



RCINF

PLANNING COST SHEET

RC...0001039

RE - APPROVAL

ate	Initial	Description	Time	Rate	Cost
3.6.00	WJR	Set up file	1HR	\$45.00	45.00
2.06.00	PJK	Check/allocate	.25	88.00	22.00
	Admin	Photocopying 4x20 = 80 x .20			16.00
	WES	Assess	.75	80	60.00
		Sec 92			
	WES		.50	80	40.00
		Site Visit			
		Mileage			
		Process/Decision	1hr	80	80.00
		Hearings fee if applicable			
		Report	45m	80	60.00
		Engineers Report	2.5hr	88	220.00
		Engineers Mileage	46	.50	23.00
7/09/00	PJK	Check	.25	88	22.00
11/9	Admin	Mail out Invoice			18.00
				Sub Total	606.00
				Less Deposit	400.00
				TOTAL	\$206.00

**ST APPROVAL
BDIVISIONS**

Date	Initial	Description	Time	Rate	Cost
		s223 Approval of Survey Plan			
		Engineers			
		S224c			
		Check & sign			
	Admin	COPY & Post			

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

Applicant: Phillips NA.

RC 2001035

Activity:	TDP	Controlled	<input type="checkbox"/>	Discretionary	<input checked="" type="checkbox"/>	Non-Complying	<input type="checkbox"/>
	PDP	Controlled	<input type="checkbox"/>	Discretionary or Restricted Discretionary	<input type="checkbox"/>	Non-Complying	<input checked="" type="checkbox"/>

A. WRITTEN APPROVAL REQUIRED. Obtained

Name:	How Affected:	Yes	No

Decision: no
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 [Signature] Date: 14-07-00
SM/RCM [Signature] Date: 26/07/00

B. NON - NOTIFICATION

Reasons for Non-Notification:
effects are minor
existing development
no persons deemed to be affected.

Decision:
Recommendation: "THAT pursuant to Section 94 Council determines, for the reasons outlined above that this application need not be notified.
Resource Planner [Signature] Date: 14-07-00
SM/RCM [Signature] Date: 26/07/00

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 _____ Date: _____



FAR NORTH DISTRICT COUNCIL

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

RC 2001035
Your ref: 35363

7 June 2002

Law North Partners
Barristers & Solicitors
Private Bag
KERIKERI 0470

DX AA21001

Attention : Tony Ray

Dear Sir,

RE: NA Phillips RC 2001035- Bond Discharge

We return herewith Bond Discharge document duly signed by the Chief Executive. Council's invoice of \$8,000 for the sewerage contribution payable under that document is also enclosed. Kindly arrange for the payment of same by Hensketh Henry as indicated in their letter of 4th June.

Yours faithfully

S R Moore
Planning Support Officer

MESSAGE CONFIRMATION

07/06/2002 11:33

ID=64 9 4052863

DATE	S,R-TIME	DISTANT STATION ID	MODE	PAGES	RESULT
07/06	00'31"	64 9 3094494	CALLING	02	OK 0000

07/06/2002 11:32 64 9 4052863 → 1093094494

NO.118 001

ENVIRONMENTAL SERVICES

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

FACSIMILE MESSAGE

TO	: Mike Toepfer
COMPANY	: Hesketh Henry
FAX NO	: 09-3094494
FROM	: Sheryl Moore
DATE	: 7/7/02
SUBJECT	: Bond Discharge/Phillips
NO. OF PAGES (Include this page)	: 2

MESSAGE:



FAR NORTH DISTRICT COUNCIL

Private Bag 752, Memorial Ave, KAIKOHE

Freephone: 0800 920 029, Ph: (09) 405 2750, Fax: (09) 401 2137

TAX INVOICE

GST Regn NO: 52-004-926

NEIL ARTHUR PHILLIPS
P O BOX 116
OPONONI

0451

CUSTOMER NO : 125091
LEDGER : SUND
DOCUMENT NO : 105366
DOCUMENT DATE : 06/06/2002
CUST REF :
DUE DATE : 20/07/2002

NEIL ARTHUR PHILLIPS

NEIL ARTHUR PHILLIPS

C- HESKETH HENRY LAWYERS & NOTARIES

SEWERAGE CONTRIBUTION TO THE Opononi/OMAPERU SEWERAGE SCHEME

RESOURCE CONSENT: 2001035

8000.00

THIS DOCUMENT INCLUDES GST OF: 888.89

AMOUNT DUE: 8000.00

You may make your payment by the following methods:

- 1.. By Automatic Payment (Please contact the Council Offices to use this option)
- 2.. By Direct Debit (Please contact the Council Offices to use this option)
- 3.. By Post to Private Bag 752 Kaikohe.
- 4.. In Person at any of our Council Offices (EFTPOS facilities are available).



FAR NORTH DISTRICT COUNCIL

Please detach and return this
portion with your payment

NEIL ARTHUR PHILLIPS
P O BOX 116
OPONONI

0451

CUSTOMER NO : 125091
LEDGER : SUND
DOCUMENT NO : 105366
DOCUMENT DATE : 06/06/2002
AMOUNT DUE : 8000.00

Far North District Council Offices can be contacted on 0800 920 029 and are located at the following places:

District Office	Rawene Service Centre	Kaitaia Service	Kaero Service Centre	Kerikeri Service Centre	Kawakawa Service
Memorial Avenue	Parnell Street	Centre	Leigh Street	Hobson Avenue	Centre
Private Bag 752	Rawene	Redan Road	Kaero	Kerikeri	Main Road
Kaikohe		Kaitaia			Kawakawa

ENVIRONMENTAL SERVICES

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

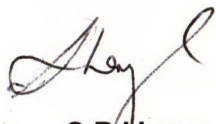
FACSIMILE MESSAGE

TO	: Mike Toepher
COMPANY	: Hesketh Henry
FAX NO	: 09-3094494
FROM	: Sheryl Moore
DATE	: 7/7/02
SUBJECT	: Bond Discharge/Phillips
NO. OF PAGES	: 2
(Include this page)	

MESSAGE:

Forwarding copy of signed Bond Discharge form for your reference. Original will be sent in the DX tonight by myself to Tony Ray of Law North Kerikeri.

Regards



S R Moore
Planning Support Officer

RELEASE OF REGISTERED BOND

TO: The District Land Registrar
North Auckland
Auckland

I certify that the bond referred to below has been satisfied. You are hereby required to make an entry in the register and (where necessary) on the outstanding instrument of title, noting that the land referred to below is released wholly accordingly.

DESCRIPTION OF LAND TO BE RELEASED AND REFERENCE TO BOND

Name of Owners: NEIL ARTHUR PHILLIPS

Description of Land

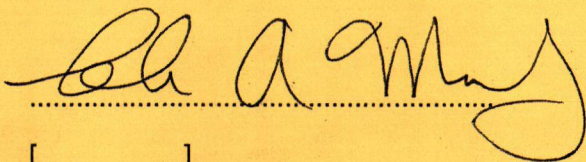
to be Released: All those properties comprised and described in certificates of title 136/133, 136/134, 136/135 and 36C/136 (all North Auckland Registry)

Description of Bond: Dated 13 June 2001, registered in the Land Transfer Office at Auckland under D.693819.6

DATED

7 JUNE

2002



[]

CHIEF EXECUTIVE

THE FAR NORTH DISTRICT COUNCIL

(An Authorised Officer)

Bay of Islands NZ

The Meridian
93 Kerikeri Rd
Private Bag
Kerikeri
New Zealand

DX AA 21001

Phone 09 407 7099

Fax 09 407 7095

Email: LawNorth@clear.net.nz

5 June, 2002

The Resource Consents Manager
Far North District Council
Private Bag 752
KAIKOHE

Attention: Sheryl Moore

RE: N A PHILLIPS RC 2001035 BOND

Herewith letter dated the 4th June 2002 from Hesketh Henry and release of bond. Could you please arrange to have the release signed on behalf of the Council by the Chief Executive as soon as possible and return to us urgently. Would you please also let us have an invoice for the amount repayable under the bond addressed to NA Phillips, C/- Hesketh Henry. We will forward that and request a cheque in payment made payable to the Council and will separately invoice the solicitors for our own costs. If you have any queries please contact the writer.

Yours faithfully

LAW NORTH PARTNERS



M A RAY
PARTNER

TH:MN:35363

Encl.



REAL

Real Estate Agents & Lawyers
Working together



An association of
independent legal practices

Trust Account -
Westpac Trust
030 334 0076822-00

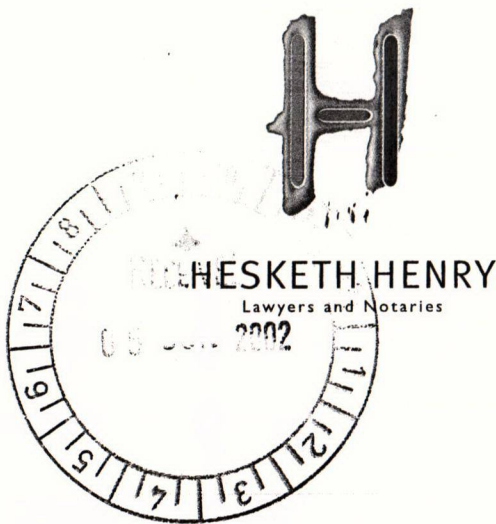
Law North Offices also at Kaikohe

Our Ref: Mr M M Toepfer

Law North Partners
DX AA21001
Kerikeri

Attention: Tony Ray

Tuesday, 4 June 2002



HESKETH HENRY
41 Shortland Street
Private Bag 92093
Auckland 1030
New Zealand
DX CP 24017

Telephone
09 375 8700
Facsimile
09 309 4494
Email
lawyers@heskethhenry.co.nz
Net site
www.heskethhenry.co.nz

N A PHILLIPS - THE FAR NORTH DISTRICT COUNCIL

As discussed today, please find **enclosed** the discharge of bond for signing by the Council and return. We undertake not to release or deal with the document until we have paid the amount required by you. Please forward an invoice showing the amount required to be repaid.

Settlement of the sale of one of the properties is overdue so your urgent attention to this matter would be appreciated. Please advise when the signed document will be available – please send a copy of the signed document once it has been signed.

HESKETH HENRY

M M Toepfer
Partner

Direct Dial - 09 375 8724
Direct Fax - 09 375 8772
Email – mike.toepfer@heskethhenry.co.nz

MESSAGE CONFIRMATION

31/05/2002 14:36

ID=64 9 4052863

DATE	S,R-TIME	DISTANT STATION ID	MODE	PAGES	RESULT
31/05	01'48"	64 09 4077095	CALLING	06	OK 0000

31/05/2002 14:34 64 9 4052863 → 1094077095

NO.084 001

ENVIRONMENTAL SERVICES

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

FACSIMILE MESSAGE

TO	: Tony Ray
COMPANY	: Law North
FAX NO	: 09-4077095
FROM	: Sheryl Moore/Pat Killalea
DATE	: 31/5/02
SUBJECT	: NA Phillips - RC 2001035
NO. OF PAGES (Include this page)	: 5/6

MESSAGE:

ENVIRONMENTAL SERVICES

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

FACSIMILE MESSAGE

TO	: Tony Ray
COMPANY	: Law North
FAX NO	: 09-4077095
FROM	: Sheryl Moore/Pat Killalea
DATE	: 31/5/02
SUBJECT	: NA Phillips – RC 2001035
NO. OF PAGES (Include this page)	: 5 <i>6</i>

MESSAGE:

Hi Tony,

Further to our phone conversation I attach a copy of the Bond for Phillips together with the letter received from Hesketh Henry . I tried to contact Mike Toepfer today But he is out until Tuesday. I spoke with a Monica Rodgers and it was agreed it was unlikely they would be able to settle today.
I advised her that the Bond amount was \$8,000 and costs associated with the release may be approx \$450.

Cheers

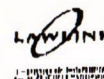

Sheryl



HESKETH HENRY
Lawyers and Notaries

HESKETH HENRY
41 Shomond Street
Private Bag 92003
Auckland 1030
New Zealand
DX CP24017

Telephone
0 9 375 8700
Facsimile
0 9 308 4404
Email
lawyers@heskethhenry.co.nz
Net site
www.heskethhenry.co.nz



Facsimile Transmission

ATTENTION Far North District Council

OF _____

FACSIMILE NO. (09)405-0297

DATE Thursday, 30 May 2002

FROM Mike Toepfer
NEIL ARTHUR PHILLIPS - SUBDIVISION AT
TAUMATAWIWI STREET, OPONONI - LOT 2 DP.P.
SUBJECT 208151

IF YOU DO NOT RECEIVE 1 PAGES (INCLUDING THIS ONE) PLEASE CONTACT US IMMEDIATELY. TELEPHONE 0064 9 375 8700

We act for Primosso Holdings Limited and Capital Acceptance Limited, who hold a mortgage over the above property. Our client is selling the above property by way of mortgagee sale.

We note that Bond No. D693819.6 has been registered against the title to the property pursuant to Section 108(1)(b) Resource Management Act 1991. Please advise how long it would take to obtain a partial release of that Bond insofar as it affects this title, and what the Council's requirements would be if the Bond were to be released.

As settlement is due tomorrow, 31 May 2002, your urgent response would be appreciated.

HESKETH HENRY


M M Toepfer
Partner

URGENT

Direct Dial - 09 375 8724
Direct Fax - 09 375 8772
Email - mike.toepfer@heskethhenry.co.nz

CAUTION: This communication is confidential and subject to legal privilege. If you are not the intended recipient you must not peruse, use, disseminate, distribute or copy this communication. Please call Hesketh Henry on +64-9-375 8700 (collect) and return this message to us by mail. Please note that Hesketh Henry retains all copyright for this communication. You may not copy, amend, use or disclose any part of this communication, unless authorised by Hesketh Henry.

**FAR NORTH DISTRICT COUNCIL
ENVIRONMENTAL SERVICES**

Date Rcv'd 20.6.01.

Val' No. 618-123-00.

LT/DP No. 208151

File No. RC 2001035

Client:

NA Phillips

COMPLIANCE CERTIFICATES

I confirm that the above applicant has met the conditions imposed by Council on _____
(date), and approve the release of a Certificate, under Section 306 of the Local Government Act 1974 /
Section 224 of the Resource Management Act 1991.

CERTIFICATE FEE PAID:

(code): _____

125:00
\$ 125:00

Rct No.

Date

107164

22/6/01

OTHER CONTRIBUTIONS PAID:

(code): _____

\$ 6225

BOND PAID:

(code): to be registered

\$ 8,000

invoiced 11/1/02
copy of Bond paid from haw Nth 15/1/02

ADDITIONAL COSTS: -

(code): _____

(description): _____

\$ 117-40

107164

22/6/01.

PAID

\$ 206:00

2710

11.9.01

The attached

(Please circle correct certificate/s required).

224 a, b, c, (i), (ii), (iii),

221,

241,

243,

321.

Other certificate/s required: 222

can now be released.

State lot numbers that are reticulated to the Council's **WATER** scheme.....

4 Extra.

as built to file, WTF,
+ BC file
Property

State lot numbers that are reticulated to the Council's **SEWERAGE** scheme.....

Send copy of this form to **Property Database Officer** with Copy of Decision and s 223 Certificate

RESOURCE PLANNER:

L. Bissell

Date:

25/6/01 7/12/02

ENGINEER:

R.M. Shaw

Date:

11/01/02

details of bond not known

7/12/02

27/04/2001 15:19 M:\Environmental\forms\1certificate application water.DOC

Page 1 of 1

as built to hand

51378
51402

51396
51432

Terranet Reporter**Title Reporter**

It should be noted that the Title Reporter is not the Land Titles Index in terms of the Land Transfer Regulations. Should you require the Land Titles Index, this is available to users in the Titles Office of Land Information New Zealand.

Head Details:

LAND_DISTRICT	Doc Type	Title	Date Issued	Status	Metric Area
Auckland	CT	136C/132	28-03-2002	Live	0.0323(ha)

Legal Description:

Legal Description	Estate	Estate Share
LOT 1 DP 208151	FEE	1

Private Registered Owner:

Status	Forename1	Forename2	Surname
Historical	NEIL	ARTHUR	PHILLIPS
Current	TIMOTHY	ROBERT	GLASSON
Current	DORIS	JOYCE	PHILLIPS

Prior Title References:

Prior Reference
18A/132

[Order Legal Document](#)
[Download comma separated file \(no extra charge\).](#)
[Title Transaction Reporter](#)
[\\$1.50](#)
[HELP](#)

Prices exclude GST.

COPYRIGHT ©TERRALINK INTERNATIONAL LIMITED

Terranet Reporter**Title Reporter**

It should be noted that the Title Reporter is not the Land Titles Index in terms of the Land Transfer Regulations. Should you require the Land Titles Index, this is available to users in the Titles Office of Land Information New Zealand.

Head Details:

LAND_DISTRICT	Doc Type	Title	Date Issued	Status	Metric Area
Auckland	CT	136C/133	28-03-2002	Live	0.0451(ha)

Legal Description:

Legal Description	Estate	Estate Share
LOT 2 DP 208151	FEE	1

Private Registered Owner:

Status	Forename1	Forename2	Surname
Current	NEIL	ARTHUR	PHILLIPS

Prior Title References:

Prior Reference
18A/132

[Order Legal Document](#)[Download comma separated file \(no extra charge\).](#)[Title Transaction Reporter](#)[\\$1.50](#)[HELP](#)

Prices exclude GST.

COPYRIGHT ©TERRALINK INTERNATIONAL LIMITED

Terranet Reporter**Title Reporter**

It should be noted that the Title Reporter is not the Land Titles Index in terms of the Land Transfer Regulations. Should you require the Land Titles Index, this is available to users in the Titles Office of Land Information New Zealand.

Head Details:

LAND_DISTRICT	Doc Type	Title	Date Issued	Status	Metric Area
Auckland	CT	136C/134	28-03-2002	Live	0.0641 (ha)

Legal Description:

Legal Description	Estate	Estate Share
LOT 10 DP 208151	FEE	1/2
LOT 3 DP 208151	FEE	1

Private Registered Owner:

Status	Forename1	Forename2	Surname
Current	NEIL	ARTHUR	PHILLIPS

Prior Title References:

Prior Reference	Prior Doc Type
18A/132	CT

[Order Legal Document](#)
[Download comma separated file \(no extra charge\).](#)
[Title Transaction Reporter](#)
[\\$1.50](#)
[HELP](#)

Prices exclude GST.

COPYRIGHT ©TERRALINK INTERNATIONAL LIMITED

Terranet Reporter**Title Reporter**

It should be noted that the Title Reporter is not the Land Titles Index in terms of the Land Transfer Regulations. Should you require the Land Titles Index, this is available to users in the Titles Office of Land Information New Zealand.

