CONSULTATION WITH NEIGHBOURS: _____

RESOURCE CONSENTS MANAGER

PLANNER **DATE**

FAR NORTH DISTRICT COUNCIL

SUBDIVISION REPORT

SUBDIVISION NUMBER:	RC: 1990 403		
TYPE OF APPLICATION:			
NAME OF OWNER:	WARD B		
SURVEYOR:	SIMPSON SHAW		
FEE PAID:	YES: <input checked="" type="checkbox"/> NO: <input type="checkbox"/>	S 400-00	DATE: 13-11-98
LOCATION:	FAIRLIE CRESCENT OPAHONUI / OMAHONUI		
ZONE:		MAP NUMBER:	
DESIGNATIONS:	YES: <input type="checkbox"/> NO: <input type="checkbox"/>	PURPOSE:	
PREVIOUS CONSENT:	YES: <input type="checkbox"/> NO: <input type="checkbox"/>	FILE REFERENCE:	
COMMENTS:			

EXTERNAL ASSESSMENT:

	DATE SENT:	REPLY DATE:	N/A:	REQUIREMENTS:	
POWER BOARD	20-11			YES:	NO:
TELECOM	"			YES:	NO:
HISTORIC PLACES TRUST	"			YES:	NO:
NORTHLAND REGIONAL COUNCIL	"			YES:	NO:
DEPARTMENT OF CONSERVATION	"			YES:	NO:
TRANSIT NZ				YES:	NO:
OTHER: (Hearings C'ttee; Community Board; MAF, MOH etc.)					

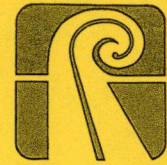
INTERNAL ASSESSMENT:

SURVEYORS REPORT:	YES:	NO:	
RESERVES REQUIRED:	YES:	NO:	
	LAND: (Check with Planning Manager)		
	CASH IN LIEU:		
	DATE SENT TO VALUER:		REPLY:
	ASSESSED CONTRIBUTION:		
RESERVE WIDTH REDUCTION:	YES:	NO:	
	DATE SENT TO DEPARTMENT OF CONSERVATION:		
	REPLY:	ACCEPTABLE:	YES / NO
	SURVEYOR ADVISED:		
AMALGAMATION CONDITIONS:	YES:	NO:	
	DATE SENT TO DISTRICT LAND REGISTRAR:		
	REPLY:	ACCEPTABLE:	YES / NO
	SECTION 240 AMALGAMATION:		YES / NO
DEVELOPMENTS ENGINEER:	DATE SENT: 20-11		
	COMMENTS RECEIVED:		
INSPECTORS:	DATE SENT:		
	COMMENTS RECEIVED:		
OTHER:			
PROPERTY INSPECTION:	YES:	NO:	DATE:
	MORE INFORMATION REQUESTED:		YES / NO
	DATE SENT:		REPLY:

١٠٤٥ - ١٠٤٦

حمله : ۵ : ۵۵ : ۵۴ : ۵

FAR NORTH DISTRICT COUNCIL



Our reference RC 1990403

All replies should be addressed to the District Secretary

18 November 1998

SIMPSON SHAW SURVEYORS
PO BOX 149
KAIKOHE

Dear Sir/Madam,

RESOURCE CONSENT - RC NO. 1990403 B WARD FAIRLIE CRESCENT OPONONI..

YOUR REF: 4333

Receipt is acknowledged of the above mentioned Resource Consent application. Please refer to RC 1990403 (M.MCDONALD) in all future correspondence relating to this Resource Consent.

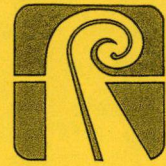
It is a requirement that Council Officers and anyone specifically authorised by Council are able to have access to the property during working hours for the purpose of inspection and appraisal of the site. If this requirement is not to your satisfaction please advise in writing within five days of the date of this letter.

As required under the Resource Management Act 1991, Council will endeavour to issue a decision on the application within twenty (20) working days, providing that all necessary information is submitted with the application and does not need to be publicly notified, pursuant to Section 93 of the Resource Management Act 1991.

