

DETERMINATIONS PURSUANT TO SECTION 94 OF
THE RESOURCE MANAGEMENT ACT 1991



Applicant: ALAN DAWN

RC 1980270

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

A. WRITTEN APPROVAL REQUIRED.

Obtained

Name:	How Affected:	Yes	No
	<i>Nobody deemed adversely affected</i>		

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]*
ESM/RCM

Date:
Date: 11/11/97

B. NON - NOTIFICATION

Reasons for Non-Notification:

The affects of the proposal would not be more than minor.

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

Resource Planner *[Signature]*
ESM/RCM

Date:
Date: 11/11/97

C. NOTIFICATION

Reasons for Notification:

.....
.....
.....

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

Resource Planner
ESM/RCM

Date:
Date:



FAR NORTH DISTRICT COUNCIL

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

Our reference: **RC1980222**

Not correct Number

All replies should be address to the District Secretary attention: **R M Shand**

614-007-00

3 August, 2000

Brown & Thomson
Kerikeri Professional Centre
PO Box 480
KERIKERI 0470

ATTENTION: WILL PILLE

Dear Sir,

RE: **† DAWN SUBDIVISION – OPARA ROAD, RAWENE**
APPROVAL OF ROAD CONSTRUCTION PLANS

Thank you for the plan submitted for approval for the Dawn Subdivision.

The plans are approved for construction subject to the following conditions:

1. That the standard of construction comply with the Far North District Council's Engineering Standards and Guidelines (section 6) Rooding, specifically section 6.1.7 requires that all gradients steeper that 1:12 are sealed.
2. That the minimum base course depth (specified in section 6.14.3) be 200mm or greater if the CBR of the subgrade is lower that that required for the Design loading of the road (the minimum ESA design loading to be used for minor roads in 10,000 ESA).
3. That the unsealed road pavement comply with section 6.4.5 of the Council standard.

Please record and retain all subgrade compaction test results so that they can be referred to if required.

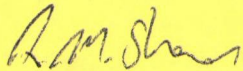
752/138

A N G

It is noted that on ROW A the road width reduces to 4.5m in places. These are to have passing bays with adequate visibility to enable the safe passage of vehicles. If ROW A is to vest as road in the future the carriageway will require widening to comply with the Council's Engineering standards and guidelines.

If you have any queries regarding the above do not hesitate to contact me.

Yours faithfully



R M Shand
Development Engineer

ENV/REX/3RC1980222

Telecom New Zealand Limited
Walton Street
Design Division
P O Box 442
WHANGAREI

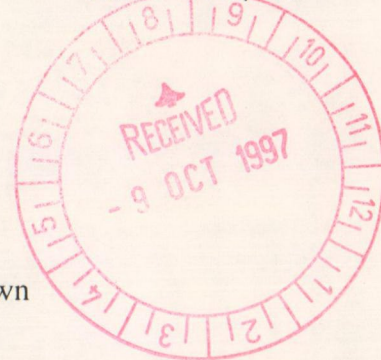


Telephone: 09 437 4212
Fax: 09 437 4270

6 October 1997

File: INW/606

Far North District Council
P O Box 11
KAWAKAWA



Dear Sir/Madam

PROPOSED SUBDIVISION AT: Opara Road - Mr A Dawn
YOUR REF: AFW:RC 1980220

Thank you for your letter and a copy of your proposed subdivision scheme plan.

Telecom will provide underground telecommunications reticulation provided the subdivider/developer meets the following requirements:

CAPITAL CONTRIBUTION BACK TO THE EXISTING TELECOM NETWORK

As Telecom's Cable network is not available at the subdivision boundary, the subdivider/developer will be required to contribute financially towards the cost of the network extension to Opara Road. This is as per Telecom's Policy for "Extension of Service Beyond the Telecom PSTN (Public Switched Telephone Network) Area" - NZ Gazette No 188 Section 1.2.

The estimated cost to the subdivider for the extension is \$7,000 plus GST. As the site is unseen the subdivider must be aware that this is an estimate only and therefore the costs are based on standard cable laying conditions. A firm quote will be given if the subdivider wishes to proceed.

MATERIALS

Telecom will supply all duct pipes, pits, cable etc for the subdivision at no charge to the subdivider/developer. These materials will remain the property of Telecom.

CLEARANCE CERTIFICATE

Telecom's Subdivision Clearance Certificate will be issued when the above requirement(s) 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.