Head Details:

LAND_DISTRICT	Doc Type	Title	Date Issued	Status	Metric Area
Auckland	CT	136C/135	28-03-2002	Live	0.0808(ha)

Legal Description:

Legal Description	Estate	Estate Share
LOT 4 DP 208151	FEE	1
LOT 9 DP 208151	FEE	1/4

Private Registered Owner:

Status	Forename1	Forename2	Surname
Current	NEIL	ARTHUR	PHILLIPS

Prior Title References:

Prior Reference	Prior Doc Type
18A/132	CT

[Order Legal Document](#)[Download comma separated file \(no extra charge\).](#)[Title Transaction Reporter](#)[\\$1.50](#)[HELP](#)

Prices exclude GST.

COPYRIGHT ©TERRALINK INTERNATIONAL LIMITED

Terranet Reporter**Title Reporter**

It should be noted that the Title Reporter is not the Land Titles Index in terms of the Land Transfer Regulations. Should you require the Land Titles Index, this is available to users in the Titles Office of Land Information New Zealand.

Head Details:

LAND_DISTRICT	Doc Type	Title	Date Issued	Status	Metric Area
Auckland	CT	136C/136	28-03-2002	Live	0.0802(ha)

Legal Description:

Legal Description	Estate	Estate Share
LOT 5 DP 208151	FEE	1
LOT 9 DP 208151	FEE	1/4

Private Registered Owner:

Status	Forename1	Forename2	Surname
Current	NEIL	ARTHUR	PHILLIPS

Prior Title References:

Prior Reference	Prior Doc Type
18A/132	CT

[Order Legal Document](#)
[Download comma separated file \(no extra charge\).](#)
[Title Transaction Reporter](#)
[\\$1.50](#)
[HELP](#)

Prices exclude GST.

COPYRIGHT ©TERRALINK INTERNATIONAL LIMITED

Terranet Reporter**Title Reporter**

It should be noted that the Title Reporter is not the Land Titles Index in terms of the Land Transfer Regulations. Should you require the Land Titles Index, this is available to users in the Titles Office of Land Information New Zealand.

Head Details:

LAND_DISTRICT	Doc Type	Title	Date Issued	Status	Metric Area
Auckland	CT	136C/137	28-03-2002	Live	0.0676(ha)

Legal Description:

Legal Description	Estate	Estate Share
LOT 10 DP 208151	FEE	1/2
LOT 6 DP 208151	FEE	1

Private Registered Owner:

Status	Forename1	Forename2	Surname
Current	NEIL	ARTHUR	PHILLIPS

Prior Title References:

Prior Reference	Prior Doc Type
18A/132	CT

[Order Legal Document](#)[Download comma separated file \(no extra charge\).](#)[Title Transaction Reporter](#)[\\$1.50](#)[HELP](#)

Prices exclude GST.

COPYRIGHT ©TERRALINK INTERNATIONAL LIMITED



FAR NORTH DISTRICT COUNCIL

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

RC 2001035

8 February 2002

Fraser Thomas Ltd
P O Box 154
PAIHIA 0252

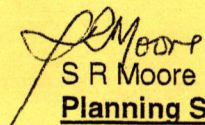
Attention: Richard Watson

Dear Sir,

RE: COMPLETION CERTIFICATE – NA PHILLIPS – Taumatawiwi Street Rawene

We return herewith Section 222,224 and 321 certificate duly executed by Council.

Yours faithfully


S R Moore
Planning Support Officer

- CONSULTING ENGINEERS
- RESOURCE MANAGERS
- ENVIRONMENTAL CONSULTANTS
- SURVEYORS & PLANNERS

February 1, 2002

11879

Far North District Council
Private Bag 752
KAIKOHE

Attention: Sheryl Moore, Planning Support Officer.

Dear Sheryl

RC 2001035 : N. A. PHILLIPS, OPONONI

Enclosed please find 4 A3 prints of as built plans for underground services for this subdivision.

One of the plans has been coloured up for clarity and a dxf file of the plan is also enclosed.

Regarding the bonding issue, we are endeavoring to resolve this with Mr Phillips' solicitors and hope to respond shortly.

ENVIRONMENTAL	
Received.	
0044 FEB 2002	
RECEIVED Ref	
ENV	2/001074

Yours faithfully
FRASER THOMAS LTD



R G WATSON
rgw:cd/01021.879

*disc
Sent to Barry Scott 8/2/02
WTF*

*+ copies to. Val file
B.C "*



FAR NORTH DISTRICT COUNCIL

Private Bag 1035 Memorial Ave, KAIKOHE
Freephone: 0800 920 029, Ph: (09) 405 2750, Fax: (09) 401 2137

14 January 2002

Fraser Thomas Ltd
P O Box 154
PAIHIA 0252

Attention: R G Watson

Dear Richard

RE: NA PHILLIPS – Taumatawhiwhi Opononi

Further to your request for Compliance Certificates for the abovementioned client, I advise that all the conditions of the Resource Consent have not yet been met.

- 4/2
- Council requires A 3 copies of As Built plans for all underground services
 - Payment of \$8,000 for sewerage contribution as per condition 3 (g) or Bond for same duly executed by Council. (refer to my letter of 14/1/02 to Law North, copy enclosed.)
- ✓

17/02 rec'd
copy held.
Please forward these to myself when to hand together with payment of \$225 so that we may proceed with your request.

Yours faithfully

S R Moore
Planning Support Officer

Srm/phillipshold
c.c.NA Phillips

7

LAW NORTH PARTNERS

Barristers & Solicitors

Facsimile (09) 407 7095 Telephone (09) 407 7099

Email - Lawnorth@clear.net.nz

Private Bag - DX AA21001 - Kerikeri

Trust Account - WestpacTrust, Kaikohe 030 334 0076822-00

TO FAX NO:	405 2863	DATE:	15 January, 2002
FIRM:		ATTENTION:	Sheryl Moore
		FROM:	Tony Ray
Planning Support Officer Far North District Council		NO. OF PAGES (INCL. THIS PAGE)	4

CAUTION: The information contained in this facsimile message is legally privileged and confidential. If the reader of this message is not the intended recipient you are hereby notified that any use, dissemination, distribution or reproduction of this message is prohibited. If you have received this message in error please notify us immediately and return the original message to us. Thank you.

RE; N A PHILLIPS

We refer to your letter dated 14th January 2002 in connection with the above. Faxed herewith is a copy of the bond, the originals of which are held by Mr Dominick of this office for registration. The bond has of course not yet been registered because it cannot be registered until such time as the title issue and of course that is dependent on Council releasing Section 224 Certificate. If you have any queries regarding the above please contact the writer.

Yours faithfully

LAW NORTH PARTNERS


M A RAY
PARTNER

TH:MN:33704

c.c. Simon Dominick

BY THIS BOND NEIL ARTHUR PHILLIPS of Opononi (with his successors and assigns called "the Owner") is bound to **THE FAR NORTH DISTRICT COUNCIL** a body corporate under the Local Government Act 1974 (called "the Council") in the sum of \$8,000.00.

WHEREAS

1. The Owner is the registered proprietor of an estate in fee simple in those pieces of land comprised in Certificates of Title 136C/133, 136C/134, 136C/135 and 136C/136 (North Auckland Registry) (called "the land");
2. The Owner has subdivided the land as shown on scheme plan No. RC200103 (called the "scheme plan")
3. The Council's approval of the scheme plan was conditional on (among other things) the Owner paying a sewerage scheme contribution of Eight Thousand Dollars (\$8,000.00) (called "the contribution") and the deposit of the survey plan is dependent on the Owner's payment of the contribution.
4. The Council has agreed to issue a completion certificate under Section 222 of the Resource Management Act 1991 in respect of the subdivision upon the Owner entering into this Bond;

NOW THE CONDITIONS of this Bond are such that:

1. **IF** the Owner pays the contribution within 12 months from the date of the completion certificate (so to be issued) or upon sale of any of the land whichever is sooner

THEN but not otherwise this Bond shall be void.

AND it is declared that:


1. The liability of the Owner under this Bond shall not be released or varied by any giving of time or other indulgence to the Owner;

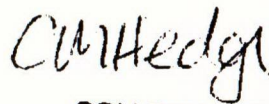
NA 

2. It is the intention of the parties that this Bond is deemed to run with the land and is to be registered as first charge against the respective Certificates of Title for the land.

DATED the 13th day of June 2001.

SIGNED by NEIL ARTHUR
PHILLIPS in the presence of:

) N A 



COLLEEN HEDGE
LEGAL EXECUTIVE
KERIKERI

BOND under Section 108(1)(b) of the
Resource Management Act 1991


Correct for the purposes of the
Land Transfer Act 1952

NEIL ARTHUR PHILLIPS

The Owner

**THE FAR NORTH DISTRICT
COUNCIL**

The Council


Solicitor for Council

Particulars entered in the Register
as shown in respect of the land
referred to herein

Assistant - Land Registrar
North Auckland

**LAW NORTH PARTNERS
SOLICITORS
KERIKERI**



FAR NORTH DISTRICT COUNCIL

Private Bag 752, Memorial Ave, KAIKOHE
RC 2001035
Freephone: 0800 920 029, Ph: (09) 405 2750, Fax: (09) 401 2137

14 January 2002

Law North Partners
Barristers & Solicitors
Private Bag
KERIKERI 0470

Attention: MA Ray

Dear Tony

RE: NA PHILLIPS – Taumatawhiwhi Opononi

We have received a request for Section 224 Certificate from Fraser Thomas for the abovementioned Resource Consent. However we are unable to issue same until all conditions of the decision have been complied with.

Condition 3 (g) requires for a sewerage scheme contribution payment of \$8,000.

I refer to your fax of 18th June (copy enclosed). Apart from this fax we do not hold any further information on the file.

Please supply a copy of the Bond and confirm that it has been registered against the titles.

Yours faithfully

S R Moore
Planning Support Officer

Srm/Phillips
c.c Fraser Thomas/Phillips

LAW NORTH PARTNERS

Barristers & Solicitors

Facsimile (09) 407 7095 Telephone (09) 407 7099

Email – Lawnorth@clear.net.nz

Private Bag - DX AA21001 - Kerikeri

Trust Account - WestpacTrust, Kaikohe 030 334 0076822-00

TO FAX NO:	401 2137	DATE:	18 June, 2001
FIRM:		ATTENTION:	
		FROM:	Tony Ray
The Resource Consents Manager Far North District Council		NO. OF PAGES (INCL. THIS PAGE)	1

CAUTION: The information contained in this facsimile message is legally privileged and confidential. If the reader of this message is not the intended recipient you are hereby notified that any use, dissemination, distribution or reproduction of this message is prohibited. If you have received this message in error please notify us immediately and return the original message to us. Thank you

**RE: SUBDIVISION NEIL ARTHUR PHILLIPS TAUMATAWHIWHI, OPONONI
COUNCIL REFERENCE RC2001035** *UES*

Mr Phillips has now executed the **bond** and it will be registered by Simon Dominick against the titles to the four units. Provided that you are satisfied all other conditions of consent have been complied with it would be in order to issue the Section 224(c) Certificate.

Yours faithfully
LAW NORTH PARTNERS

MARAY
**MARAY
PARTNER**
TH:MN:33704

c.c. The Legal Co-Ordinator
Far North District Council

? \$8,000 -

TAX INVOICE ONLY

PHILLIPS, NEIL ARTHUR
FRASER THOMAS
P O BOX 154
PAIHIA 0252

RMA A/C: 125091
INVOICE DATE: 11/01/2002
INVOICE NO: 10713
RFS NUMBER: RMA 2001035

RESOURCE MANAGEMENT APPLICATION CHARGES

Details: TO CREATE 10 NEW LOTS, EIGHT RESIDENTIAL WITH 2 ACCESS
LOTS PROVIDING ACCESS
Site Address: 42 & 56 TAUMATAWIWI STREET

Description	Amount
Bond-Application &/or Release	225.00

This invoice includes GST of: \$ 25.00

TOTAL \$ 225.00

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:

PHILLIPS, NEIL ARTHUR
FRASER THOMAS
P O BOX 154
PAIHIA 0252

RMA A/C: 125091
INVOICE DATE: 11/01/2002
INVOICE NO: 10713
RFS NUMBER: RMA 2001035
TOTAL: \$ 225.00



FAR NORTH DISTRICT COUNCIL

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

Ref: RC 2001035

5 November 2001

Mrs D Phillips
Postal Delivery Center
OPMAPERE 0452

Dear Mrs Phillips,

RE: PHILLIPS SUBDIVISION – TAUMATA WHIWHI STREET
OUTSTANDING WORK TO BE COMPLETED

Further to my recent site visit to discuss work to be completed for this subdivision

I advise the following:

I have reassessed the width requirements for the driveways where the concreted carriageway serves two lots (Right Of Way A and Lot 10) the 2.7m wide carriageway is acceptable as it meets the NZS404 standard for Urban subdivision. ✓

* Access Lot 9 requires widening as discussed, the entrance still requires extending 3m inside the boundary to provide a passing bay and the additional width required can be met by providing a concreted dish channel along the southern side of the access lot. This should be approximately 500mm wide to provide a total carriagewidth of 3.5m. The lower end is to be connected into the stormwater channel.

The stormwater collection and disposal system is to be completed, this requires the installation of cess pits at several locations to collect overland stormwater flow. This is especially critical beside Lot 45 DP61763 as the stormwater currently washes through this neighbouring property. ✓

With regard to the ^{existing} executed entrance to the property adjacent to the access lot 9 this should be filled or concreted to allow the property owner to gain access to their property. ✓

I trust this covers all of the issues discussed.

Yours faithfully

M. Shand
R M Shand

DEVELOPMENT ENGINEER

M:\Environmental\Letters2001\3RC2001035.doc

* concreted dish channel installed
but not 500 wide
no evidence of overflow into
or scouring off the adjacent
garden ∴ accepted as suitable

RMS 20/01/02



FAR NORTH DISTRICT COUNCIL

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

9 July 2001

Fraser Thomas Ltd
P O Box 154
PAIHIA 0252

Richard Jones, 11:05 9/10/02
ready for re-inspection asap

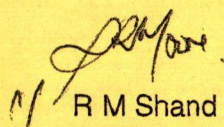
Dear Sir,

**RE: Phillips Subdivision: Taumatawiwi St
Completion Certificate Request**

Further to your request for Compliance Certificates for the abovementioned client, I advise that I have inspected the work and found that all the conditions of the Resource Consent have not yet been met. Conditions 3 (a), 3(b), 3(d) 3 (e) and 3 (h) have not been complied with. (Copy enclosed.)

Please advise Sheryl Moore or myself on extension 753 when the concreted entrances and carriageways comply with the width specified and the stormwater drainage work has been completed.

Yours faithfully



R M Shand
DEVELOPMENT ENGINEER

cc. N A Phillips
P O Box 116
Opononi

By Suspended

To Manu

MESSAGE CONFIRMATION

24/10/2001 11:57

ID=64 9 4052863

DATE	S,R-TIME	DISTANT STATION ID	MODE	PAGES	RESULT
24/10	00'28"	FNDC	CALLING	02	OK 0000

24/10/2001 11:56 64 9 4052863 → 14012791

NO.141 001



FAR NORTH DISTRICT COUNCIL

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

9 July 2001

Fraser Thomas Ltd
P O Box 154
PAIHIA 0252

Dear Sir,

**RE: Phillips Subdivision: Taumatawiwi St
Completion Certificate Request**

Further to your request for Compliance Certificates for the abovementioned client, I advise that I have inspected the work and found that all the conditions of the Resource Consent have not yet been met. Conditions 3 (a), 3(b), 3(d) 3 (e) and 3 (h) have not been complied with. (Copy enclosed.)

Please advise Sheryl Moore or myself on extension 753 when the completed

Andrew Prangley

From: zas@fndc.govt.nz
Sent: Friday, 3 August 2001 12:42
To: andrew.prangley@fndc.govt.nz
Subject: ENQUIRY # RFS 114065

FAR NORTH DISTRICT COUNCIL
Ph: (09)405-2775 Fax: (09)401-2137

Handling Officer: AMP ANDREW MERVYN PRANGLEY External Handling
Officer:

Service: ELU LandUseMonitoring&Enforcement

Location: 58 TAUMATAWIWI STREET, R 618

Details: WATER IS RUNNING OFF CONCRETE DRIVES FROM WHISKEY PHILL
IPS UNITS AND ONTO THEIR SECTION. WATER IS GOING UNDER
THEIR HOUSE AND PONDING ON THEIR SECTION.

Events: MR TIMOKO IS BACK AT THE COUNTER TODAY - HAD GOOD RAIN IN THE
NIGHT AGAIN AND
MR PHILLIPS HAS PUT GARDENS IN AT THE BOTTOM SIDE OF THE
DRIVEWAYS - THESE GAR
DENS AND THE DIRT AND SAND HAVE ENDED UP IN MR TIMOKO'S SECTION
AND UP AGAINST
THE SIDE OF HIS GARAGE. REX SHAND HAS SENT A LETTER REGARDING
COMPLIANCE TO M
R PHILLIPS AT THE BEGINNING OF JULY. IF MR TIMOKO HAS SEEN NO
ACTION IN A COUP
LE OF WEEKS HE WILL CONTACT MR SHAND TO SEE WHAT CAN BE DONE
FURTHER

Contact: PETER TIMOKO

Ph (H): 09 2667671 (W): (M):

Authorising Officer: ZAS ZOE STEVENSON Date Rec'd: 29/06/2001 09:56
Return to Consultant by 29/06/2001



Property Location: 42 & 56 TAUMATAWIWI STREET OPONONI/Property Area: 0.3855ha.



This map is for illustration purposes only and is not necessarily accurate to surveying, engineering or ortho-photographic standards. While every effort has been made to ensure correctness and timeliness of the information presented, Fair North District Council assumes no responsibility for errors or omissions.

LINZ Digital Licence No AK 3501/1 CROWN COPYRIGHT RESERVED

Date: 17/10/1

Foster Thomas
Paihia

2001035,
06/07/01

RE PHILLIPS SUBDIVISION - TAUMATAWHITI ST
COMPLETION CERTIFICATE REQUEST


Further to your request for a completion certificate
I have inspected the ~~site~~ work and found that
they do not comply with the conditions 3(a)
3(b) 3(c) ~~and~~ 3(e) & 3(h)

Please advise when the ^{entrance and} concrete & curbs
comply with the ~~with~~ specified
and the stormwater drainage work has been
completed.

y/p

Tom

Received:	
20 JUN 2001	
Dept:	Doc:
ENV	06/06/977



**APPLICATION FOR SECTION 224(c) CERTIFICATE
PURSUANT TO THE RESOURCE MANAGEMENT ACT 1991**

- a) I R.G. LATSON (owner/agent) hereby apply for a Section 224(c) Certificate for SUBDIVIDING the site at: TAMATAWILI ST, OPOWOTI subdivision plan no: 208151 application no: RC 2001035 as the following have been carried out to satisfy the conditions of my subdivision consent.