Yours faithfully

ENVIRONMENTAL SERVICES ADMINISTRATOR

FAR NORTH DISTRICT COUNCIL



Our reference RC 1990403

All replies should be addressed to the District Secretary

18 November 1998

N Z Historic Places Trust
P O Box 105-291
C M Centre
AUCKLAND 1

Dear Sir/Madam,

RE: RC 1990403 - SUBDIVISION APPLICATION BY B WARD FAIRLIE CRESCENT
OPONONI.

Your agency may have an interest in the attached application.

Could you please advise us of any requirements or comments you may have within 10 working days. If no reply is received within this period it will be assumed that the Historic Places Trust has no interest in this application.

Thank you for your assistance.

Yours faithfully,

ENVIRONMENTAL SERVICES ADMINISTRATOR

FAR NORTH DISTRICT COUNCIL



Our reference RC 1990403

All replies should be addressed to the District Secretary

18 November 1998

District Telecom Centre
P O Box 442
WHANGAREI

Dear Sir,

RE: RESOURCE CONSENT - 1990403 B WARD FAIRLIE CRESCENT OPONONI.

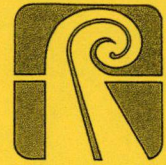
Attached please find a letter and plan in respect of the above for your comments.

Your comments would be appreciated within ten (10) days of this letter.

Yours faithfully,

ENVIRONMENTAL SERVICES ADMINISTRATOR

FAR NORTH DISTRICT COUNCIL



Our reference RC 1990403

All replies should be addressed to the District Secretary

18 November 1998

The General Manager
Top Energy
P O Box 243
KAIKOHE

Dear Sir,

RE: RESOURCE CONSENT - 1990403 B WARD FAIRLIE CRESCENT OPONONI.

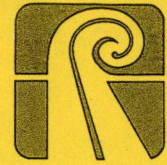
Attached please find a letter and plan in respect of the above for your comments.

Your comments would be appreciated within ten (10) days of the receipt of this letter.

Yours faithfully

ENVIRONMENTAL SERVICES ADMINISTRATOR

FAR NORTH DISTRICT COUNCIL



Our reference RC 1990403

All replies should be addressed to the District Secretary

18 November 1998

The Manager
Planning and Policy
Northland Regional Council
Private Bag 9021
WHANGAREI

Dear Sir

RE: RESOURCE CONSENT - 1990403 B WARD FAIRLIE CRESCENT OPONONI.

Please find attached, a letter and plan in respect of the above for your comments.

Your comment would be appreciated within ten (10) working days of this letter.

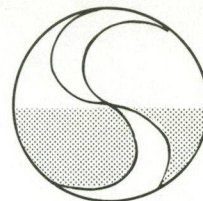
Yours faithfully

ENVIRONMENTAL SERVICES ADMINISTRATOR

SIMPSON SHAW SURVEYORS

PO Box 149
Kaikohe

Telephone (90) 401 0507
Fax (09) 401 0577



Partners:
Alan Wilkinson, M.N.Z.I.S.
Trevor Shaw, M.N.Z.I.S.

Our Ref. 4333

5 November 1998

Resource Planners
Far North District Council
Private Bag 752
KAIKOHE

R/C 1990403
\$ 400.00

Dear Sir/Madam

**RE: RESOURCE CONSENT APPLICATION
B WARD**

Please find attached Resource Consent Application and cheque for \$400.00, being your fee for lodgement of such. Please process this application and advise us of your decision in due course.

Please show our reference number, shown at the top of this letter, on any correspondence to us regarding this application.

Thank you.