.../2

If you have any questions regarding the above requirement(s) please contact me at the above phone number.

Yours Sincerely

A handwritten signature in blue ink, appearing to read 'Paul Salter', written in a cursive style.

Paul Salter
Network Consultant

cc Thomson & King
P O Box 372
KERIKERI



THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING

The subdivision of Lots 6 & 7 DP 202237 &
Covenant over Lot 5 DP 202237 &
Easements over Lots 1 & 4 DP 154325 & Pt
Sec 31 Blk I Waoku S.D.,
North Auckland Registry

PURSUANT to Section 221 and for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by **THE FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the Schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and are to be registered on the new titles for Lots 6-13 DP 208551 and Lot 5 DP 202237.


SCHEDULE

- i. That only one dwelling per site is permitted on all allotments except for Lot 13 DP 208551 which shall be required to satisfy the normal residential intensity requirements of the District Plan. All buildings on all allotments shall be no more than 8.0m in height above natural ground level. The roofline of any building is to be below the ridgeline or highest part of the site.
- ii. That prior to the issue of any building consent and commencement of any site works the landowner shall provide a development plan. The plan shall detail the location of the proposed dwelling that shall be located below the ridgeline or highest part of the site. The development plan shall specify other site works including accessory buildings, proposed landscaping, an on going pest control and weed eradication program, which includes implementation and maintenance. The time frame within which the work is to be completed shall be provided. The development plan shall also address issues covered in this schedule. The development plan shall be approved by the manager of Resource Consents and implemented within the time frames specified.
- iii. Prior to approval of any building consents the landowner(s) shall provide a sample of the proposed colour scheme of the building, which shall be natural tones and which is subject to the approval of the manager of Resource Consents.



- iv. Each allotment will require a specifically designed wastewater treatment and disposal system. This system shall be designed by a suitably qualified engineer in accordance with the requirements of TP 58 and the information should be submitted in conjunction with the building consent application. Alternatively each Lot will require an aerobic package treatment plant to provide satisfactory treatment of wastewater prior to on site disposal.
- v. No cats, dogs or mustelids are permitted on any allotment.
- vi. Archaeological sites identified on Lots 9 & 11 DP 208551 shall be noted and recorded on the appropriate titles.
- vii. Any building on any of the allotments shall be required to provide engineer designed foundations with the building consent application.
- viii. The landowner(s) of Lots 6-8 & 13 DP 208551 and Lot 5 DP 202237 in addition to any requirements detailed in item 'ii' of this schedule shall be required to preserve the indigenous trees and vegetation on Lots 6-8 & 13 DP 208551 and Lot 5 DP 202237 as shown by areas marked 'H', 'G', 'F', 'J', 'I' on the survey plan DP 208551. The landowners shall not without the prior written consent of the Council and then in strict compliance with any conditions imposed by the Council cut down, damage or destroy any vegetation protected by the bush protection covenant. The landowners shall not be deemed to be in breach of this prohibition if any such vegetation shall die from natural causes not attributable to any act or default by or on behalf of the landowners or for which the landowner is responsible.

SIGNED:



By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
RESOURCE CONSENTS MANAGER

DATE at KAIKOHE this
RC 2000254.
DAWN.CN_2

25th day of September 2002

FAR NORTH DISTRICT COUNCIL



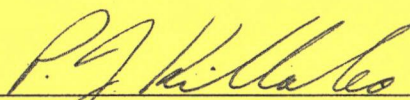
CERTIFICATE OF LOCAL AUTHORITY UNDER SECTION 224 (c) RESOURCE MANAGEMENT ACT, 1991

VALUATION NO :	617-007-00
FILE NUMBER :	RC 2000254
APPLICANT :	ALAN DAWN

IN THE MATTER OF LAND TRANSFER PLAN NO: 208551

And pursuant to Section 224 (c) (ii) of the Resource Management Act 1991 I hereby certify that some of the conditions shown on or referred to on the approved Subdivision Consent have been complied with to the satisfaction of the FAR NORTH DISTRICT COUNCIL, and that in every respect of such conditions that have not been complied with a Consent Notice has been issued in relation to such of the conditions to which Section 221 applies.

DATED at Kaikohe this *25th* day of *September* 2002.