- 3a-e ENTRANCES, CARRIAGEWAYS AND STORMWATER REQUIREMENTS IN ACCORDANCE WITH CONSENT
- f ALL LOTS CONNECTED TO SEWER LINES
- g. BONDING ARRANGED (PAT KILLALEA/TONY RAY OF LAW NORTH)
- h. ALL STORMWATER DIRECTED TO RETICULATED SYSTEM.

I request Council inspect compliance with the conditions where necessary and if to their satisfaction, issue the Section 224(c) certificate. The new DP number issued by the Land Titles Office is: 208151

- b) Other certificates required 321 LCA (LOTS 3-8 INCLUSIVE)

- c) Enclosed please find a copy of the reserve contribution valuation and payment of:

Amount :

(INVOICE 6819)

\$ N/A.

- d) Other Contributions: LC CONSENT 2010705 EXTRA FEES

224(C) RMA \$ 177.40

321 LCA \$ 125.00

321 LCA \$ 125.00

Total: \$ 427.40

- e) Assets to be vested/transferred to Council:

Estimated Value

\$ _____

\$ _____

(continue on separate sheet if necessary)

NAME AND ADDRESS FOR SERVICE: FRASER THOMAS LTD

PO Box 154 PAHIA

Phone: Bus: 09 4027838 Fax: ditto Home: 4074542.

Signed: R. G. Latson Date: 19/6/01

NAME AND ADDRESS FOR ACCOUNTS/REFUNDS: N.A. PHILLIPS

Box 116, OPOWOTI STORE

Phone: Bus. _____ Fax _____ Home 4058820

TAX INVOICE ONLY

PHILLIPS, NEIL ARTHUR
FRASER THOMAS
P O BOX 154
PAIHIA 0252

RMA A/C: 125091
INVOICE DATE: 21/06/2001
INVOICE NO: 7369
RFS NUMBER: RMA 2001035

RESOURCE MANAGEMENT APPLICATION CHARGES

Details: TO CREATE 10 NEW LOTS, EIGHT RESIDENTIAL WITH 2 ACCESS
LOTS PROVIDING ACCESS
Site Address: 42 & 56 TAUMATAWIWI STREET

Description	Amount
Certificate-s224(c) & s306 LGA	125.00
Certificate-s321 LGA	125.00

COPY

This invoice includes GST of: \$ 27.78

TOTAL \$ 250.00

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:

PHILLIPS, NEIL ARTHUR
FRASER THOMAS
P O BOX 154
PAIHIA 0252

RMA A/C: 125091
INVOICE DATE: 21/06/2001
INVOICE NO: 7369
RFS NUMBER: RMA 2001035
TOTAL: \$ 250.00



TOP ENERGY LIMITED

Station Road
PO Box 243
Kaikohe 0400
New Zealand
Telephone 64 9 401 3100
Facsimile 64 9 401 3111

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

2 July 2001

Fraser Thomas
P O Box 154
PAIHIA

Attention: Richard Watson

Dear Richard,

N A Phillips - Hives Road - Omanaia

(FND C RC 2010341)

Thank you for your facsimile dated 15 June 2001.

If the lots are not reticulated, it could be expensive for the new landowner when it comes time to have power on the site. It was however, only recommended that the lots be reticulated at time of development.

Please note Top Energy has not seen the letter from Hana Rawlings.

Yours faithfully

Heather Powdrill

i:\engadmin\typist\resrec.com\fraser.thomas\phillips.na2.doc



**FAR NORTH
DISTRICT COUNCIL**

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

14 February 2001

Fraser Thomas Ltd
P O Box 154
PAIHIA

Attention: R G Watson

Dear Sir/Madam,

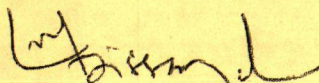
RC 201035 – N A PHILLIPS – SECTION 223 CERTIFICATE

This refers to your letter dated 30. 01. 2001 regarding the above certificate.

From your report on Building Compliance, it is noted that some of the buildings do not comply with permitted development standards of the Transitional District Plan and the Proposed District Plan.

Therefore, as required by Condition 2 (b) of the Consent, please obtain land use consent for the buildings, which do not comply with District Plan requirements to enable us to issue the Certificate under Section 223 of the Act.

Yours faithfully


Leonard Dissanayake
RESOURCE PLANNER

Note RC 2010705 (pertaining to above c. 2(b)) was
signed off by JTK yesterday 16/05/01.
Therefore, now OK to sign off.

- CONSULTING ENGINEERS
- RESOURCE MANAGERS
- ENVIRONMENTAL CONSULTANTS
- SURVEYORS & PLANNERS



June 7, 2001

Far North District Council
Private Bag 752
KAIKOHE

Dear Sir

RC 2010705 : LANDSCAPE PLAN

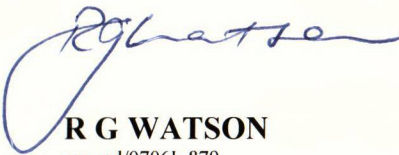
Please find enclosed the Landscape Plan required to satisfy Condition 2 of this Land Use Consent.

The Plan was designed by Alan Hessel and gives effective and practical screening for the residential units - and neighbouring properties. The pittosporum hedges are intended to be "broken" by flowering plants (Hibiscus, feijoa and the like) to provide colour. This is not shown in detail on the plan for the sake of clarity.

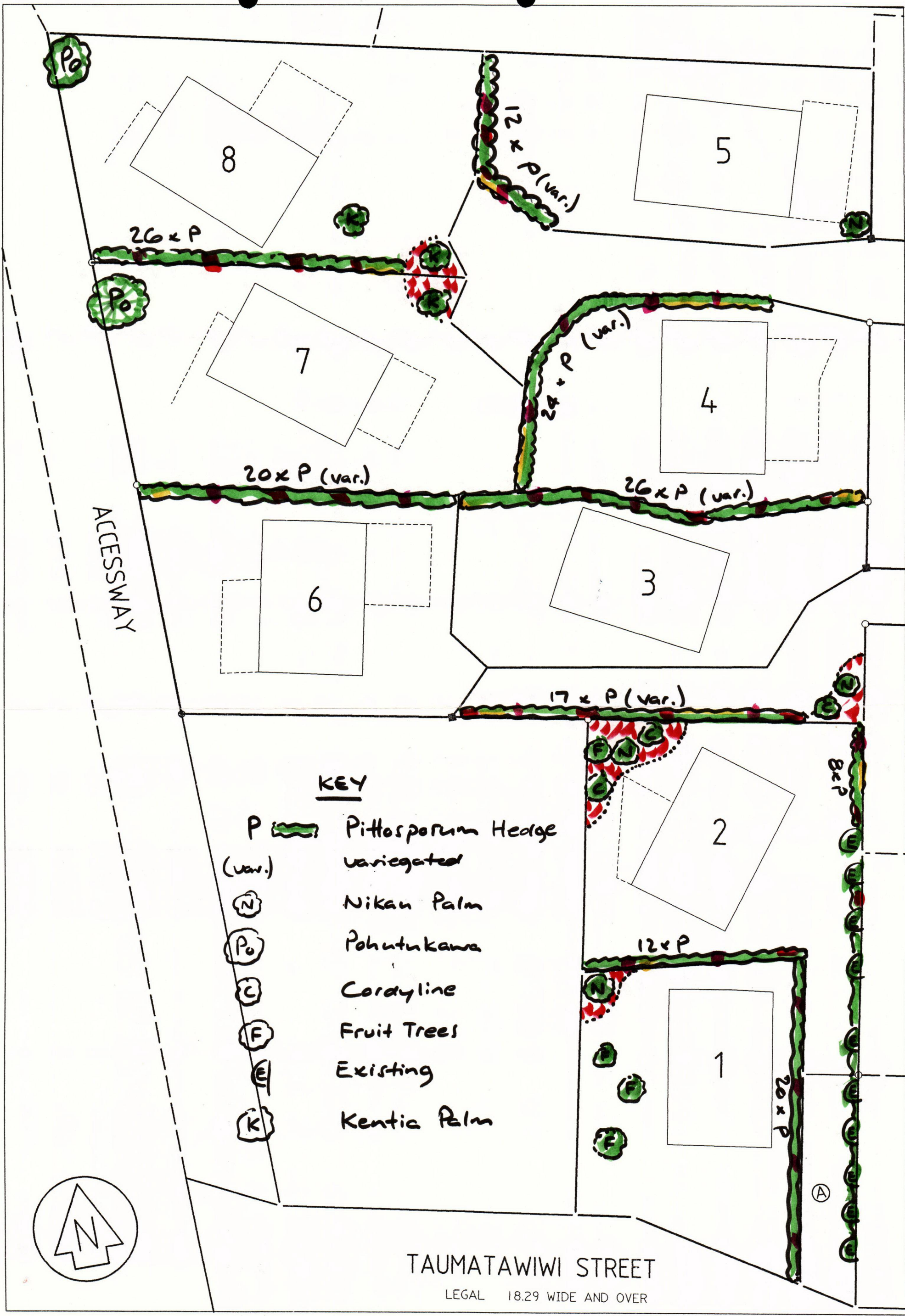
Payment for the additional processing costs is being arranged and will be forwarded together with an application for the completion certificate for the associated Subdivision Consent RC 2001035.

We would be pleased if the Section 223 certificate on Plan DP 208151 could now be signed and returned.

Yours faithfully
FRASER THOMAS LTD



R G WATSON
rgw:nd/0706L.879



KEY

- P Pittosporum Hedge
(var.) variegated
- N Nikau Palm
- Po Pohutukawa
- C Cordyline
- F Fruit Trees
- E Existing
- K Kentia Palm

SCALE 1:250 (A3)

DP 208151 : LANDSCAPE PLAN

Design by : Alan Hessel

COPY

G.S.T. REG No. 52-004-926

TAX INVOICE ONLY

PHILLIPS, NEIL ARTHUR
FRASER THOMAS
P O BOX 154
PAIHIA 0252

RMA A/C: 125091
INVOICE DATE: 09/02/2001
INVOICE NO: 5048
RFS NUMBER: RMA 2001035

RESOURCE MANAGEMENT APPLICATION CHARGES

Details: TO CREATE 10 NEW LOTS, EIGHT RESIDENTIAL WITH 2 ACCESS
LOTS PROVIDING ACCESS

Site Address: 42 & 56 TAUMATAWIWI STREET

Description	Amount
Approval of Survey Plan s223	75.00

This invoice includes GST of: \$ 8.33

TOTAL \$ 75.00

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.

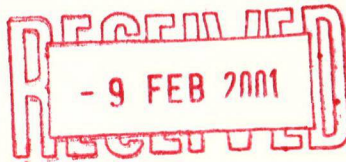
"An applicant required to pay an additional charge has a right of objection to the Council in respect of that requirement, and has a right of appeal to the Environment Court in respect of the Council's decision on that objection.

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

NAME OF A/C:

PHILLIPS, NEIL ARTHUR
FRASER THOMAS
P O BOX 154
PAIHIA 0252

RMA A/C: 125091
INVOICE DATE: 09/02/2001
INVOICE NO: 5048
RFS NUMBER: RMA 2001035
TOTAL: \$ 75.00



**Fraser
Thomas**

- CONSULTING ENGINEERS
- RESOURCE MANAGERS
- ENVIRONMENTAL CONSULTANTS
- SURVEYORS & PLANNERS

January 30, 2001

Far North District Council
Private Bag 752
KAIKOHE

Attention: W.E. Smith - Environmental

Dear Sir

Received:	
09 FEB 2001	
Dept	Doc Ref
ENV	02/003612

11879

RC 2001035 : SECTION 223 CERTIFICATE

Enclosed please find the original foil of this plan of subdivision for signing of the Section 223 certificate on the plan face.

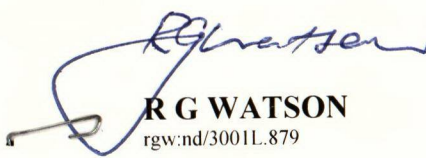
Also enclosed are prints of the plan and a report on the building compliance in relation to the District Plans.

The plan is in order for certification as the following conditions have been met:

- 2a. The necessary easements are shown including those required under condition 3e.
- 2b. See attached report.
- 2c. The amalgamation conditions are shown.

A cheque for \$75.00 is attached for your fees.

Yours faithfully
FRASER THOMAS LTD


R G WATSON
rgw:nd/3001L.879

January 30, 2001

11879

Far North District Council
Private Bag 752
KAIKOHE

Attention: W. E. Smith, Environmental

Dear Sir

**RC 2001035 : N. A. PLILLIPS, OPONONI
REPORT ON BUILDING COMPLIANCE**

We have completed pegging for this subdivision and have investigated the degree of compliance of the existing dwellings with the lot boundaries.

Condition 2b of RC 2001035 requires evidence that the buildings comply with the District Plan(s).

The attached plans and following report address this issue.

1. THE PROPOSED DISTRICT PLAN (Coastal Residential)

a. Building Height

The dwelling on Lots 1, 5, 6 and 7 are 5.9m high and thus satisfy the Permitted Activity rules. The buildings on Lot 2 (6.4m), Lot 3 (6.3m), Lot 4 (6.2m) and Lot 8 (6.3m) exceed the 6.0m permitted limit but are all comfortably within the 8.0m restricted discretionary limit.

The extent to which the 6.0m is exceeded is limited to a small part of the ridge line and the worst case (Lot 2) is depicted in Diagram A. Because of the small area involved, discretion is sought on the grounds that the effects on other buildings within the subdivision (surrounding existing dwelling are not adversely affected) is minor.

b. Sunlight

All boundaries have been positioned so that all of the buildings satisfy the restricted discretionary building height in relation to boundary of 3.0m plus 45° not exceeding 25% of the relevant boundary.

Plan B shows the areas where the buildings exceed the permitted limit 2.0m plus 45°. These areas all relate to other internal boundaries of this subdivision and have no effect on existing surrounding buildings.

Discretion is sought on the grounds that no existing surrounding dwellings are adversely affected and the effects between the houses and outdoor spaces within this subdivision are minor.

c. Impermeable surfaces

The overall coverage (houses, paths, drives and carports) is 48% which is less than the permitted 50%. Possibly individual sites exceed this but would be well within the 60% discretionary limit. The overall 48% is a reasonable indication of the overall effect.

d. Setbacks

Building setbacks satisfy the 1.2m permitted setback except for the building on Lot 3 which has the southern most corner 1.03m off the Lot 10 (access lot) boundary and the northeast corner of the carport on Lot 5 which is 1.07m off the adjoining boundary. As zero setback is permitted for a maximum of 10.0 meters, the permitted setback rules are satisfied.

2. THE TRANSITIONAL DISTRICT PLAN (Hokianga - Residential 1)

a. Coverage

Coverages (houses plus carports plus decks) as already constructed are:

Lot 1	26.0%	Lot 2	28.9%
Lot 3	24.8%	Lot 4	35.1%
Lot 5	32.6%	Lot 6	35.5%
Lot 7	29.0%	Lot 8	27.0%

Allowing for a 6.0 x 3.0m carport on Lots 1, 2 and 3, these lots become 31.5 %, 34.0% and 30.1% coverage respectively. Accordingly Lots 4 and 6 can be said to be slightly outside the limit of 35%.

Ordinance 13.02.02.1 (b) allows dispensation for the bulk of buildings and this is sought on the grounds that the degree of non-compliance is very minor for Lots 4 and 6 (0.1% and 0.5% respectively and probably within the accuracy of our calculations).

b. Distance from boundaries

i. Roads

The southwest corner of the house on Lot 1 is 5.8m clear of the road boundary against the stated standard of 6.0m. Dispensation to 50% is allowed and is sought on the grounds that the 0.2m discrepancy is minor and the setback comfortably complies with the Proposed District Plan.

ii Front site - (Lot 1)

The side yards of Lot 1 satisfy the required 1.5m but the rear yard (1.6 - 2.3m) does not satisfy the 3.0m. Dispensation to 50% is allowed and the building is within this. Dispensation is therefore sought on the grounds that there is little scope to effectively reduce the non-compliance as the boundary has been positioned to ensure the building on Lot 2 can satisfy the restricted discretionary sunlight values under the Proposed District Plan.

iii. Rear sites (Lots 2 - 8)

Assuming these lots are assessed as rear sites, 3.0m yards all around are required with a dispensation limit of 50%. The areas of non-compliance are depicted on Plan C.

I believe Lots 6, 7 and 8 could reasonably be assessed as front sites as they adjoin the access way to the west. This would allow the northern and southern yards to be assessed against the 1.5m requirement with a dispensation limit of 100%.

This would leave the small areas of the southwestern corner of the building on Lot 4, the northwest and southeast corners of the building on Lot 3 and the northeast corner of the carport on Lot 5 unable to meet the minimum discretionary limit for rear sites of 1.5m. The discrepancies would be 0.1m, 0.2m 0.47m and 0.43m respectively. The southeast corner of the building on Lot 3 adjoins the access lot.

Discretion is sought on the grounds that the boundaries have been positioned to enable compliance with the setback rules of the Proposed District Plan. Lots 6, 7 and 8 should be treated as front sites, and the areas of encroachment are generally towards other buildings within this subdivision.

iv Height

All the buildings satisfy the maximum height of 9.0m and 3.0m plus 45° from the boundary.

3. SUMMARY

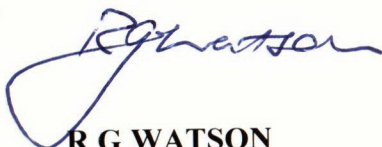
The buildings satisfy the restricted discretionary rules of the Proposed District Plan (and generally the permitted standards). They also comply within the dispensation limits of the Transitional District Plan apart from the rear site yards for Lots 3, 4 and 5 - if these are in fact assessed as rear sites.

Where necessary, discretion or dispensation is sought as previously described.

We do not believe a land use consent should be necessary since the building rules of the Proposed District Plan can be satisfied.