Yours faithfully
SIMPSON SHAW SURVEYORS

ADRIENNE WILKINSON

24/4333#2

REGISTERED SURVEYORS - RESOURCE MANAGERS - LAND DEVELOPMENT CONSULTANTS

KAITIA
112 Commerce Street
Ph (09) 408 3038

KAIKOHE
Raihara Street
Ph (09) 401 0507
Fax (09) 401 0577

KERIKERI
Shepherd Road
Ph (09) 407 6434
Fax (09) 407 6435

WHANGAREI
154 Bank Street
Ph (09) 438 7170
Fax (09) 438 8680

Email: ahw@simpsonshaw.co.nz

RESOURCE MANAGEMENT ACT 1991

RESOURCE CONSENT APPLICATION SUBDIVISION

OUR REF: 4333

APPLICANT: B WARD

REPORT BY: A H Wilkinson MNZIS, Consulting Surveyor

PROPOSAL: Subdivision of Lot 3 and Pt Lot 5 DP 58961
into 55 allotments

LOCATION: Fairlie Road, Opononi

LEGAL DESCRIPTION: Lot 3 DP 58961 CT 16D/1081 &
Lot 1 DP 190515 CT 118B/657

SITE AREA: 4.15ha

ZONING: Transitional Plan Hokianga Component: Residential 1

OPERATIVE ACTIVITY STATUS: Controlled

618-052-00

CONTENTS

Application Form

Application Report

Plan of Proposal

Hokianga District Scheme Map

Terraview Map

Soils Maps x 2

Photographs x 3

Certificates of Title

APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88
OF THE RESOURCE MANAGEMENT ACT 1991

APPLICATION FOR SUBDIVISION CONSENT

TO: Far North District Council

I, ~~B Ward~~ *Opononi Harbour View Estate*
of, P O Box 8, Waimamaku, South Hokianga 0451

apply for a Resource Consent for the activity described below:

1. The names and addresses of the owner and occupier (other than the applicant) of any land to which the application relates are as follows:

As Above.

2. The location to which this application relates is:

Fairlie Road, Opononi

3. A description of the activity to which the application relates is:

Subdivision.

4. The following additional resource consents are required in relation to this proposal and have or have not been applied for:

Not applicable.

5. Yes I attach an assessment of any effects that the proposed activity may have on the environment in accordance with the Fourth Schedule to the Act.
6. Yes I attach other information required to be included in the application by the District Plan or regulation.
7. Yes I attach information in accordance with Section 219 of the Act sufficient to adequately define:
- a. The position of all new boundaries.
 - b. The areas of all new allotments.
 - c. The location and areas of new reserves to be created, including any esplanade reserves to be set aside on a survey plan under Section 230 of the Act.
 - e. The location and areas of land to be set aside as new road.

The above information is true and complete and to the best of my knowledge. I understand that Council is relying on this information in making its decision on the Resource Consent.

Dated

Signature of Applicant
or person authorised to
sign on behalf:

Please print name:

Address for Service:
Telephone Numbers:

13/11/98
[Signature]
A H Wilkinson

Simpson Shaw Surveyors, 1 Raihara St, P O Box 149, KAIKOHE.
(09) 401-0507 Fax: (09) 401 0577

APPLICATION REPORT

1. INTRODUCTION

It is proposed to subdivide Lot 3 DP 58961 and Lot 1 DP 190515 into 55 allotments comprising of 50 residential allotments, one recreation reserve, one area of road to vest, and three access lots.

In conjunction with the creation of the above, it is intended to close a portion of the legal road at the east of the properties.

It is also intended to form approximately 100 metres of Fairlie Road adjoining State Highway 12, presently unformed.

All proposed residential allotments are to be fully serviced and accessed via a formed and scaled road, as yet unnamed.

2. SITE DESCRIPTION

The site would best be described as elevated, gently rolling pasture land, north facing, overlooking the Hokianga Harbour.

3. DISTRICT PLAN

The land is zoned Residential 1 in the Hokianga Component of the Transitional District Plan. See 10.01.00 page 83.

10.04.01 Identifies limitations that may apply to lands being developed within this zone. The land subject to this application is able to connect to the reticulated sewerage system, has no history of instability, and is not identified for future coastal reserve. Accordingly no limitations apply to this application.

10.01.08 Identifies the subdivision standards applying to this zone.

All proposed allotments meet the required minimum lot size of 600m². The application does not appear to be at odds with objectives and policies listed under 3.2.00 and 3.3.00 of the plan.

4. RESOURCE MANAGEMENT ACT 1991

Section 406 of the Act outlines grounds for refusing an application for subdivision consent.

1. The land subject to the application is suitable for the proposed purpose and has been zoned accordingly.
2. The proposal is deemed to be in the public interest as freehold allotments are a scarcity and much sought after in this area. The development will also provide work and income for builders, plumbers, electricians and other trades people associated with building development.
3. Adequate provision is to be made for stormwater drainage and disposal of sewerage by means of engineering plans approved by Council's Engineering Officer.
4. Water and electricity are to be supplied to each site.

5. CONCLUSION

We conclude that there being no grounds for refusing consent, Council must issue a consent to this application in accordance with Section 105(1)(a). Further, and in accordance with Section 105(3), when granting such consent the matters described in Section 104 shall be relevant only in determining the conditions, if any, to be included in the consent.