RESOURCE CONSENTS MANAGER

FAR NORTH DISTRICT COUNCIL

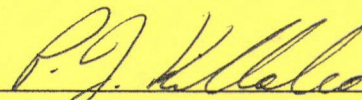


CERTIFICATE OF LOCAL AUTHORITY UNDER SECTION 321(3)(C) LOCAL GOVERNMENT ACT, 1974

VALUATION NO	: 617-007-00
FILE NUMBER	: RC 2000254
APPLICANT	: ALAN DAWN

I HEREBY CERTIFY that the FAR NORTH DISTRICT COUNCIL, resolved, pursuant to Section 321 (3) (c) of the Local Government Act 1974, that it is satisfied that in the matter of Resource Consent RC 2000254 being subdivision of Lot Pt O.L.C.186, and allotments W26 and E26, Parish of Omanaia at Opara Road, Rawene adequate access is provided to Lots 6 - 13 pursuant to easements of right of way running with the land and appurtenant to those allotments and Council resolves on that ground that Sub-section (1) of Section 321 of the Act shall not apply.

DATED at Kaikohe this 25th day of September 2002.



RESOURCE CONSENTS MANAGER

THOMSON & KING LTD

SURVEYORS, PLANNERS, RESOURCE MANAGERS

Kerikeri Office
4 April 2002

Kerikeri & Paihia
www.thomking.co.nz

Job No: 5837.11

Environmental Services
F N D C
Private Bag 752
KAIKOHE

Attention: Resource Consents Manager Pat Killalea

Dear Sir,

Certificates for RC 1980220 & RC 2000254
Mr Allan Dawn

Under Resource Consents 1980220 (Stage I) & 2000254 (Stage II) our client has obtained approval from Council to subdivide his property. On behalf of our client we now seek certificates from Council to enable our client to complete the subdivision.

RC 1980220

The survey plan (223) has been signed by Council and approved by Land Information New Zealand.

The following additional certificates from Council are required for RC 1980220.

321 Certificate (Access) \$ 115

221 Certificate (Consent Notice) \$ 155

224(c) Certificate (Completion Certificate) \$ 330
(please refer to RC 1980220 conditions)

(a) A site suitability report prepared by Brown & Thomson has been approved by Council.

(b) Construction Plans have been approved by Council.

(c) The access has been inspected by Brown & Thomson and a certificate from Brown & Thomson has been provided.

(d) Enclosed are certificates from Telecom & Top Energy.

(e) Road Upgrading Contribution amounts to \$2500 \$ 2000
(4 additional lots)

Kerikeri Office
Corner Cobham Road & Hobson Ave
P.O. Box 372, Kerikeri, New Zealand
Telephone: 0-9-407 7360
Facsimile: 0-9-407 7322
Email: kerikeri@thomking.co.nz

Received:	
08 APR 2002	
Dept	Doc Ref
ENV	4/0736

After Hours:

Directors: Brett King 0-9-407 7885
Denis Thomson 0-9-407 7425
Planner: David Stringer 0-9-407 6532

(f) A consent notice has been prepared by Thomson & King

sub total \$2,600

RC 2000254

The following certificates from Council are required for RC 2000254.

223 Certificate (no fee required as 224(c) is on plan face.)

\$ ----

2(i)(a) All easements are shown on the survey plan.

(b) Lot 14 Reserve to Vest shown on survey plan.

(c) Bush protection areas on Lots 5-8 & 13 have been identified according to the plan signed by Fenton Hamlin.

(d) Esplanade strip shown on survey plan.

(e) Easements in gross shown on survey plan.

321 Certificate (Access)

\$ 115

221 Certificate (Consent Notice)

\$ 155

221(3) Certificate (Consent Notice cancellation)

\$ 150

X ✓
A certificate from Council is required to cancel item i of the consent notice from Stage I so that Lot 6 DP 202237 (Lot 14 DP 208551) may be vested to Council. (We presume part of a consent notice can be cancelled?)

224(c) Certificate (Completion Certificate)

\$ 330

(please refer to RC 2000254 conditions)

(a) Enclosed is the esplanade strip document to be signed by Council.

(b) A consent notice has been prepared by Thomson & King

(c) Road upgrading contribution of \$2000 per additional lot required.

\$14,000

(d) Road upgrade is complete.

(e) Road to vest is shown on the survey plan.

(f) Formation has been completed.

(g) Formation has been completed.