Yours faithfully

FRASER THOMAS LTD



R G WATSON

rgw:nd/3001R.879

TAX INVOICE ONLY

PHILLIPS, NEIL ARTHUR
FRASER THOMAS
P O BOX 154
PAIHIA 0252

RMA A/C: 125091
INVOICE DATE: 11/09/2000
INVOICE NO: 2708
RFS NUMBER: RMA 2001035

RESOURCE MANAGEMENT APPLICATION CHARGES

Details: TO CREATE 10 NEW LOTS, EIGHT RESIDENTIAL WITH 2 ACCESS
LOTS PROVIDING ACCESS
Site Address: 42 & 56 TAUMATAWIWI STREET

Description	Amount
Subd. Controlled Activity	400.00 CR
Postage Photocopying etc	16.00
Time	567.00
Travelling Costs by kilometre	23.00

This invoice includes GST of: \$ 22.90

TOTAL \$ 206.00

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:

PHILLIPS, NEIL ARTHUR
FRASER THOMAS
P O BOX 154
PAIHIA 0252

RMA A/C: 125091
INVOICE DATE: 11/09/2000
INVOICE NO: 2708
RFS NUMBER: RMA 2001035
TOTAL: \$ 206.00

TAX INVOICE ONLY

PHILLIPS, NEIL ARTHUR
FRASER THOMAS
P O BOX 154
PAIHIA 0252

RMA A/C: 125091
INVOICE DATE: 11/09/2000
INVOICE NO: 2710
RFS NUMBER: RMA 2001035

RESOURCE MANAGEMENT APPLICATION CHARGES

Details: TO CREATE 10 NEW LOTS, EIGHT RESIDENTIAL WITH 2 ACCESS
LOTS PROVIDING ACCESS
Site Address: 42 & 56 TAUMATAWIWI STREET

Description	Amount
Actual/Reasonable Costs charge	206.00 CR

This invoice includes GST of: \$ 22.89 CR

TOTAL \$ 206.00 CR

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:

PHILLIPS, NEIL ARTHUR
FRASER THOMAS
P O BOX 154
PAIHIA 0252

RMA A/C: 125091
INVOICE DATE: 11/09/2000
INVOICE NO: 2710
RFS NUMBER: RMA 2001035
TOTAL: \$ 206.00 CR

CUSTOMERNQUIRY									
147429				FRASER THOMAS LIMITED					
Ledg Type	Doc No	Line	Date	Stat	Curr	Orig Amt	O/S Amt	Hld	
RESO RFCR	2707	1035	0	11/09/00	C	\$NZ	-200.00	200.00	-75.00 N
RESO RFDR	2650	949	0	06/09/00	C	\$NZ	125.00		0.00 N
RESO RECEIP	53160	249+1035	0	24/08/00	C	\$NZ	-350.00	200.00	0.00 N
RESO RECEIP	50242		0	18/08/00	C	\$NZ	-75.00		0.00 N
RESO RFDR	2311		0	16/08/00	C	\$NZ	75.00		0.00 N
RESO RECEIP	38409	1035	0	27/06/00	H	\$NZ	-400.00	400.00	0.00 N
RESO RFDR	1499	1035	0	23/06/00	C	\$NZ	600.00	600.00	0.00 N
RESO RECEIP	34328	30	0	25/05/00	H	\$NZ	-250.00		0.00 N
RESO RFDR	997	2000949	0	24/05/00	H	\$NZ	400.00		0.00 N

Return Trn Sum Rept Refresh

DR 200.

COPY

TAX INVOICE ONLY

PHILLIPS, NEIL ARTHUR
FRASER THOMAS
P O BOX 154
PAIHIA 0252

RMA A/C: 147429
INVOICE DATE: 11/09/2000
INVOICE NO: 2707
RFS NUMBER: RMA 2001035

RESOURCE MANAGEMENT APPLICATION CHARGES

Details: TO CREATE 10 NEW LOTS, EIGHT RESIDENTIAL WITH 2 ACCESS
LOTS PROVIDING ACCESS

Site Address: 42 & 56 TAUMATAWIWI STREET

Description	Amount
Subd. Controlled Activity	400.00
Subd. Non-complying Activity	600.00 CR

This invoice includes GST of: \$ 22.23 CR

TOTAL \$ 200.00 CR

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:

PHILLIPS, NEIL ARTHUR
FRASER THOMAS
P O BOX 154
PAIHIA 0252

RMA A/C: 147429
INVOICE DATE: 11/09/2000
INVOICE NO: 2707
RFS NUMBER: RMA 2001035
TOTAL: \$ 200.00 CR

TAX INVOICE ONLY

PHILLIPS, NEIL ARTHUR
FRASER THOMAS
P O BOX 154
PAIHIA 0252

RMA A/C: 147429
INVOICE DATE: 11/09/2000
INVOICE NO: 2709
RFS NUMBER: RMA 2001035

RESOURCE MANAGEMENT APPLICATION CHARGES

Details: TO CREATE 10 NEW LOTS, EIGHT RESIDENTIAL WITH 2 ACCESS
LOTS PROVIDING ACCESS
Site Address: 42 & 56 TAUMATAWIWI STREET

Description	Amount
Subd. Non-complying Activity	200.00

This invoice includes GST of: \$ 22.22

TOTAL \$ 200.00

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:

PHILLIPS, NEIL ARTHUR
FRASER THOMAS
P O BOX 154
PAIHIA 0252

RMA A/C: 147429
INVOICE DATE: 11/09/2000
INVOICE NO: 2709
RFS NUMBER: RMA 2001035
TOTAL: \$ 200.00

N Phillips Taurimataw. w. street Opanoni

RC 2001035

Fraser Thomas.

Eight dwellings (units) on four existing sites.

Proposal 10 new lots, eight residential & 2 access lots.

lot size $335m^2 \rightarrow 460m^2$

321(3)(c) required for lots 3-8

Appears that all sites reconfigured, stormwater managed with water supply.

- Proposed boundaries result in non compliance with some setback provisions
- Effects exist to the extent that all buildings already developed & there will be no physical changes.

FAR NORTH DISTRICT COUNCIL

SUBDIVISION REPORT

SUBDIVISION NUMBER:	RC: 2001035.			
TYPE OF APPLICATION:				
NAME OF OWNER:	N A. Phillips			
SURVEYOR:	FRASER THOMAS.			
FEE PAID:	YES: <input checked="" type="checkbox"/>	NO: <input type="checkbox"/>	\$ 400.00	DATE: 23.6.00
LOCATION:	Taumatawiri Rd Opononi			
ZONE:	Res1 / coastal Res		MAP NUMBER: Hoki 20 / PD 104	
DESIGNATIONS:	YES: <input type="checkbox"/>	NO: <input checked="" type="checkbox"/>	PURPOSE:	
PREVIOUS CONSENT:	YES: <input type="checkbox"/>	NO: <input checked="" type="checkbox"/>	FILE REFERENCE:	
COMMENTS:	Existing development which is being subdivided			

EXTERNAL ASSESSMENT:

	DATE SENT:	REPLY DATE:	N/A:	REQUIREMENTS:	
POWER BOARD				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.)					
D. Phillips					

OTHER REQUIREMENTS

UPGRADING CONTRIBUTIONS:		Assessed Contribution:	
ROAD:	YES / NO	\$	
WATER:	YES / NO	\$	
SEWAGE:	<u>YES</u> / NO	\$	2000 per additional lot.
STORMWATER:	YES / NO	\$	
ALTERNATIVE ACCESS RESOLUTION: (Section 321)		<u>YES:</u>	NO:
RIGHT OF WAY (SECTION 348) RESOLUTION:		YES:	<u>NO:</u>
BUILDING LINE RESTRICTION:		YES:	<u>NO:</u>
DISTRICT PLAN COMPLIANCE (Minimum Areas and Frontages, Existing Buildings etc: PDP (Hokiang) T.O.P.			
lot size - non-complying		< 600m ² lot size Disc.	
Access 60m rule		< 700m ² rear Disc.	
		> 60m Entrance Strip Disc.	
SOILS		hard use issues as well.	
WILDLIFE			
ARCH. SITES			
THE SUBDIVISION COMPLIES WITH THE PROVISIONS OF THE DISTRICT PLAN?		YES:	<u>NO:</u>

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:		
	COMMENTS RECEIVED:		
INSPECTORS:	DATE SENT:		
	COMMENTS RECEIVED:		
OTHER:			
PROPERTY INSPECTION:	YES:	NO:	DATE:
	MORE INFORMATION REQUESTED:		YES / NO
	DATE SENT:		REPLY:



Fraser Thomas

CONSULTING ENGINEERS ENVIRONMENTAL CONSULTANTS
RESOURCE MANAGERS SURVEYORS

FACSIMILE TRANSMITTAL FORM

TO: *FRDC*
ATTENTION: *Wayne Smith* PROJECT NO: *11879*
FAX NO: *Auto* DATE: *4/7/00*
ORIGINATOR: *RICHARD WATSON* TIME:
NUMBER OF PAGES INCLUDING THIS COVER SHEET: *3*
PROJECT NAME: *RC 2001035*

N. PHILLIPS - OPOWONI

*Please find attached the requirements of
Telecom and Top Energy for this
application.*

*We are happy to comply with their
requirements.*

R. Watson

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

Telecom

Telecom New Zealand Limited

Telephone: 09 437 4212
Fax: 09 437 4202

29 June, 2000

File: ESMT/954

Fraser Thomas Ltd
Resource Managers
PO Box 154
PAIHIA

Dear Sir/Madam

**PROPOSED SUBDIVISION AT TAUMATAWIWI ST OPONONI FOR N.
PHILLIPS
YOUR REF: 11879**

Thank you for your letter and a copy of your proposed subdivision scheme plan. Telecom will provide telephone reticulation for your client's subdivision provided the subdivider meets the following requirements.

EASEMENT IN FAVOUR OF LOT OWNER

The subdivider is to register a Legal Easement of Telecommunications Plant over the proposed easement C, E, F & G 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

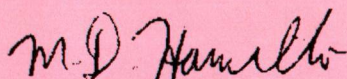
Telecom's Subdivision Clearance Certificate will be issued when the above requirements have been satisfactorily completed.

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



Duncan Hamilton
Project Representative



Telecom is a proud sponsor and official supplier of
communications to Team NZ and the America's Cup 2000





TOP ENERGY LIMITED
Station Road
PO Box 243
Kaikohe 0400
New Zealand
Telephone 64 9 401 3100
Facsimile 64 9 401 3111
DDI 64 9 401 3133
Email hmp@topenergy.co.nz

3 July 2000

Fraser Thomas Limited
P O Box 154
PAIHIA

Attention: R G Watson

Dear Sir,

Proposed Subdivision – N Phillips – Taumatawiwi Street – Opononi.

Thank you for your letter dated 21 June 2000.

Top Energy recommends that electrical easements are included for "D" in favour of Lot 4, easement "F" also be in favour of Lot 5, and easement "G" also be in favour of Lot 4.

Yours faithfully

Heather Powdrill

t:\engadmin\typist\resrc\en\fraser.thomas.phillips.n.doc

RESOURCE CONSENT COVER SHEET
(To Accompany All Planning Applications)

APPLICANT:

Phillips NA

ADDRESS:

R/C NUMBER:

2001035.

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:

TRANSIT N.Z.

REGIONAL COUNCIL

MISCELLANEOUS:

ESPLANADE RESERVES OR STRIPS:

BOUNDARY SETBACKS:

AMENITY PLANTING:

CONSULTATION WITH NEIGHBOURS:

SUGGESTED ROAD NAME(S)

ARCHAEOLOGICAL ASSESSMENT

CULTURAL ASSESSMENT

RESOURCE CONSENTS MANAGER

PLANNER

DATE

ENGINEERING REPORT

TO RESOURCE PLANNER:

WES

ON PLANNING APPLICATION NO:

8001035

APPLICANT:

Phillips NA

FROM:

Development Engineer

(Clock start date:

)

ASPECT

COMMENTS/CONDITIONS REQUIRED

Site Suitability:

Topography, Stability, Erosion

Flooding, Ground Cover, etc

Houses have already been constructed on this site.

Access onto Site

Adequacy for Use

Traffic Flows, etc

Need for upgrading adjacent areas

Access points

* Provide double width entrances to Row A Lot 10 & ~~Lot 11~~ The entrances are to comply with the Council standard FNO/s/02

* Provide a double width entrance to access Lot 9 complying with the Council standard FNO/s/02 for a commercial entrance. The double width (5m wide) concrete carriageway is to extend a minimum of 3m inside the Lot 9 boundary. ~~or sealed~~ or sealed

* Provide a 3.5m wide concrete or sealed carriageway for the full length of Row A.

also see over

* Provide a 3.5m wide concrete or sealed carriageway for the full length of area 10

Drainage

Stormwater and Effluent Disposal

* All access carriageways are to provide for the collection and disposal of stormwater. Where stormwater runoff is conveyed through an adjacent lot the water is to be ~~joined~~ conveyed in a buried stormwater pipeline and covered by an easement

* All storm water from the houses and driveways is to be joined to and discharged into the existing Council reticulated stormwater system

Earthworks:

Controls required etc

canals.

ASPECT	COMMENTS/CONDITIONS REQUIRED
Easements: ROW, water, drainage, power	⊕ As shown but is also to include stormwater runoff from the driveways
Services: Water, Irrigation, Power, Telephone Street Lighting	reticulated to each lot. * Provide a separate connection for each lot to the council maintains sewer line.
Amenities: Internal Accessways Surfacing of Car Parks etc	* Concrete the balance of the access or access L&P to provide a 3-5m wide settled carriageway which is widened at the western end to facilitate turning
Upgrading Contributions: Roading, water, sewerage, stormwater, footpaths	* Pay Pay a sewerage upgrading scheme contribution of \$2000 per additional lot created toward the Opereia Oneplace sewerage scheme
Engineering Fees	
Other:	
Signed: <i>A.M. Shovel</i>	Date: 18/07/00 Mileage: 46km Time: 2.5L

RMA\MASTERS\1ENGRPT.DOC

23842
23897
23914

23920

23884

RC 2001035 \$400.00



**Fraser
Thomas**

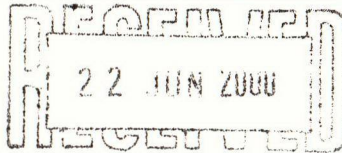
- CONSULTING ENGINEERS
- RESOURCE MANAGERS
- ENVIRONMENTAL CONSULTANTS
- SURVEYORS & PLANNERS

Received: JKR	
22 JUN 2000	
Dept	Ref
ENV	6/002304

June 19, 2000

11879

Far North District Council
Private Bag 752
KAIKOHE



Received:	
22 JUN 2000	
	Ref

Attention: Environmental Services Department.

Dear Sir/Madam

**APPLICATION FOR SUBDIVISION CONSENT
N PHILLIPS - TAUMATAWIWI STREET, OPONONI**

On behalf of our client, we wish to apply for a resource consent to subdivide the above properties. A cheque for \$400.00 is attached as a deposit for your processing fee.

The attached plans and following report and assessment of effects is submitted in support of the application.

1. The existing site

The existing site of 3855m² consists of Lots 44, 46, 47 and 48 DP 61763 and is held in four CsT (copies attached) 18A/136, 18A/135, 18A/134 and 18A/132. These have the street address of 42, 44, 48 and 56 Taumatawiwi Street, Opononi.

The land is zoned Residential 1 in the Hokiangi County section of the transitional District Plan. Under the proposed plan it is zoned Coastal Residential.

There are eight existing units on the four titles as shown on the attached plans. The site falls to the northwest with about 5m fall over the site giving a grade of approximately 1 in 10.

The units are in the last stages of construction with some already finished. The units are well set out taking advantage of the views and site topography, and have the necessary Council permits.

FRASER THOMAS LIMITED
WILLIAMS ROAD, PAIHIA
P.O. BOX 154, PAIHIA
NORTHLAND NEW ZEALAND
PHONE & FAX: 0-9-402 7838

618-123-00

2. The Proposal

It is proposed to create 10 new lots, eight residential with 2 access lots providing access. Lots 4, 5, 7 and 8 will be served off the jointly owned access Lot 9 and Lots 3 and 6 will get access off the jointly owned access Lot 10 as shown in the proposed amalgamation conditions on the plan.

The proposed residential lots vary in size from 335m² - 460m². Proposed easements to protect servicing are also shown on the plan. A certificate pursuant to section 321(3)(c) of the Local Government Act 1974 will be required in respect of Lots 3 - 8 inclusive.

3. Servicing

(a) Sanitary Sewer

A public sewer runs along the southern boundary of Lots 3 and 6 and also through Lots 5, 7 and 9. These connect at an existing manhole in Lot 6.

Lots 2, 3, 5, 6 and 7 connect directly onto these lines. Lot 4 connects via easements D and E, and Lot 1 connects via the easement shown B. Lot 8 connects to the public sewer via the access way to the north west.

(b) Stormwater

Stormwater from Lots 3 - 10 drains to the north west to a Council stormwater line in the adjoining accessways. Easements over Lots 6, 7 and 8 are shown as required on the plan.

Lots 1 and 2 discharge to the south onto Taumatawiwi Street. Easement C is provided for this.

(b) Water Supply

Water meters are located to the west of Lots 6, 7 and 8 for Lots 3 - 8. Easements have been provided to cover connections to Lots 3, 4 and 5. Lots 1 and 2 connect from Taumatawiwi Street to the south. Easement C covers supply to Lot 2.

(d) Electricity and Telecommunications

These services are reticulated underground in the same trenches as the water above, the same easements will protect this reticulation.

Clearance certificates will be obtained from Top Energy and Telecom. It is anticipated their only requirement will be that the easements shown be created. We have written to

both Top Energy and Telecom for their comment and will forward this as we receive it.

(e) General

Construction work for the dwellings and services is recent and in terms with the building consents and proper Council inspections. Accordingly, no inspections to verify the integrity of the services is considered necessary.

4. Access and Parking

All vehicular access is from Taumatawiwi Street at three existing crossings as separately discussed below. All access will concreted.

- a) Lots 1 and 2 Share a crossing with easement A giving Lot 1 right of way.
- b) Access Lot 10 Serves Lot 3 and 6. The length to Lot 3 is less than 60m and visibility is good over this section. It is envisaged that on site car parking for Lot 3 will be east of the unit, but the access lot has been extended to Lot 6 to enable vehicle access to the rear of Lot 3 if necessary. The final shape of the "bend" in the access lot will reflect a practical shape.

Obviously it is impractical to provide a 5.0m wide legal width due to the existing legal width of 3.7m.

- c) Access Lot 9 Serves Lots 4, 5, 7 and 8. On site car parking for Lots 4 and 5 is east of those units, but the access lot does enable access to the west if necessary. Appendix 7B of the proposed District Plan specifies a 7.5m legal width for access to 3 or more lots, but this is restricted to 6.0m by existing boundaries. Between the units on Lots 4 and 5 the legal width will narrow to 4.0 for a short length but the access will normally only be serving two lots at this point.

Appendix 7B requires passing bays for access over 60 metres long - this is not proposed as passing is effectively catered for at the head of the access lot, the length is just over 60 metres and visibility is good throughout the access lot.

- d) Parking The transitional (Hokiangi) District Plan required one off-street carpark per residential unit and building consent was issued on that basis. The proposed District Plan requires two per unit. Some of the parks are partially metalled and some can already accommodate two cars. It appears feasible to enlarge the parks so that each proposed lot provides two car parks.

5. Compliance with the District Plans

These units are being constructed under an existing building consent allowing two units on each title.

This subdivision wishes to create separate titles for each unit. Therefore there is little opportunity to reduce the level of non-compliance, but the following comments are made on the proposal in relation to the old and proposed rules.

The proposed District Plan Coastal Residential zone rules.

10.8.5.3.1 Residential Intensity

Subdivision to 600m² nett is a restricted discretionary activity. The application is non-complying in this respect and further discretion is sought on the grounds that the layout merely reflects an existing approved layout.