6. PROPOSED CONDITIONS OF CONSENT

1. That before the survey plan is signed, subject to Section 223 of the Resource Management Act, the following requirements are to be completed to the satisfaction of Council.
 - (a) All easements deemed necessary to be created by memorandum should be shown as such on the plan face. Any other easement may be shown as proposed.
 - (b) Letters from electricity and telecommunications providers confirming availability of supply to the proposed allotments are to be presented to Council's Engineering Officer.
 - (c) Engineering plans prepared in accordance with Council's Engineering Standards and Guidelines are to be submitted and approved by Council's Engineer.
2. Prior to a certificate being issued subject to Section 224(c) of the Resource Management Act, the following requirements are to be completed to the satisfaction of Council.
 - (a) Pay to Council a reserve contribution to be assessed by a registered valuer, the value of the proposed Lot 51 being deducted from the total amount due to Council.
 - (b) Carry out and complete all works on the approved engineering plans to the satisfaction of Council's Engineering Officer.
 - (c) Public utility services are to be installed to each allotment to the satisfaction of Council's Engineering Officer.

References
Prior C/T. 4B/646

28 OCT 1998

4333
Land and Deeds 69

Transfer No. A.390394
N/C. Order No.



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 20th day of May one thousand nine hundred and Sixty-nine under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that THE CHAIRMAN COUNCILLORS AND INHABITANTS OF THE COUNTY OF HOKIANGA

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 5 Acres 1 rood 3.2. perches more or less being Lot 3 on Deposited Plan 58961 and being part of Taumatawiwi Block.



Victor
District Land Registrar.

C.294935.2 Declaration of Loss -
15.8.1991 at 2.48

C.294935.2 Transmission to the Far North District Council - 15.8.1991 at 2.48
o/c

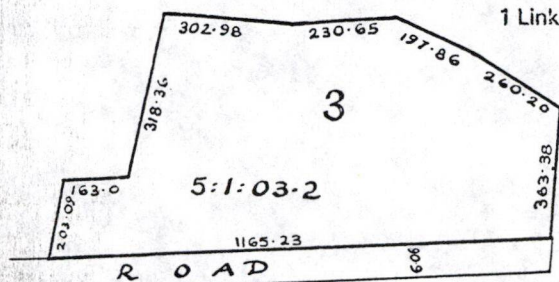
A.L.R

A.L.R

D201760.1 Transfer to Far North Properties Limited
6.10.1997 at 2.26

METRIC AREA IS 2.1326 ha

VII Hokianga S.D



Conversion Factors: D280497.2 Transfer to Barbara Jean Ward as to a 1/3 share and Ivan Walter Harnett as to a 1/3 share and Wayne Gregory Harnett, Dina Lisa Harnett and Gary Dwaine Milne (jointly) as to a 1/3 share
1 Acre = 4046m²
1 Perch = 25.29m²
1 Link = .2012 metres
11.6.1998 at 1.34

S. Mullak
for DLR

Scale: 1 inch = 4 Chains
DLS: *[Signature]*

Reference:

Prior CT: 16D/1083

Document No.: D280497.1



LT69

REGISTER

118B/657

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 11th day of June One Thousand Nine Hundred and Ninety Eight under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that **FAR NORTH PROPERTIES LIMITED**

is seised of an estate in **fee simple** (subject to such reservations, restrictions, encumbrances and interests as are notified by memorial endorsed hereon) in the land hereinafter described, delineated on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 2.0208 hectares, more or less being **LOT 1 DEPOSITED PLAN 190515**



D280497.2 Transfer to Barbara Jean Ward as to a 1/3 share
and Ivan Walter Harnett as to a 1/3 share and Wayne
Gregory Harnett, Dina Lisa Harnett and Gary Dwaine
Milne (jointly) as to a 1/3 share - 11.6.1998 at 1.34

For DLR

118B/657

APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88
OF THE RESOURCE MANAGEMENT ACT 1991

APPLICATION FOR SUBDIVISION CONSENT

TO: Far North District Council

I, B Ward
of, P O Box 8, Waimamaku, South Hokianga 0451

apply for a Resource Consent for the activity described below:

1. The names and addresses of the owner and occupier (other than the applicant) of any land to which the application relates are as follows:

As Above.