(h) The location of easement 'D' has been moved to be in between Lot 12 and Lot 2 DP 202237 and renamed 'B' as noted in our letter dated 23 November 2001.

(i) Formation has been completed.

(j) Brown & Thomson have inspected the work and provided certification.

(k) Enclosed are certificates from Top Energy and Telecom

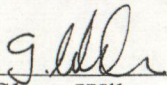
(l) A sign has been erected.

sub total \$14,750 ✓

TOTAL **\$17,350**

Please contact me if you have any queries.

Yours faithfully
Thomson & King Limited



Glenn Wilson
Registered Surveyor

RC 1980220

- Enc: 1) 224(c) Application Form
2) A3 Copy of Approved Survey Plan DP 202237
3) Telecom Certificate
4) Top Energy Certificate
5) Engineers Certificate
6) Consent Notice

RC 2000254

- Enc: 1) 224(c) Application Form
2) A2 print & copy of Survey Plan DP 208551
3) Telecom Certificate
4) Top Energy Certificate
5) Engineers Certificate
6) Consent Notice
7) Covenant Plan approved by Fenton Hamlin
8) Esplanade Strip Documents

URGENT

FAXED

Received	
24 SEP 2002	
Dep.	Dr. Ref
EMV	9/1407

PGM:MEH

23 September 2002

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

Personal Attention: Mr Pat Killalea

PK 25/09

By Facsimile: 405-2863

Dear Sir

Re: RC1980220 and RC2000254: A and G E Dawn: Subdivision Opara Stage I and II

We understand from Thomson & King Limited that in consideration of our undertaking that Stage II of the subdivision (RC2000254) will proceed as a corollary to Stage I (RC1980220) and that Plans 202237 and 208551 will both be deposited in the Land Registry Office at Auckland, condition "i" (namely "That the owners of Lots 6 & 7 hereon" (DP202237) "shall not without the consent of Council transfer or lease any of these parcels or any part thereof except in conjunction with the other") will be deleted from the Consent Notice for Stage I given that Lot 6 Plan 202237 is to vest as reserve on Stage II.

We undertake accordingly.

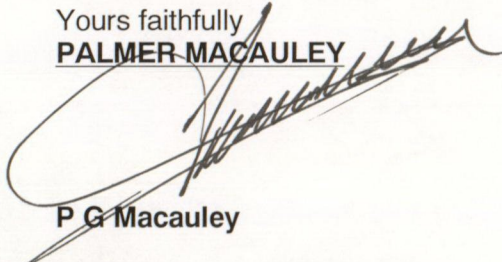
Would you please amend the Consent Notice as necessary, execute same and forward it to the surveyors as a matter of urgency.

Would you please confirm when this has been done.

We appreciate your assistance and look forward to hearing from you.

Yours faithfully

~~PALMER MACAULEY~~



P G Macauley

Direct email address: peter@pmlaw.co.nz

PalmerMacauley
lawyers

Station Road
Kaikohe
PO Box 269
DX AA22506
kaikohe@pmlaw.co.nz
Fax 09 401 2206

Ph 09 401 0240

PGM:MEH

URGENT

23 September 2002

FAXED

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

Personal Attention: Mr Pat Killalea

By Facsimile: 405-2863

Dear Sir

Re: RC1980220 and RC2000254: A and G E Dawn: Subdivision Opara Stage I and II

We understand from Thomson & King Limited that in consideration of our undertaking that Stage II of the subdivision (RC2000254) will proceed as a corollary to Stage I (RC1980220) and that Plans 202237 and 208551 will both be deposited in the Land Registry Office at Auckland, condition "i" (namely "That the owners of Lots 6 & 7 hereon" (DP202237) "shall not without the consent of Council transfer or lease any of these parcels or any part thereof except in conjunction with the other") will be deleted from the Consent Notice for Stage I given that Lot 6 Plan 202237 is to vest as reserve on Stage II.

We undertake accordingly.

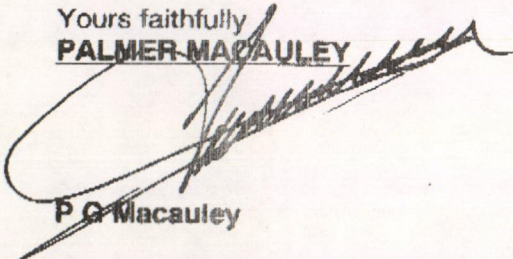
Would you please amend the Consent Notice as necessary, execute same and forward it to the surveyors as a matter of urgency.