The existing buildings are laid out in sympathy with the natural ground slope and visual domination of adjoining properties and loss of privacy and sunlight is not a problem.

Landscaping is underway and the land is fully serviced. The practicality of the site for the proposed subdivision is proven by the existing layout which has received formal Council approval.

10.8.5.3.3 and 4 Building height, sunlight

The existing buildings satisfy the restricted discretionary standards for this zoning.

10.8.5.3.5 Traffic Intensity

The proposal will not generate additional traffic.

10.8.5.1.6 Impermeable Surfaces

Even allowing for two car parks per lot, the proportion of impermeable surfaces will not exceed 50%.

10.8.5.1.7 Setbacks

The buildings all satisfy the required setbacks for the proposed boundaries.

The transitional (Hokiangi) Residential 1 rules

Predominant uses. This allows for houses at a rate of one household unit per 300m² of site area. Our proposal complies with this, and this would be the basis on which building consent was issued.

10.4.5 Limitations applying to Predominant uses.

Bulk and location of buildings

Site coverage. These range from 16% to 22% and are all within the 35% allowable.

Setbacks: In relation to new proposed boundaries, the dwellings on Lots 1, 2, 3, 4 and 5 intrude within the allowable 3.0m. (Minimum 1.5m at the Lot 4/9 boundary). However, Clause 13.02.04 (c) allows a dispensation to 50% and this is sought on the grounds that the proposed boundaries merely reflect the existing situation.

Height All buildings are within the height requirements.

Parking All lots have car parks for 1 car on the site.

10.4.8 Subdivision Standards

(a) Front site

This applies to Lot 1 this has the required frontage, but at 350m² does not comply with the minimum area requirement.

(b) Rear sites

All rear sites (Lots 2 - 8) have more than the required 3.5m frontage.

Access lengths into Lots 6, 7 and 8 exceed the allowed 60m. Access to Lots 7 and 8 is 74m and the access to Lot 6 is 80m. There is no scope to reduce these lengths. However, no further development is possible and the proposal merely reflects an existing situation.

Minimum Nett area.

All lots are under the required minimum nett area, but the level of non-compliance can not be reduced.

6. Environmental Assessment

The proposal does not seek to allow any further development of the site, but merely to formalise an existing development. As such the proposal will not create any adverse environmental effects.

7. Consultation

As this proposal seeks to formalise an existing situation no consultation with adjoining owners or iwi has been undertaken. No change in use is envisaged nor made possible by the proposal..

8. Reserve Contribution

No reserve contribution should be payable as the proposed subdivision does not enable further development to occur and therefore does not generate any further demand for reserves.

9. Summary

The application seeks consent to create 8 residential lots plus two jointly owned access lots. The proposed boundaries reflect layout as approved by the building consent. This consent will not enable any further development to occur on the sites.

This application is non-complying in some aspects but there is no scope to reduce the level of non-compliance. The development has effectively been approved by means of the issuing of building consents.

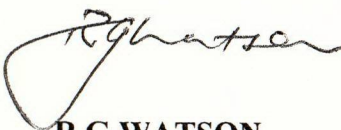
Each of the proposed lots is satisfactorily serviced and easements are proposed where necessary to protect services.

Subdivision consent should be granted subject to:

1. Subdivision plan is in general accordance with the attached scheme plan.
2. All necessary easements are granted or reserved.
3. The access lots be subject to the amalgamation conditions as shown on the plan.
4. Any requirements of Telecom and Top Energy be met.

Yours faithfully

FRASER THOMAS LIMITED



R G WATSON

rgw:nd/1906L.879

Transfer No.
N.C. Order No. A438057



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 18th day of DECEMBER 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 FAIRLIE NENE BAKER of Opononi, Farmer

is seized 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 ~~land~~ 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 30.6 perches more or less being Lot 44 on Deposited Plan 61763 and being part Taumatawiwi Block.



W. J. Miller
Assistant Land Registrar

16149

VII Hokianga S.D.

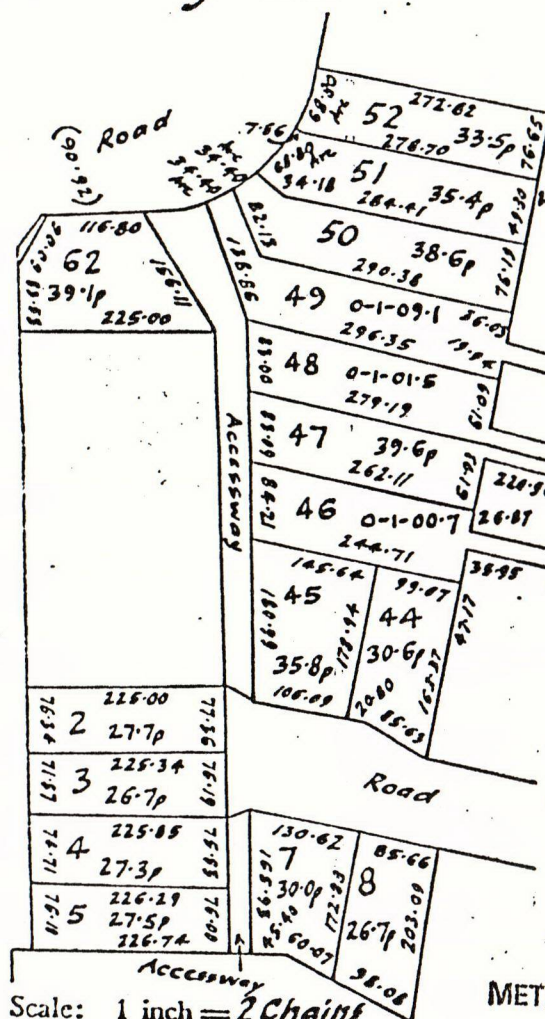
A 497782 Transfer
to the Chairman
Councillors and
Inhabitants of the
County of Hokianga
21/9/1970 at
1.35 o/c

W. J. Miller
A.L.R.
10543

FENCING COVENANT IN TRANSFER
20.01 A.497782

B.915535.1 Transfer to Ronald
Stephen Ball carpenter and Sharon
Maria Ball housewife both of
Whananaki - 16.11.1988 at 10.03
o/c.

W. J. Miller
A.L.R.



Scale: 1 inch = 2 chains

METRIC AREA IS

Conversion Factors:
1 Acre = 4046m²
1 Perch = 25.29m²
1 Link = 2012 metres

13 JUN 2000 132

C.282184.1 Transfer to Ronald Stephen Ball
of Whangarei purchasing officer - 8.7.1991
at 2.47 o'clock

DISCHARGE

C.282184.2 Mortgage to ASB Bank Limited
- 8.7.1991 at 2.47 o'clock

D.071347.2 Transfer to Neil Arthur Phillips
of Opononi farmer - 25.11.1996 at 11.51 o'clock

D.071347.3 Mortgage to Bank of New Zealand -
25.11.1996 at 11.51 o'clock

DISCHARGE

A.L.R.

D501265.4 Mortgage to Abel Tasman Private
Funding, LLC and to Jack Paul Slovak and
to Robert Allen Slovak and to Brian Lee
Bramell in shares

D501265.5 Mortgage to Primosso Holdings
Limited and to Capital Acceptance Limited
in shares

All 2.5.2000 at 11.57

Bhennamara
for RGL

Transfer No.

N.C. Order No. A438057



REGISTER

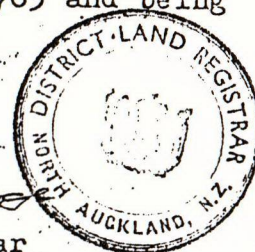
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 18th day of DECEMBER 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 FAIRLIE NENE BAKER of Opononi; Farmer

is seized 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 ~~black~~ 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 1 rood

.7 of a perch more or less being Lot 46 on Deposited Plan 61763 and being part Taumatawiwi Block.



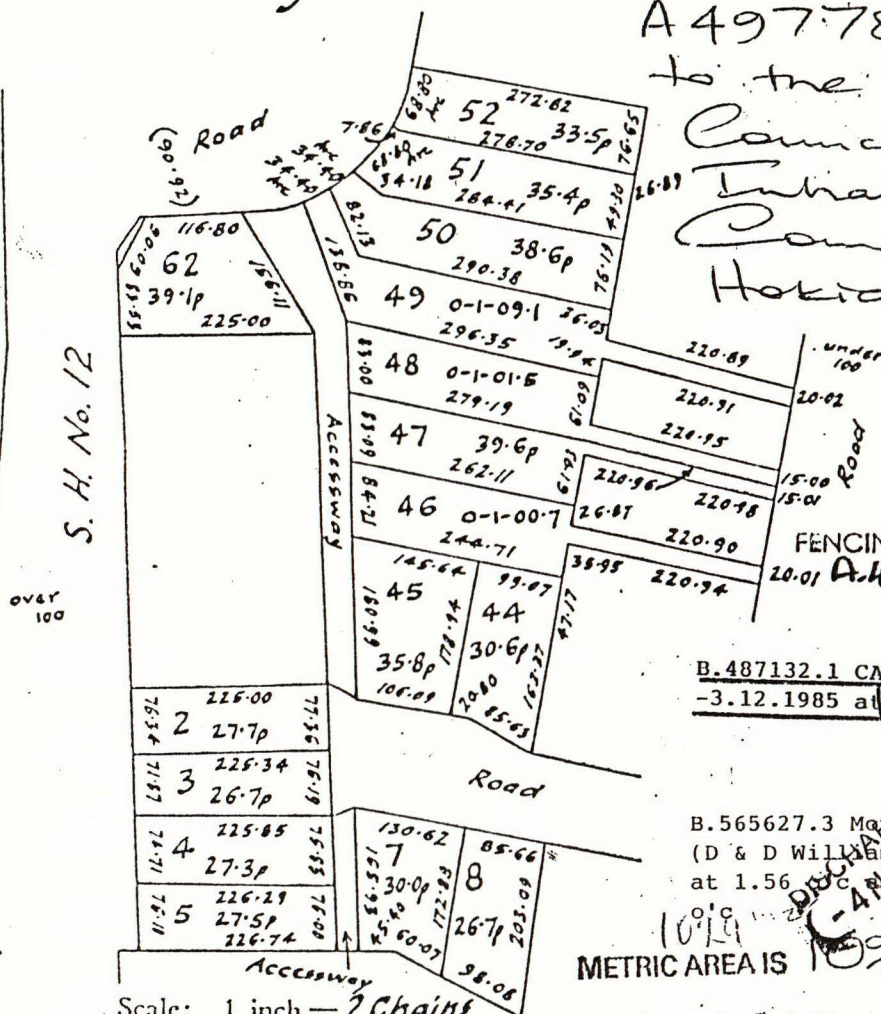
Assistant Land Registrar

16149

VII Hokianga S.D.

A497782 Transfer to the Chairman Councillors and Inhabitants of the County of Hokianga - 21/3/1970 at 1.35 ac.

Donnell
A.L.R.
10543



FENCING COVENANT IN TRANSFER

B.487132.1 CAVEAT BY JANE JEWELL ALLEN - 3.12.1985 at 8.00

B.565627.3 Mortgage to Rawene Service Station (D & D Williams) Limited - produced 6.8.1986 at 1.56 ac and entered 3.9.1986 at 9.00

METRIC AREA IS 1029m

Conversion Factors:
 1 Acre = 4046m²
 1 Perch = 25.29m²
 1 Link = .2012 metres

- Over -

Scale: 1 inch = 2 Chains

Det. HGU

N.18A/134

18A/134

13 JUN 2000

B732000.1 CAVEAT by ~~Barrie Andrewes~~ Barrie Andrewes
at 22.9.1987 at 1.40 o'clock

A.L.R.

C.667491.4 Transfer to Leonard Barrie
Andrewes of Hokianga retired - 18.10.1994
at 2.44 o'clock

A.L.R.

C.667491.6 Transfer to Neil Arthur Phillips
of Hokianga farmer - 18.10.1994 at 2.44 o'clock

C.667491.7 Mortgage to Palmer MacCauley
Nominees Limited - 18.10.1994 at 2.44 o'clock

A.L.R.

D.071347.3 Mortgage to Bank of New Zealand -
25.11.1996 at 11.54 o'clock

A.L.R.

A.L.R.

D501265.4 Mortgage to Abel Tasman Private
Funding, LLC and to Jack Paul Slovak and
to Robert Allen Slovak and to Brian Lee
Bramell in shares

D501265.5 Mortgage to Primosso Holdings
Limited and to Capital Acceptance Limited
in shares

All 2.5.2000 at 11.57

B. Renuarua
for RGL

Transfer No.

N.Y.C. Order No. A438057



REGISTER

A/135

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 18th day of DECEMBER 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 FAIRLIE NENE BAKER of Opononi, farmer

is seized 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 ~~land~~ 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

39.6 perches more or less being Lot 47 on Deposited Plan 61763 and being part Taumatawiwi Block.

M. R. Willis



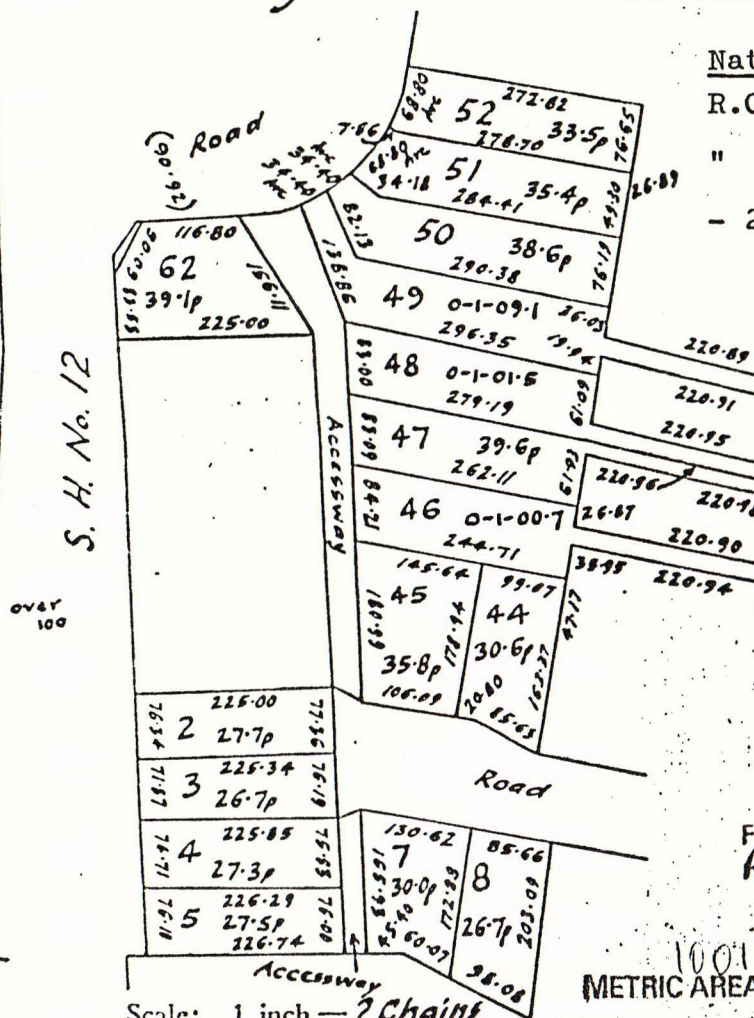
Assistant Land Registrar

VII Hokianga S.D.

A248752 Easement Certificate affecting the following Lots on Plan 61763.

Nature	Servient Land	Dominant Land	C.T.
R.O.W.	Lot 47 (Yellow)	Lot 48	18A/136
"	Lot 48 (Blue)	Lot 47	herein
- 28.9.1967 at 10.0.0.0			

M. R. Willis
A.L.R.
16149



A 497782 Transfer to the Chairman Councillors and Inhabitants of the County of Hokianga - 21/9/1970 at 1.35.00

W. Miller
A.L.R.
10543

FENCING COVENANT IN TRANSFER

A-497782

W. Miller

METRIC AREA IS 1001m²

Scale: 1 inch = 2 chains

Dist. 11.940

Conversion Factors:

1 Acre = 4046m²

1 Perch = 25.29m²

1 Link = .2012 metres

OVER.....

No. 18A/135

15 JUN 2000

Mortgage for
Williams, Limit
and Interest

A. L. R.

WEATBY DEPARTMENT
at 1.89 0'8

A.L.R.



A.L.R.



DISCHARGED
13 JUL 1954

A.L.R.

DISCHARGED
21 5 1900
Book of

A.L.R.

A.L.R.

[Handwritten signature] A.

Bhramar

for RGL

18A/136

13 JUN 2000



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

Transfer No.
N.C. Order No. A 438057

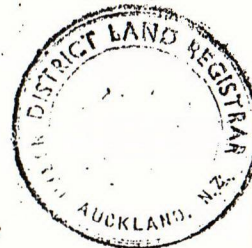
This Certificate dated the 18th day of December one thousand nine hundred and sixty-nine under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that FAIRLIE NENE BAKER of Opononi, farmer

is seized 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 ~~black~~ 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 1 rood 1.5 perches more or less being Lot 48 on Deposited Plan 61763 and being part Taumatawiwi Block

W. P. Willis

Assistant Land Registrar



VII Hokianga S.D.

A 248752 Easement Certificate affecting the following Lots on Plan 61763.

Nature	Servient Land	Dominant Land	C.T.
R.O.W.	Lot 47 (Yellow)	Lot 48	herein
"	Lot 48 (Blue)	Lot 47	18A/135
-28.9.1967 at 10.0 oc.			

W. P. Willis
A.L.R.
16149

A 497782 Transfer to the Chairman Councillors and Inhabitants of the County of Hokianga
21/9/1970 at 1.35 oc

W. P. Willis
A.L.R.
10543

FENCING COVENANT IN TRANSFER

A 497782

METRIC AREA IS 1049m²

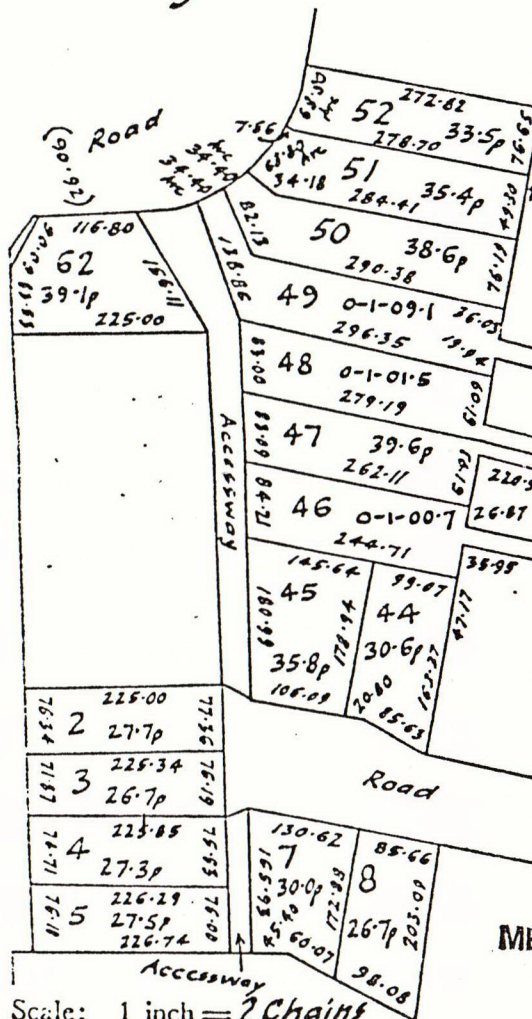
Conversion Factors:

1 Acre = 4046m²

1 Perch = 25.29m²

1 Link = .2012 metres

OVER.....