2. The location to which this application relates is:

Fairlie Road, Opononi

3. A description of the activity to which the application relates is:

Subdivision.

4. The following additional resource consents are required in relation to this proposal and have or have not been applied for:

Not applicable.

5. Yes I attach an assessment of any effects that the proposed activity may have on the environment in accordance with the Fourth Schedule to the Act.
6. Yes - I attach other information required to be included in the application by the District Plan or regulation.
7. Yes I attach information in accordance with Section 219 of the Act sufficient to adequately define:

- a. The position of all new boundaries.
- b. The areas of all new allotments.
- c. The location and areas of new reserves to be created, including any esplanade reserves to be set aside on a survey plan under Section 230 of the Act.
- e. The location and areas of land to be set aside as new road.

The above information is true and complete and to the best of my knowledge. I understand that Council is relying on this information in making its decision on the Resource Consent.

Dated

Signature of Applicant
or person authorised to
sign on behalf:

Please print name:

Address for Service:
Telephone Numbers:

Simpson Shaw Surveyors, 1 Raihara St, P O Box 149, KAIKOHE.
(09) 401-0507 Fax: (09) 401 0577

APPLICATION REPORT

1. INTRODUCTION

It is proposed to subdivide Lot 3 DP 58961 and Lot 1 DP 190515 into 55 allotments comprising of 50 residential allotments, one recreation reserve, one area of road to vest, and three access lots.

In conjunction with the creation of the above, it is intended to close a portion of the legal road at the east of the properties.

It is also intended to form approximately 100 metres of Fairlie Road adjoining State Highway 12, presently unformed.

All proposed residential allotments are to be fully serviced and accessed via a formed and scaled road, as yet unnamed.

2. SITE DESCRIPTION

The site would best be described as elevated, gently rolling pasture land, north facing, overlooking the Hokianga Harbour.

3. DISTRICT PLAN

The land is zoned Residential 1 in the Hokianga Component of the Transitional District Plan. See 10.01.00 page 83.

10.04.01 Identifies limitations that may apply to lands being developed within this zone. The land subject to this application is able to connect to the reticulated sewerage system, has no history of instability, and is not identified for future coastal reserve. Accordingly no limitations apply to this application.

10.01.08 Identifies the subdivision standards applying to this zone.

All proposed allotments meet the required minimum lot size of 600m². The application does not appear to be at odds with objectives and policies listed under 3.2.00 and 3.3.00 of the plan.

4. RESOURCE MANAGEMENT ACT 1991

Section 406 of the Act outlines grounds for refusing an application for subdivision consent.

1. The land subject to the application is suitable for the proposed purpose and has been zoned accordingly.
2. The proposal is deemed to be in the public interest as freehold allotments are a scarcity and much sought after in this area. The development will also provide work and income for builders, plumbers, electricians and other trades people associated with building development.
3. Adequate provision is to be made for stormwater drainage and disposal of sewerage by means of engineering plans approved by Council's Engineering Officer.
4. Water and electricity are to be supplied to each site.

5. CONCLUSION

We conclude that there being no grounds for refusing consent, Council must issue a consent to this application in accordance with Section 105(1)(a). Further, and in accordance with Section 105(3), when granting such consent the matters described in Section 104 shall be relevant only in determining the conditions, if any, to be included in the consent.

6. PROPOSED CONDITIONS OF CONSENT

1. That before the survey plan is signed, subject to Section 223 of the Resource Management Act, the following requirements are to be completed to the satisfaction of Council.
 - (a) All easements deemed necessary to be created by memorandum should be shown as such on the plan face. Any other easement may be shown as proposed.
 - (b) Letters from electricity and telecommunications providers confirming availability of supply to the proposed allotments are to be presented to Council's Engineering Officer.
 - (c) Engineering plans prepared in accordance with Council's Engineering Standards and Guidelines are to be submitted and approved by Council's Engineer.
2. Prior to a certificate being issued subject to Section 224(c) of the Resource Management Act, the following requirements are to be completed to the satisfaction of Council.
 - (a) Pay to Council a reserve contribution to be assessed by a registered valuer, the value of the proposed Lot 51 being deducted from the total amount due to Council.
 - (b) Carry out and complete all works on the approved engineering plans to the satisfaction of Council's Engineering Officer.
 - (c) Public utility services are to be installed to each allotment to the satisfaction of Council's Engineering Officer.