Scale: 1 inch = 2 chains

Dist. H.A.G.V. 180

No. 18A/136

13 JUN 2000

3/2/94

164715.1 Caveat by Leonard Francis Auden
and Lesley Caveat notice 28.8.1984
9.46 o'clock

B.487132.1 CAVEAT BY FRANEZ JEWELL ALLEN
- 3.12.1985 at 2.40 o'clock

B.565627.3 Mortgage to Rawene Service Station
(D & D Williams Limited) produced 6.8.1986
at 1.56 o'clock and produced 3.9.1986 at 9.00
o'clock

B731998.1 CAVEAT BY LEONARD BARRIE ANDREWES
- 22.9.1987 at 2.39 o'clock

C.667491.4 Transfer to Leonard Barrie
Andrewes of Hokianga retired - 18.10.1994
at 2.44 o'clock

C.667491.6 Transfer to Neil Arthur Phillips
of Hokianga farmer - 18.10.1994 at 2.44 o'clock

C.667491.7 Mortgage to Walter Macauley
Nominees Limited - 18.10.1994 at 2.44 o'clock

D.071347.3 Mortgage to Bank of New Zealand -
25.11.1996 at 11.51

D501265.4 Mortgage to Abel Tasman Private
Funding, LLC and to Jack Paul Slovak and
to Robert Allen Slovak and to Brian Lee
Bramell in shares

D501265.5 Mortgage to Primosso Holdings
Limited and to Capital Acceptance Limited
in shares

All 2.5.2000 at 11.57

for RGL



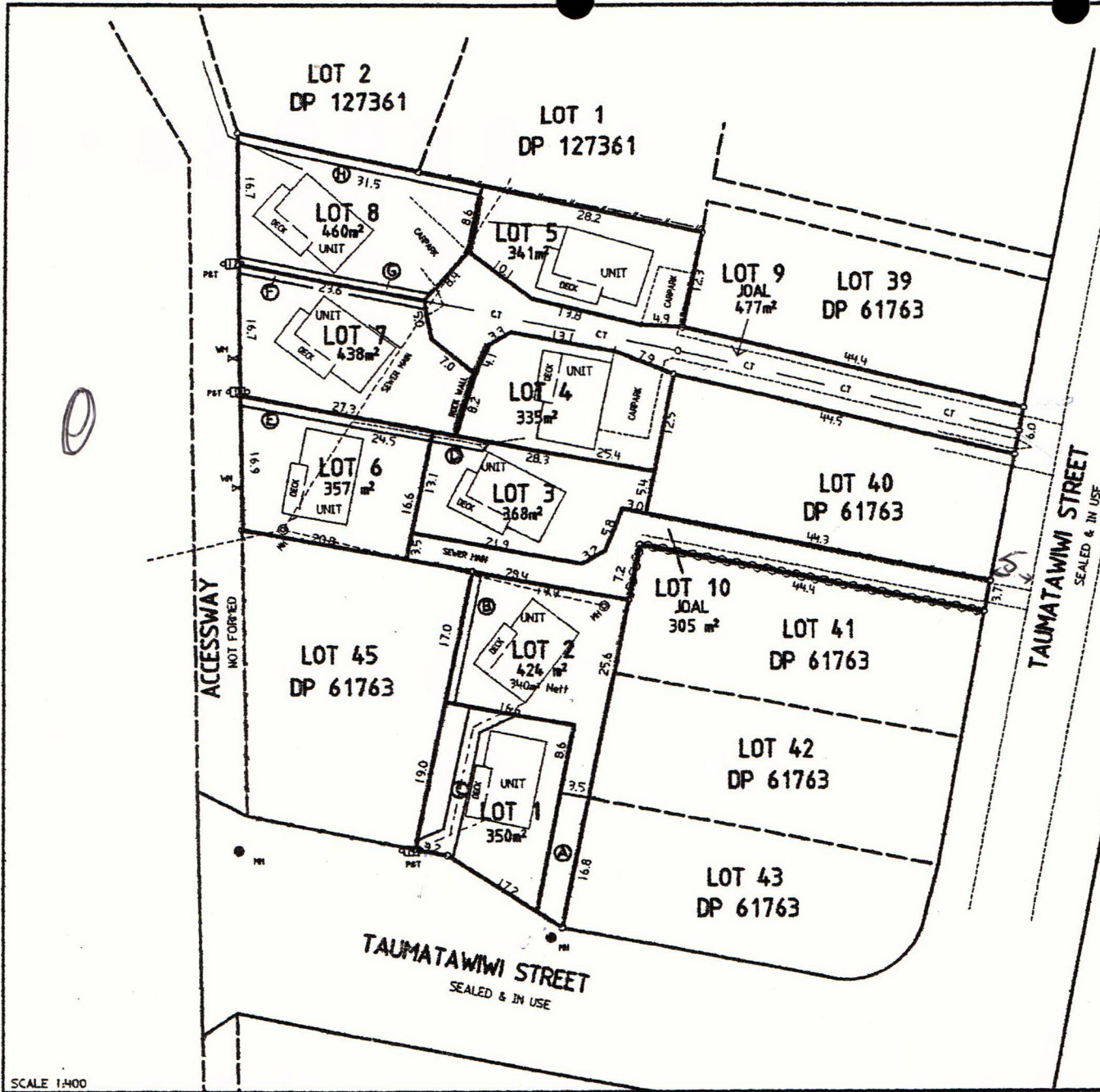
PROPOSED EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY	(A)	LOT 2	LOT 1
SEWERAGE	(B)		
ELECTRICITY, TELECOMMUNICATIONS, WATER SUPPLY & STORMWATER	(C)	LOT 1	LOT 2
RIGHT TO DRAIN STORMWATER	(D)	LOT 3	LOT 4
	(E)	LOT 6	LOTS 3, 4 & 7
	(H)	LOT 8	LOT 5
ELECTRICITY, TELECOMMUNICATIONS & WATER SUPPLY	(E)	LOT 6	LOT 3
	(F)	LOT 7	LOT 4
	(G)	LOT 8	LOT 5

NOTE:- easements shown are indicative only and subject to final locations.
- Areas & dimensions subject to survey.

PROPOSED AMALGAMATION CONDITIONS

1. THAT LOT 9 HEREON (LEGAL ACCESS) BE HELD AS TO FOUR UNDIVIDED ONE-QUARTER SHARES BY THE OWNERS OF LOTS 4, 5, 7 AND 8 HEREON AS TENANTS-IN-COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.
2. THAT LOT 10 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 3 AND 6 HEREON AS TENANTS-IN-COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

(SEE)



SCALE 1:400



Fraser Thomas
CONSULTING ENGINEERS RESOURCE MANAGERS
ENVIRONMENTAL CONSULTANTS SURVEYORS & PLANNERS
WILLIAMS ROAD, PAKIA, NORTHLAND, NEW ZEALAND

SURVEYED	HAK	3/00
DESIGNED	HAK	3/00
DRAWN	WRF	4/00
TRACED		
CHECKED		

LOTS 1-10 BEING PROPOSED SUBDIVISION OF LOTS 44, 46, 47 & 48 DP 61763

42, 44, 46 & 56 TAUMATAWIWI STREET, OPONGI PREPARED FOR:- N PHILLIPS TOTAL AREA 3855m²
LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL COMPRISED IN C.S.T. 18A/132, 134, 135 & 136

DATE APRIL 2000

SCALE 1:400 (A2)

11879



Property Location: 42 & 56 TAUMATAWIWI STREET OPONONI, MAHIA
 PHILLIPS NEIL ARTHUR
 00618-123-00
 LOTS 44 46-48 DP 61763 BLK VII HOKIANGA SD



Far North District Council

PROPERTY INQUIRY

This map is for illustration purposes only and is not necessarily accurate to surveying, engineering or ortho-photographic standards. While every effort has been made to ensure correctness and timeliness of the information presented, Far North District Council assumes no responsibility for errors or omissions.

LINZ Digital Licence No AK 3501/1 CROWN COPYRIGHT RESERVED

Date: 27/6/0

RC 2001035 \$400.00



- CONSULTING ENGINEERS
- RESOURCE MANAGERS
- ENVIRONMENTAL CONSULTANTS
- SURVEYORS & PLANNERS

Received: JKR	
22 JUN 2000	
Dept	Doc Ref
ENV	6/002304

June 19, 2000

11879

Far North District Council
Private Bag 752
KAIKOHE



Attention: Environmental Services Department.

Dear Sir/Madam

Received:	
22 JUN 2000	
Dept	Doc Ref

**APPLICATION FOR SUBDIVISION CONSENT
N PHILLIPS - TAUMATAWIWI STREET, Opononi**

On behalf of our client, we wish to apply for a resource consent to subdivide the above properties. A cheque for \$400.00 is attached as a deposit for your processing fee.

The attached plans and following report and assessment of effects is submitted in support of the application.

1. The existing site

The existing site of 3855m² consists of Lots 44, 46, 47 and 48 DP 61763 and is held in four CsT (copies attached) 18A/136, 18A/135, 18A/134 and 18A/132. These have the street address of 42, 44, 48 and 56 Taumatawiwi Street, Opononi.

The land is zoned Residential 1 in the Hokianga County section of the transitional District Plan. Under the proposed plan it is zoned Coastal Residential.

There are eight existing units on the four titles as shown on the attached plans. The site falls to the northwest with about 5m fall over the site giving a grade of approximately 1 in 10.

The units are in the last stages of construction with some already finished. The units are well set out taking advantage of the views and site topography, and have the necessary Council permits.

618-123-00

2. The Proposal

It is proposed to create 10 new lots, eight residential with 2 access lots providing access. Lots 4, 5, 7 and 8 will be served off the jointly owned access Lot 9 and Lots 3 and 6 will get access off the jointly owned access Lot 10 as shown in the proposed amalgamation conditions on the plan.

The proposed residential lots vary in size from 335m² - 460m². Proposed easements to protect servicing are also shown on the plan. A certificate pursuant to section 321(3)(c) of the Local Government Act 1974 will be required in respect of Lots 3 - 8 inclusive.

3. Servicing

(a) Sanitary Sewer

A public sewer runs along the southern boundary of Lots 3 and 6 and also through Lots 5, 7 and 9. These connect at an existing manhole in Lot 6.

Lots 2, 3, 5, 6 and 7 connect directly onto these lines. Lot 4 connects via easements D and E, and Lot 1 connects via the easement shown B. Lot 8 connects to the public sewer via the access way to the north west.

(b) Stormwater

Stormwater from Lots 3 - 10 drains to the north west to a Council stormwater line in the adjoining accessways. Easements over Lots 6, 7 and 8 are shown as required on the plan.

Lots 1 and 2 discharge to the south onto Taumatawiwi Street. Easement C is provided for this.

(b) Water Supply

Water meters are located to the west of Lots 6, 7 and 8 for Lots 3 - 8. Easements have been provided to cover connections to Lots 3, 4 and 5. Lots 1 and 2 connect from Taumatawiwi Street to the south. Easement C covers supply to Lot 2.

(d) Electricity and Telecommunications

These services are reticulated underground in the same trenches as the water above, the same easements will protect this reticulation.

Clearance certificates will be obtained from Top Energy and Telecom. It is anticipated their only requirement will be that the easements shown be created. We have written to

both Top Energy and Telecom for their comment and will forward this as we receive it.

(e) General

Construction work for the dwellings and services is recent and in terms with the building consents and proper Council inspections. Accordingly, no inspections to verify the integrity of the services is considered necessary.

4. Access and Parking

All vehicular access is from Taumatawiwi Street at three existing crossings as separately discussed below. All access will be concreted.

- a) Lots 1 and 2 Share a crossing with easement A giving Lot 1 right of way.
- b) Access Lot 10 Serves Lot 3 and 6. The length to Lot 3 is less than 60m and visibility is good over this section. It is envisaged that on site car parking for Lot 3 will be east of the unit, but the access lot has been extended to Lot 6 to enable vehicle access to the rear of Lot 3 if necessary. The final shape of the "bend" in the access lot will reflect a practical shape.

Obviously it is impractical to provide a 5.0m wide legal width due to the existing legal width of 3.7m.

- c) Access Lot 9 Serves Lots 4, 5, 7 and 8. On site car parking for Lots 4 and 5 is east of those units, but the access lot does enable access to the west if necessary. Appendix 7B of the proposed District Plan specifies a 7.5m legal width for access to 3 or more lots, but this is restricted to 6.0m by existing boundaries. Between the units on Lots 4 and 5 the legal width will narrow to 4.0 for a short length but the access will normally only be serving two lots at this point.

Appendix 7B requires passing bays for access over 60 metres long - this is not proposed as passing is effectively catered for at the head of the access lot, the length is just over 60 metres and visibility is good throughout the access lot.

- d) Parking The transitional (Hokianga) District Plan required one off-street carpark per residential unit and building consent was issued on that basis. The proposed District Plan requires two per unit. Some of the parks are partially metalled and some can already accommodate two cars. It appears feasible to enlarge the parks so that each proposed lot provides two car parks.

5. Compliance with the District Plans

These units are being constructed under an existing building consent allowing two units on each title.

This subdivision wishes to create separate titles for each unit. Therefore there is little opportunity to reduce the level of non-compliance, but the following comments are made on the proposal in relation to the old and proposed rules.

The proposed District Plan Coastal Residential zone rules.

10.8.5.3.1 Residential Intensity

Subdivision to 600m² nett is a restricted discretionary activity. The application is non-complying in this respect and further discretion is sought on the grounds that the layout merely reflects an existing approved layout.

The existing buildings are laid out in sympathy with the natural ground slope and visual domination of adjoining properties and loss of privacy and sunlight is not a problem.

Landscaping is underway and the land is fully serviced. The practicality of the site for the proposed subdivision is proven by the existing layout which has received formal Council approval.

10.8.5.3.3 and 4 Building height, sunlight

The existing buildings satisfy the restricted discretionary standards for this zoning.

10.8.5.3.5 Traffic Intensity

The proposal will not generate additional traffic.

10.8.5.1.6 Impermeable Surfaces

Even allowing for two car parks per lot, the proportion of impermeable surfaces will not exceed 50%.

10.8.5.1.7 Setbacks

The buildings all satisfy the required setbacks for the proposed boundaries.

The transitional (Hokiangi) Residential 1 rules

Predominant uses. This allows for houses at a rate of one household unit per 300m² of site area. Our proposal complies with this, and this would be the basis on which building consent was issued.

10.4.5 Limitations applying to Predominant uses.

Bulk and location of buildings

Site coverage. These range from 16% to 22% and are all within the 35% allowable.

Setbacks: In relation to new proposed boundaries, the dwellings on Lots 1, 2, 3, 4 and 5 intrude within the allowable 3.0m. (Minimum 1.5m at the Lot 4/9 boundary). However, Clause 13.02.04 (c) allows a dispensation to 50% and this is sought on the grounds that the proposed boundaries merely reflect the existing situation.

Height All buildings are within the height requirements.

Parking All lots have car parks for 1 car on the site.

10.4.8 Subdivision Standards

(a) Front site

This applies to Lot 1 this has the required frontage, but at 350m² does not comply with the minimum area requirement.

(b) Rear sites

All rear sites (Lots 2 - 8) have more than the required 3.5m frontage.

Access lengths into Lots 6, 7 and 8 exceed the allowed 60m. Access to Lots 7 and 8 is 74m and the access to Lot 6 is 80m. There is no scope to reduce these lengths. However, no further development is possible and the proposal merely reflects an existing situation.

Minimum Nett area.

All lots are under the required minimum nett area, but the level of non-compliance can not be reduced.

6. Environmental Assessment

The proposal does not seek to allow any further development of the site, but merely to formalise an existing development. As such the proposal will not create any adverse environmental effects.

7. Consultation

As this proposal seeks to formalise an existing situation no consultation with adjoining owners or iwi has been undertaken. No change in use is envisaged nor made possible by the proposal.

8. Reserve Contribution

No reserve contribution should be payable as the proposed subdivision does not enable further development to occur and therefore does not generate any further demand for reserves.

9. Summary

The application seeks consent to create 8 residential lots plus two jointly owned access lots. The proposed boundaries reflect layout as approved by the building consent. This consent will not enable any further development to occur on the sites.

This application is non-complying in some aspects but there is no scope to reduce the level of non-compliance. The development has effectively been approved by means of the issuing of building consents.

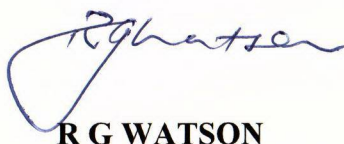
Each of the proposed lots is satisfactorily serviced and easements are proposed where necessary to protect services.

Subdivision consent should be granted subject to:

1. Subdivision plan is in general accordance with the attached scheme plan.
2. All necessary easements are granted or reserved.
3. The access lots be subject to the amalgamation conditions as shown on the plan.
4. Any requirements of Telecom and Top Energy be met.

Yours faithfully

FRASER THOMAS LIMITED



R G WATSON

rgw:nd/1906L.879

Transfer No.
N. C. Order No. A438057



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 18th day of DECEMBER 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 FAIRLIE NENE BAKER of Opononi, Farmer

is seized 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 ~~land~~ 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

30.6 perches more or less being Lot 44 on Deposited Plan 61763 and being part Taumatawiwi Block.



reulmace
Assistant Land Registrar

16149

VII Hokianga S. D.