**DETERMINATIONS PURSUANT TO SECTION 94 OF
THE RESOURCE MANAGEMENT ACT 1991**

Applicant:

WARD B

RC

1990403

Activity: TDP

Controlled



Discretionary



Non-Complying



PDP

Controlled



Discretionary or



Non-Complying



Restricted Discretionary

A. WRITTEN APPROVAL REQUIRED.Obtained

Name:	How Affected:	Yes	No
<u>As a controlled</u>	<u>activity subdivision no written</u>		
<u>approvals are</u>	<u>required.</u>		

Recommendation: "THAT pursuant to Section 94 Council considers that the above persons may be adversely affected by the granting of this resource consent.

Resource Planner

ESM/RCM

M. M. M.

Date:

13/4/99

Date:

21/4/99**B. NON - NOTIFICATION**

Reasons for Non-Notification:

Controlled activity subdivisions do not require
notification under the Act.

Recommendation: "THAT pursuant to Section 94 Council determines, for the reasons outlined above that this application need not be notified.

Resource Planner

ESM/RCM

M. M. M.

Date:

13/4/99

Date:

21/4/99**C. NOTIFICATION**

Reasons for Notification:

Recommendation: "THAT pursuant to Section 94 Council determines, for the reasons outlined above that this application be notified.

Resource Planner

ESM/RCM

Date:

Date:

APPLICATION FOR SUBDIVISION CONSENT

G

Applicant

~~WARD B~~

OPONONI
HARBORVIEW
ESTATE

Application No.

RC 1990403
1990403

Date Received

13-11-98

Acknowledged/More Information Requested

Type of Application

Zoning of Land

Legal Description

LOT 3 DP 190515
LOT 1 DP 190515

Property Address and Location

FAIRLIE CRESCENT
OPONONI/OMAPERE

Valuation Reference No.

618-052-00

Cross References

Subdivision Consent ... S.220

Survey Plan Approval ... S.223

Deposited Plan No.

Certification ... S.224 (c)

Other Certificates ... S.221/222

Other Consents

Development Contributions

Application Fees

\$400-00

Receipt/Invoice Number

486853

PLANNING COST SHEET

RC

1990403

Date	Initial	Description	Time	Rate	Cost
13-11-98	JM	Set-up File	30	45	22.50
16-11-98	PJK	Check - allocate	10	85	16.16
20/11	mtm	meeting with applicant	30mins	70	\$35
20/11	mtm	Initial Assessment	30mins	70	\$35
27/11	SPS	Comments	30 min	70	\$35
7/12	mtm	discussions with A. Wilkinson	15 mins	70	17.50
11/12	mtm	discussions with N. Ross	15 mins	70	17.50
16/12	mtm	S.R. visit	2 hrs	70	140
21/12	mtm	Discussions with N. Ross & Momo	30 mins	70	\$35
5/1/99	mtm	Review letter from NRC - letter to applicant	30mins	70	435
12/1	mtm	Telephone conversation with applicant	15mins		\$17.50
16/2		discussions with PJK	15		\$17.50
9/3	Travel N/C*	discussions with N. Ross & S. Hodge	15		17.50
16/3	mtm	" " " "	15		17.50
	Typing	Period	Time	Rate	Cost
12/4	mtm	typ	2 1/2 hrs	70	\$175
13/4	mtm	Amendments	30	70	\$35
	Hearing	Time Taken	Time	Rate	Cost
16.02	KS	Side Visit + Ass. Report	5 hrs	85	425.00
14/64	PJK	check + correct sign off	15 min	85	2.125

DISBURSEMENTS:

Paper/Copies	Sets/Agendas	Total Sheets	Cost/Sheet	Cost
Sign/File	Number	Miscellaneous	Cost/Cover	Cost
Advertising	Total	Shared by	Miscs	Cost
Mail/Letters	Cost/Letter	Number	Miscs	Cost
Vehicle	Date	Km/Share	Cost/Km	Cost
	16/12	40 50		\$20 25
	16/02	50		25.
Other				
Vehicle N/C*				=====
				=====

Sub-Total

\$1287.91

GST

\$100.41

Less Deposit

600

TOTAL

887.91 \$200.41

*Applicant is only to be charged travel time and mileage from nearest service centre.