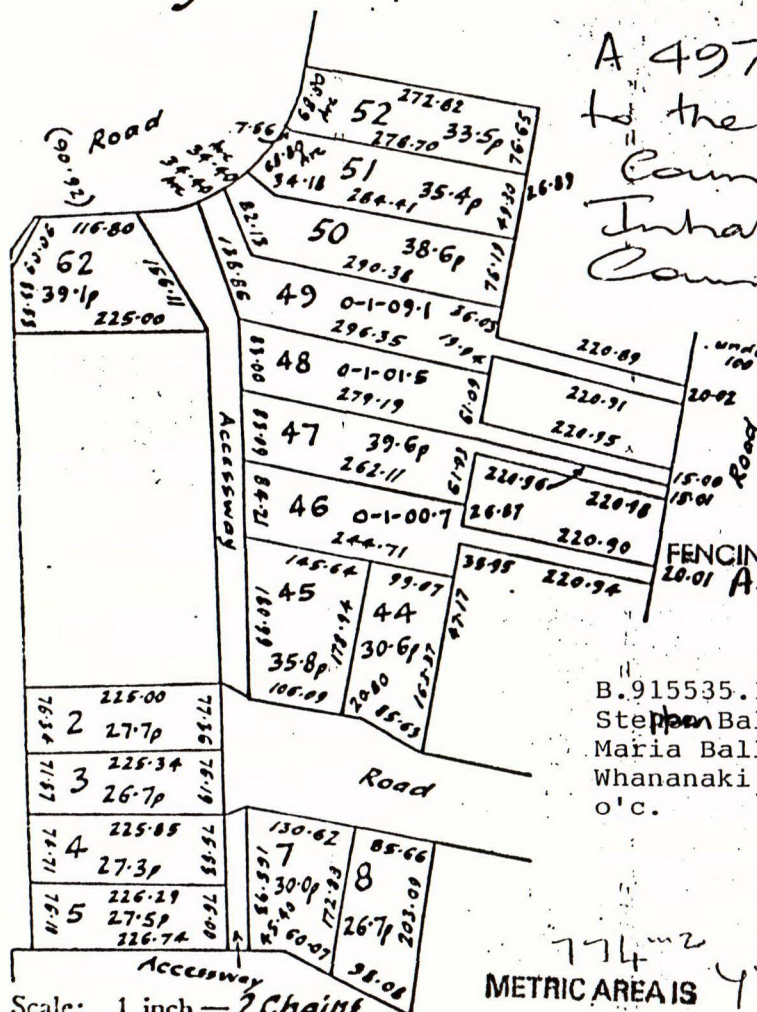
A 497782 Transfer
to the Chairman
Councillors and
Inhabitants of the
County of Hokianga
21/9/1970 at
1.35 etc

reulmace
A.L.R.
10543

FENCING COVENANT IN TRANSFER
20.01 A.497782

B.915535.1 Transfer to Ronald
Stephen Ball carpenter and Sharon
Maria Ball housewife both of
Whananaki - 16.11.1988 at 10.03
o'clock.

reulmace
A.L.R.



Scale: 1 inch = 2 Chains

Det. 11/10/88

METRIC AREA IS

Conversion Factors:
1 Acre = 4046m²
1 Perch = 25.29m²
1 Link = 2012 metres

13 JUN 2000 132

C.282184.1 Transfer to Ronald Stephen Ball
of Whangarei purchasing officer - 8.7.1991
at 2.47 o'clock

DISCHARGE

C.282184.2 Mortgage to ASB Bank Limited
- 8.7.1991 at 2.47 o'clock

D.071347.2 Transfer to Neil Arthur Phillips
of Opononi farmer - 25.11.1996 at 11.51 o'clock

D.071347.3 Mortgage to Bank of New Zealand -
25.11.1996 at 11.51

A.L.R.

D501265.4 Mortgage to Abel Tasman Private
Funding, LLC and to Jack Paul Slovak and
to Robert Allen Slovak and to Brian Lee
Bramell in shares

D501265.5 Mortgage to Primosso Holdings
Limited and to Capital Acceptance Limited
in shares

All 2.5.2000 at 11.57

Bhennuara
for RGL

Transfer No.
N. C. Order No. A438057

REGISTER

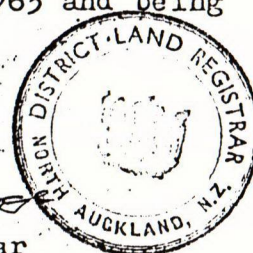
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 18th day of DECEMBER 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 FAIRLIE NENE BAKER of Opononi, Farmer

is seized 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 ~~red~~ 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 1 rood

.7 of a perch more or less being Lot 46 on Deposited Plan 61763 and being part Taumatawiwi Block.



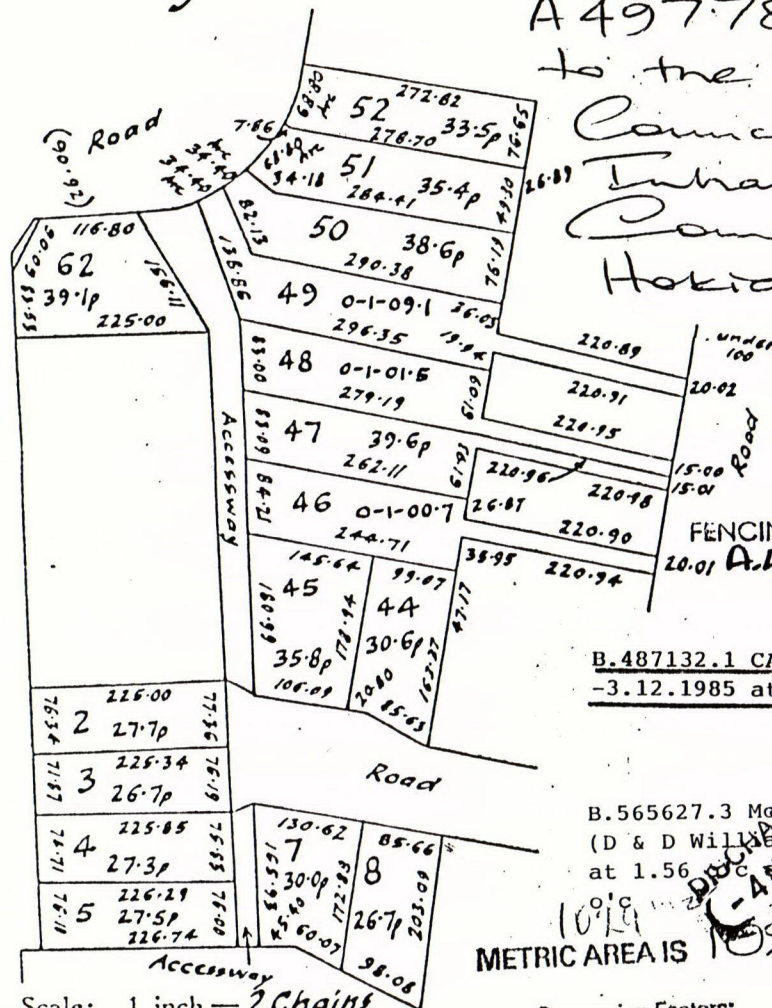
Assistant Land Registrar

16149

VII Hokianga S.D.

A497782 Transfer
to the Chairman
Commissioners and
Inhabitants of the
County of
Hokianga - 21/3/1970
at 1.35 ac.

W. Miller
A.L.R.
10543



FENCING COVENANT IN TRANSFER

B.487132.1 CAVEAT BY NEE JEWELL ALLEN
-3.12.1985 at 1.35 ac

B.565627.3 Mortgage to Rawene Service Station
(D & D Williams Limited - produced 6.8.1986
at 1.56 ac and entered 3.9.1986 at 9.00

METRIC AREA IS 1029m

Conversion Factors:
1 Acre = 4046m²
1 Perch = 25.29m²
1 Link = .2012 metres

Scale: 1 inch = 2 Chains

Det. 11/4/80

- over -

13 JUN 2000

B732000.1 CAVEAT BY ~~WILLIAM~~ ~~BARRIE~~ ANDREWES
- 22.9.1987 at 1.40 o'clock

A.L.R.

C.667491.4 Transfer to Leonard Barrie
Andrewes of Hokianga retired - 18.10.1994
at 2.44 o'clock

A.L.R.

C.667491.6 Transfer to Neil Arthur Phillips
of Hokianga farmer - 18.10.1994 at 2.44 o'clock

C.667491.7 Mortgage to Palmer MacCauley
Nominees Limited - 18.10.1994 at 2.44 o'clock

A.L.R.

D.071347.3 Mortgage to Bank of New Zealand -
25.11.1996 at 11.54 o'clock

A.L.R.

A.L.R.

D501265.4 Mortgage to Abel Tasman Private
Funding, LLC and to Jack Paul Slovak and
to Robert Allen Slovak and to Brian Lee
Bramell in shares

D501265.5 Mortgage to Primosso Holdings
Limited and to Capital Acceptance Limited
in shares

All 2.5.2000 at 11.57

for RGL

Prior C/T. 4B/646

13 JUN 2000

Transfer No.
N/C. Order No. A438057

REGISTER

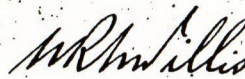
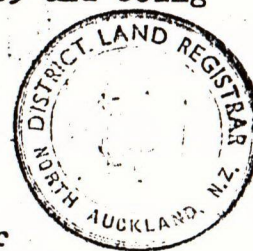
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 18th day of DECEMBER 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 FAIRLIE NENE BAKER of Opononi, farmer

is seized 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 ~~black~~ 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

39.6 perches more or less being Lot 47 on Deposited Plan 61763 and being part Taumatawiwi Block.

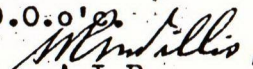
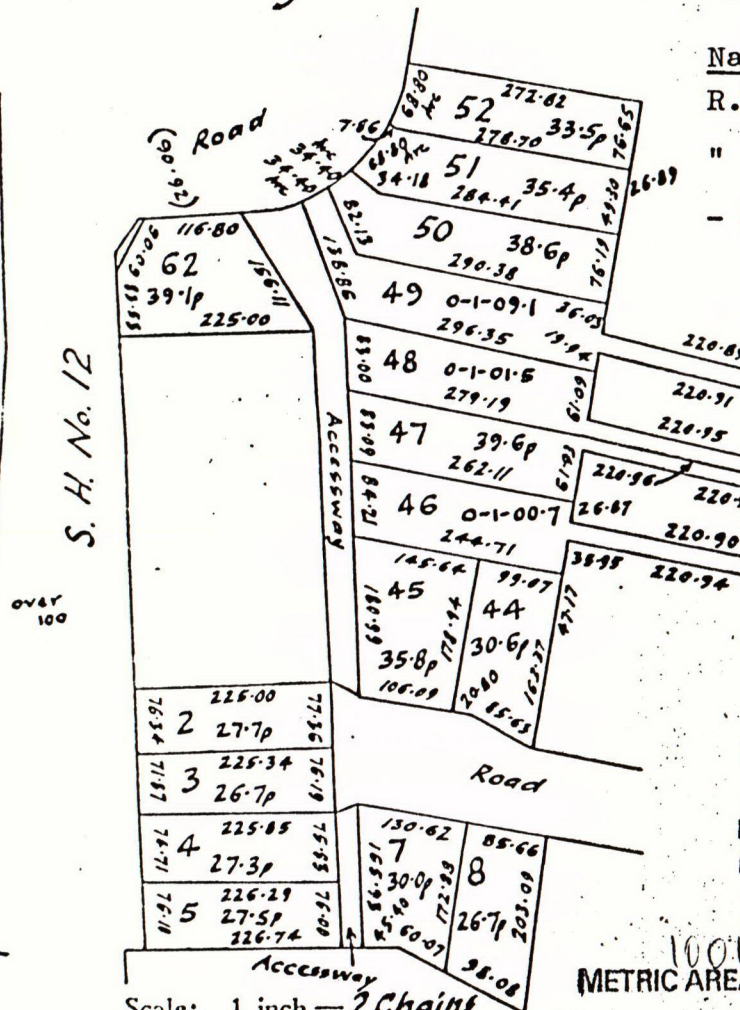



Assistant Land Registrar

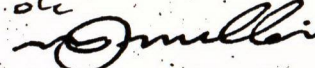
VII Hokianga S.D.

A248752 Easement Certificate affecting the following Lots on Plan 61763.

Nature	Servient Land	Dominant Land	C.T.
R.O.I.W.	Lot 47 (Yellow)	Lot 48	18A/136
"	Lot 48 (Blue)	Lot 47	herein
- 28.9.1967 at 10.0.0.0			


A.L.R.
16149


A 497782 Transfer to the Chairman Councillors and Inhabitants of the County of Hokianga - 21/9/1970 at 1.35.00


AUR
10543

FENCING COVENANT IN TRANSFER
A497782

METRIC AREA IS 1001^m

Scale: 1 inch = 2 Chains

Det. M. H. G. 20

Conversion Factors:

1 Acre = 4046m²1 Perch = 25.29m²

1 Link = .2012 metres

OVER.....

DN

13 JUN 2000

B.487132.1 CAVEAT BY BRANEE JERELL ALLEN
- 3.12.1985 at 1.24 o'clock

DISCHARGED
- 3.9.1986

B.565627.3 Mortgage to Kawene Service Station
(D & D Williams Limited) produced 6.8.1986
at 1.56 o'clock and entered 3.9.1986 at 9.00
o'clock

824/503.1

A.L.R.

B731999.1 CAVEAT BY LEONARD BARRIE ANDREWES
- 22.9.1987 at 1.29 o'clock

A.L.R.

C.667491.4 Transfer to Leonard Barrie
Andrewes of Hokianga retired - 18.10.1994
at 2.44 o'clock



A.L.R.

C.667491.6 Transfer to Neil Arthur Phillips
of Hokianga farmer - 18.10.1994 at 2.44 o'clock



A.L.R.

C.667491.7 Mortgage to Cauley
Nominees Limited - 12.11.1994 at 2.44 o'clock

DISCHARGED
- 12.11.1994

A.L.R.

D.071347.3 Mortgage to Bank of New Zealand -
25.11.1996 at 11.52 o'clock

DISCHARGED
- 21.5.2000

A.L.R.

D501265.4 Mortgage to Abel Tasman Private
Funding, LLC and to Jack Paul Slovak and
to Robert Allen Slovak and to Brian Lee
Bramell in shares

D501265.5 Mortgage to Primosso Holdings
Limited and to Capital Acceptance Limited
in shares

All 2.5.2000 at 11.57



for RGL

Transfer No.
N.C. Order No. A 438057

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 18th day of December 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 FAIRLIE NENE BAKER of Opononi, farmer

is seized 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 ~~red~~ 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 1 rood 1.5 perches more or less being Lot 48 on Deposited Plan 61763 and being part Taumatawiwi Block

W.A. Willis

Assistant Land Registrar



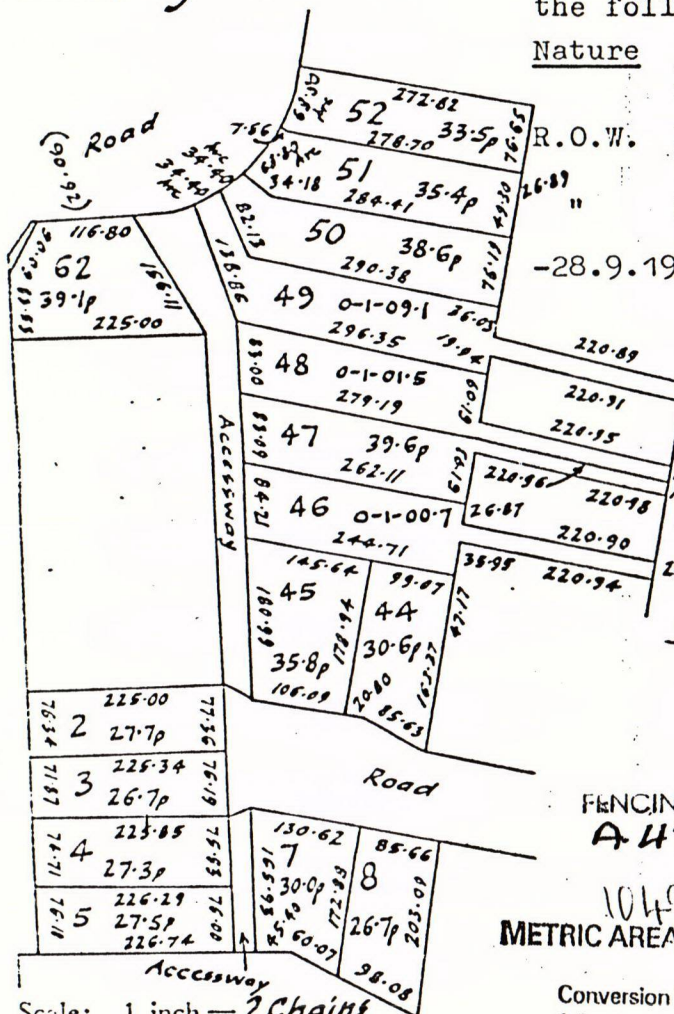
VII Hokianga S.D.

A 248752 Easement Certificate affecting the following Lots on Plan 61763.

Nature	Servient Land	Dominant Land	C.T.
R.O.W.	Lot 47 (Yellow)	Lot 48	herein
"	Lot 48 (Blue)	Lot 47	18A/135
-28.9.1967 at 10.0 oc.			

MR Willis
A.L.R.
16149

S. H. No. 12



A 497782 Transfer to the Chairman, Councillors and Inhabitants of the County of Hokianga 21/9/1970 at 1.35 oc

W.A. Willis
A.L.R.
10543

FENCING COVENANT IN TRANSFER

A 497782

METRIC AREA IS 1049m²

Conversion Factors:
1 Acre = 4046m²
1 Perch = 25.29m²
1 Link = .2012 metres

Scale: 1 inch = 2 chains
Dist. 1/100

OVER.....

18A/136

13 JUN 2000

13 JUN 2000

164715.1 Caveat by Leonard and Lesley [unclear] and Lesley [unclear] at 9.46 o'clock.

Lapsed after notice 28.8.1984
Stokes
for A.L.R.

B.487132.1 CAVEAT BY CRANEE JEWELL ALLEN - 3.12.1985 at 2.40 o'clock

Lapsed after notice 3.9.1986
Stokes
A.L.R.

B.565627.3 Mortgage to Rawene Service Station (D & D Williams Limited) produced 6.8.1986 at 1.56 o'clock and entered 3.9.1986 at 9.00 o'clock

DISCHARGED
8.20.1986
Stokes
A.L.R.

B731998.1 CAVEAT BY LEONARD BARRIE ANDREWES - 22.9.1987 at 1.34 o'clock

DISCHARGED
10.10.1987
Stokes
A.L.R.

C.667491.4 Transfer to Leonard Barrie Andrewes of Hokianga retired - 18.10.1994 at 2.44 o'clock

Stokes
A.L.R.

C.667491.6 Transfer to Neil Arthur Phillips of Hokianga farmer - 18.10.1994 at 2.44 o'clock

Stokes
A.L.R.

C.667491.7 Mortgage to [unclear] Nominees Limited - 18.10.1994 at 2.44 o'clock

DISCHARGED
1.15.1995
Stokes
A.L.R.

D.071347.3 Mortgage to Bank of New Zealand - 25.11.1996 at 11.51

DISCHARGED
1.15.1997
Stokes
A.L.R.

D501265.4 Mortgage to Abel Tasman Private Funding, LLC and to Jack Paul Slovak and to Robert Allen Slovak and to Brian Lee Bramell in shares

D501265.5 Mortgage to Primosso Holdings Limited and to Capital Acceptance Limited in shares

All 2.5.2000 at 11.57

Bhennarra
for RGL



PROPOSED EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY	(A)	LOT 2	LOT 1
SEWERAGE	(B)		
ELECTRICITY, TELECOMMUNICATIONS, WATER SUPPLY & STORMWATER	(C)	LOT 1	LOT 2
RIGHT TO DRAIN STORMWATER	(D)	LOT 3	LOT 4
	(E)	LOT 6	LOTS 3, 4 & 7
	(H)	LOT 8	LOT 5
ELECTRICITY, TELECOMMUNICATIONS & WATER SUPPLY	(F)	LOT 6	LOT 3
	(G)	LOT 7	LOT 4
	(G)	LOT 8	LOT 5

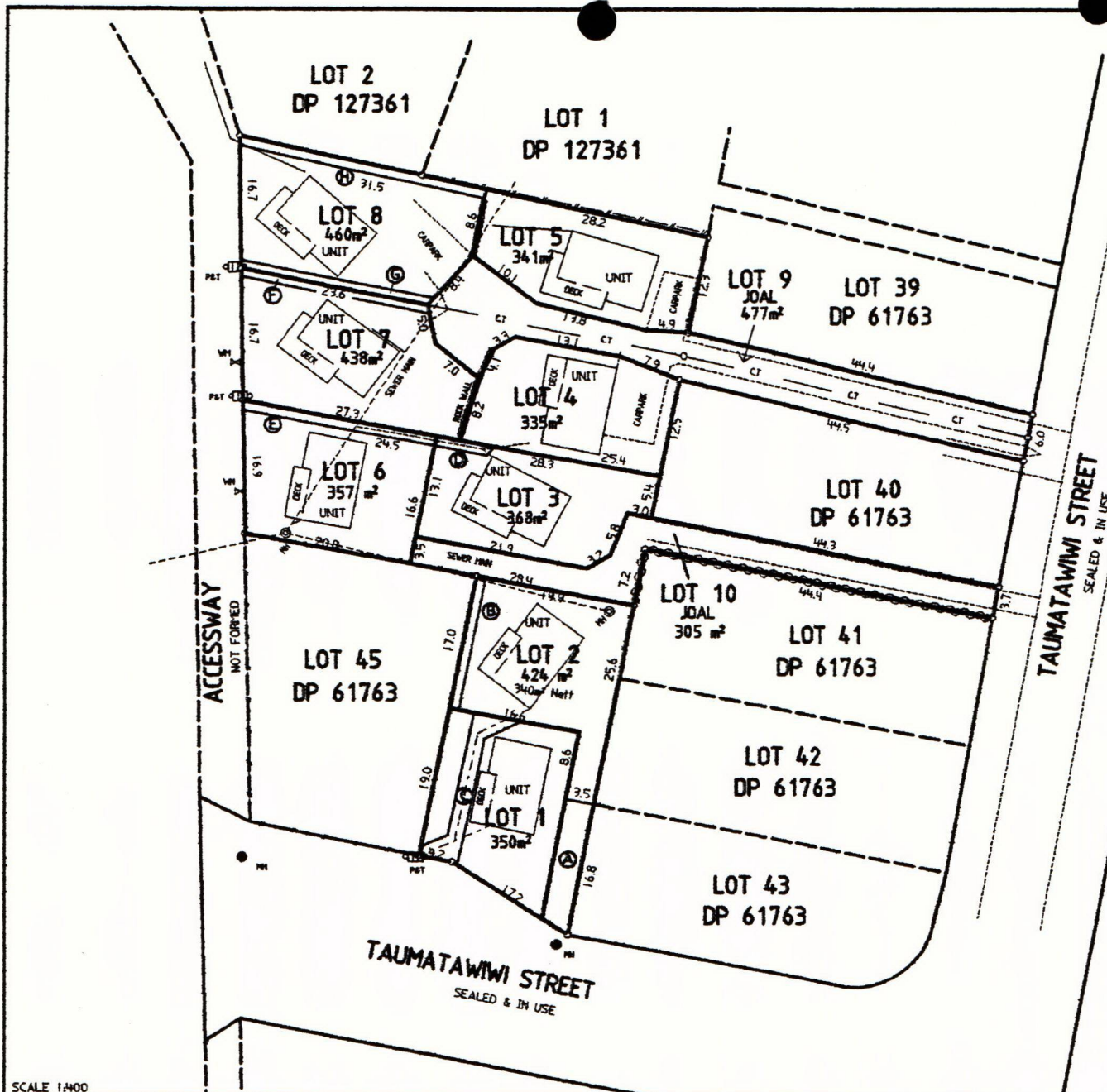
NOTE:- easements shown are indicative only
and subject to final locations.

- Areas & dimensions subject to survey.

PROPOSED AMALGAMATION CONDITIONS

1. THAT LOT 9 HEREON (LEGAL ACCESS) BE HELD AS TO FOUR UNDIVIDED ONE-QUARTER SHARES BY THE OWNERS OF LOTS 4, 5, 7 AND 8 HEREON AS TENANTS-IN-COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.
2. THAT LOT 10 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 3 AND 6 HEREON AS TENANTS-IN-COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

(SEE)



SCALE 1:400



Fraser Thomas

CONSULTING ENGINEERS RESOURCE MANAGERS
ENVIRONMENTAL CONSULTANTS SURVEYORS & PLANNERS
WILLIAMS ROAD, PAKIA, NORTHLAND, NEW ZEALAND

SURVEYED	HAK	3/00
DESIGNED	HAK	3/00
DRAWN	WRF	4/00
TRACED		
CHECKED		

LOTS 1-10 BEING PROPOSED SUBDIVISION OF LOTS 44, 46, 47 & 48 DP 61763

42, 44, 48 & 56 TAUMATAWIWI STREET, OPOKONI PREPARED FOR:- N PHILLIPS TOTAL AREA 3855m²
LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL COMPRISED IN C&T. 18A/132, 134, 135 & 136

DATE APRIL 2000

SCALE 1:400 (A2)

11879



Property Location: 42 & 56 TAUMATAWIWI STREET OPONONI
 PHILLIPS NEIL ARTHUR
 00618-123-00
 LOTS 44 46-48 DP 61763 BLK VII HOKIANGA SD



Far North District Council

PROPERTY INQUIRY

This map is for illustration purposes only and is not necessarily accurate to surveying, engineering or ortho-photographic standards. While every effort has been made to ensure correctness and timeliness of the information presented, Far North District Council assumes no responsibility for errors or omissions.

LINZ Digital Licence No AK 3501/1 CROWN COPYRIGHT RESERVED

Date: 27/6/0



PROPOSED EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY	(A)	LOT 2	LOT 1
SEWERAGE	(B)		
ELECTRICITY, TELECOMMUNICATIONS, WATER SUPPLY & STORMWATER	(C)	LOT 1	LOT 2
RIGHT TO DRAIN STORMWATER	(D)	LOT 3	LOT 4
	(E)	LOT 6	LOTS 3, 4 & 7
	(H)	LOT 8	LOT 5
ELECTRICITY, TELECOMMUNICATIONS & WATER SUPPLY	(E)	LOT 6	LOT 3
	(F)	LOT 7	LOT 4
	(G)	LOT 8	LOT 5

NOTE:- easements shown are indicative only and subject to final locations.

- Areas & dimensions subject to survey.

PROPOSED AMALGAMATION CONDITIONS

1. THAT LOT 9 HEREON (LEGAL ACCESS) BE HELD AS TO FOUR UNDIVIDED ONE-QUARTER SHARES BY THE OWNERS OF LOTS 4, 5, 7 AND 8 HEREON AS TENANTS-IN-COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.
2. THAT LOT 10 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 3 AND 6 HEREON AS TENANTS-IN-COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

(SEE)

SCALE 1:400



Fraser Thomas
CONSULTING ENGINEERS RESOURCE MANAGERS
ENVIRONMENTAL CONSULTANTS SURVEYORS & PLANNERS
WILLIAMS ROAD, PAMIA, NORTHLAND, NEW ZEALAND

SURVEYED	HAK	3/00
DESIGNED	HAK	3/00
DRAWN	WRF	4/00
TRACED		
CHECKED		

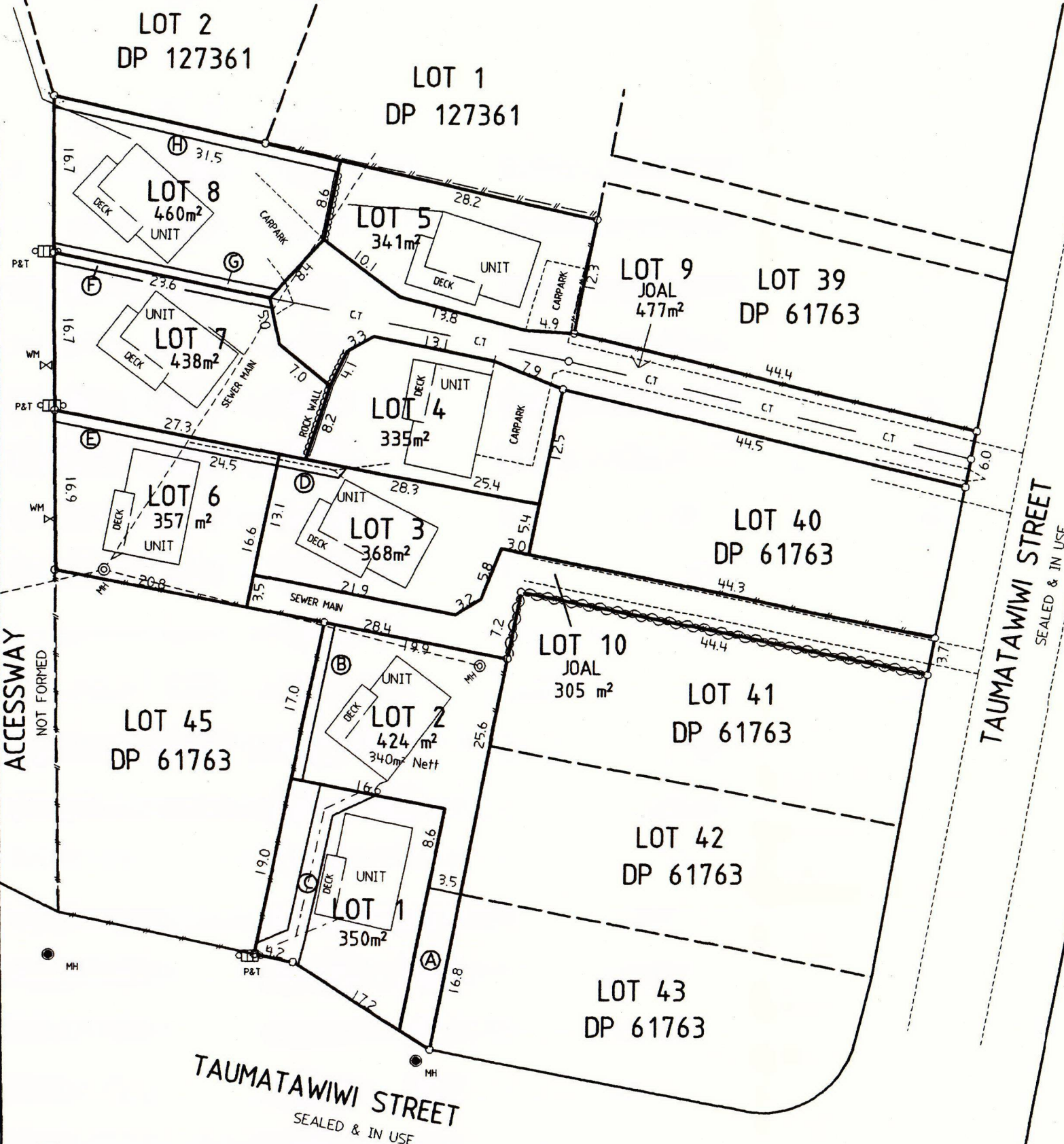
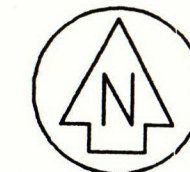
LOTS 1-10 BEING PROPOSED SUBDIVISION OF LOTS 44, 46, 47 & 48 DP 61763

42, 44, 48 & 56 TAUMATAWIWI STREET, OPONONI PREPARED FOR:- N PHILLIPS TOTAL AREA 3855m²
LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL COMPRISED IN C&T. 18A/132, 134, 135 & 136

DATE APRIL 2000

SCALE 1:400 (A2)

11879



PROPOSED EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY	(A)	LOT 2	LOT 1
SEWERAGE	(B)		
ELECTRICITY, TELECOMMUNICATIONS, WATER SUPPLY & STORMWATER	(C)	LOT 1	LOT 2
RIGHT TO DRAIN STORMWATER	(D)	LOT 3	LOT 4
	(E)	LOT 6	LOTS 3, 4 & 7
	(H)	LOT 8	LOT 5
ELECTRICITY, TELECOMMUNICATIONS & WATER SUPPLY	(E)	LOT 6	LOT 3
	(F)	LOT 7	LOT 4
	(G)	LOT 8	LOT 5

NOTE:- easements shown are indicative only and subject to final locations.

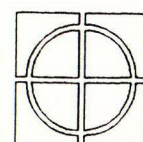
- Areas & dimensions subject to survey.

PROPOSED AMALGAMATION CONDITIONS

1. THAT LOT 9 HEREON (LEGAL ACCESS) BE HELD AS TO FOUR UNDIVIDED ONE-QUARTER SHARES BY THE OWNERS OF LOTS 4, 5, 7 AND 8 HEREON AS TENANTS-IN-COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.
2. THAT LOT 10 HEREON (LEGAL ACCESS) BE HELD AS TO TWO UNDIVIDED ONE-HALF SHARES BY THE OWNERS OF LOTS 3 AND 6 HEREON AS TENANTS-IN-COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.

(SEE)

SCALE 1:400



Fraser Thomas

CONSULTING ENGINEERS RESOURCE MANAGERS
ENVIRONMENTAL CONSULTANTS SURVEYORS & PLANNERS
WILLIAMS ROAD, PAHIA, NORTHLAND, NEW ZEALAND

SURVEYED	HAK	3/00
DESIGNED	HAK	3/00
DRAWN	WRF	4/00
TRACED		
CHECKED		

LOTS 1-10 BEING PROPOSED SUBDIVISION OF LOTS 44, 46, 47 & 48 DP 61763

42, 44, 48 & 56 TAUMATAWIWI STREET, OPONONI PREPARED FOR:- N. PHILLIPS TOTAL AREA 3855m²

LOCAL AUTHORITY: FAR NORTH DISTRICT COUNCIL. COMPRISED IN C.s.T. 18A/132, 134, 135 & 136

DATE APRIL 2000

SCALE 1:400 (a42)

11879

Jan Russell

From: pjk@fndc.govt.nz
Sent: Tuesday, 27 June 2000 12:34
To: jkr@fndc.govt.nz
Subject: ENQUIRY # RMA 2001035

FAR NORTH DISTRICT COUNCIL
Ph: (09)405-2775 Fax: (09)401-2137

Handling Officer: WES WAYNE SMITH External Handling Officer:

Service: SUB Subdivision

Location: 42 & 56 TAUMATAWIWI STREET, R 618
LOTS 44 46 47 & 48 DP 61763

Details: TO CREATE 10 NEW LOTS, EIGHT RESIDENTIAL WITH 2 ACCESS
LOTS PROVIDING ACCESS

Events: HPT, NRC, Comm.Bd., Duffills.

Contact: NEIL ARTHUR PHILLIPS

Ph (H): 09 4058820 (W): (M):

Authorising Officer: PJK PAT KILLALEA Date Rec'd: 22/06/2000 14:53
Return to PJK PAT KILLALEA by Start:22/06/2000
Due:22/06/2000 Comp.:

NB: PLEASE RESPOND IN GEMS

TAX INVOICE ONLY

PHILLIPS, NEIL ARTHUR
FRASER THOMAS
P O BOX 154
PAIHIA 0252

A/C: 147429

INVOICE DATE: 23/06/2000

INVOICE NO: 1499

RFS NUMBER: RMA 2001035

RESOURCE MANAGEMENT APPLICATION CHARGES

Details: TO CREATE 10 NEW LOTS, EIGHT RESIDENTIAL WITH 2 ACCESS
LOTS PROVIDING ACCESS

Site Address: 42 & 56 TAUMATAWIWI STREET

Description

Subd. Non-complying Activity

Amount

600.00

This invoice includes GST of: \$ 66.67

TOTAL \$ 600.00

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:

PHILLIPS, NEIL ARTHUR
FRASER THOMAS
P O BOX 154
PAIHIA 0252

A/C: 147429

INVOICE DATE: 23/06/2000

INVOICE NO: 1499

RFS NUMBER: RMA 2001035

TOTAL: \$ 600.00



FAR NORTH DISTRICT COUNCIL

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

RC 2001035

28 June 2000

The Manager, Planning & Policy
Northland Regional Council
Private Bag 9021
WHANGAREI
0120

Dear Sir or Madam:

Re: RC 2001035 - SUBDIVISION APPLICATION BY N PHILLIPS

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

Could you please advise us of any requirements or comments you may have within ten (10) working days.

Thank you for your assistance.

Yours faithfully,

W E SMITH
RESOURCE PLANNER



FAR NORTH DISTRICT COUNCIL

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

RC 2001035

28 June 2000

NZ Historic Places Trust
P O Box 105-291
CM Centre
AUCKLAND 1

Dear Sir or Madam:

Re: RC 2001035 - SUBDIVISION APPLICATION BY N PHILLIPS

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

Could you please advise us of any requirements or comments you may have within ten (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,

W E SMITH
RESOURCE PLANNER



FAR NORTH DISTRICT COUNCIL

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

RC 2001035

28 June 2000

NZ Historic Places Trust
P O Box 836
KERIKERI
0470

Dear Sir or Madam:

Re: RC 2001035 - SUBDIVISION APPLICATION BY N PHILLIPS

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

Could you please advise us of any requirements or comments you may have within ten (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,

W E SMITH
RESOURCE PLANNER



FAR NORTH DISTRICT COUNCIL

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

RC 2001035

27 June 2000

Fraser Thomas
P O Box 154
PAIHIA 0252

Dear Sir/Madam,

RESOURCE CONSENT - RC NO. 2001035 N PHILLIPS

YOUR REF: 11879

Receipt is acknowledged of the above mentioned Resource Consent application. Please refer to RC 2001035 (W E SMITH) 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

A handwritten signature in dark ink, appearing to read 'J.K. Russell', written over a horizontal line.

J/K RUSSELL
ENVIRONMENTAL SERVICES SUPPORT OFFICER