Would you please confirm when this has been done.

We appreciate your assistance and look forward to hearing from you.

Yours faithfully

PALMER MACAULEY


P G Macauley

Direct email address: peter@pmlaw.co.nz



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

a) I Glen Wilson (owner/agent) hereby apply for a Section 224(c) Certificate for Mr Alan Dawson the site at: Opera Rd, Hokiangā subdivision plan no: _____ application no: RC 2000254 as the following have been carried out to satisfy the conditions of my subdivision consent.

see attached letter

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: DP 208551

b) Other certificates required 223, 321, 221, 221(3) \$420
 115 155 150 2

c) Enclosed please find a copy of the reserve contribution valuation and payment of:
 Amount: \$ NA

d) Other Contributions: 224(c) fee \$ 330
Road upgrade \$ 14000
 \$ _____
 \$ _____
 Total: \$ 14,750

e) Assets to be vested/transferred to Council: Estimated Value
70m road upgrade with Road to Vest @ \$100/m → \$7,000. \$ 7,000
 \$ _____

(continue on separate sheet if necessary)

NAME AND ADDRESS FOR SERVICE: Thomson & King Ltd.
Box 372, Kerikeri

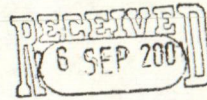
Phone: Bus: 4077360 Fax: 4077322 Home: _____

Signed: G. Wilson Date: 4-4-02

NAME AND ADDRESS FOR ACCOUNTS/REFUNDS: _____

Phone: Bus. _____ Fax _____ Home _____

Telecom New Zealand Limited
Work Management Group
PO Box 442
WHANGAREI



Telecom New Zealand Limited

Telephone: 09 4374212
Facsimile: 09 4374202

Our Ref: INW/1960

25 September, 2001

Thomson & King
Surveyors
PO Box 372
KERIKERI

Attention:

RE: PROPOSED SUBDIVISION AT: OPARA RD FOR A & G DAWN
Your Ref: 5837

CLEARANCE CERTIFICATE

The Telecom requirements for the above subdivision have been met by the subdivider.

When telephone service is required it will be the responsibility of the lot owner to provide a trench for their underground service lead.

Yours Sincerely

Duncan Hamilton
Project Representative

*Copy to be held
2001/19/17*



Telecom is a proud sponsor and official supplier of communications to Team New Zealand and 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
Web www.topenergy.co.nz
DDI 64 9 401 3133
Email hmp@topenergy.co.nz

22 March 2002

Environmental Services
Far North District Council
Private Bag 752
Kaikohe

Dear Sir or Madam,

Resource Consent – A & G Dawn – Opara Road - Oue

We wish to advise that the subdivider has complied with Top Energy's requirements for this subdivision to the satisfaction of Top Energy Ltd.

Yours faithfully

A handwritten signature in cursive script, appearing to read "Heather Fitchett".

Heather Fitchett
Engineering Clerk

i:\engadmin\typist\resrce.con\completion certificates\dawn 220302.doc

ACENZ

NZIA

IPENZ

Building Consent No.

PRODUCER STATEMENT – CONSTRUCTION REVIEW

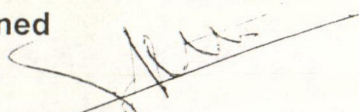
ISSUED BY: Brown & Thomson Northland Ltd
TO: A & GE Dawn (Owner)
IN RESPECT OF: Civil works (Description of Work)
AT: Opara Road, RAWENE (Address)
Pt OLC 186 and allot W26 & E26 RC 2000254

BROWN & THOMSON NORTHLAND LTD has been engaged by A & GE Dawn to provide civil engineering services in respect of clause of the building regulations 1992 for the building work described by the drawings and specification provided by Thomson & King and Brown & Thomson

As an independent approved design professional covered by a current policy of Professional Indemnity Insurance of over \$200,000, I or personnel under my control have carried out periodic reviews of the work appropriate to the engagement and based upon these reviews and information supplied by the contractor during the course of the works I BELIEVE ON REASONABLE GROUNDS that All / Part only as specified in the attached particulars of the building work under the above building consent with respect to Clause(s) of the Building Regulations 1992 has been completed to the extent required by that Building Consent.

Signed

pp



Date 18 March 2002

D W Brierley, MIPENZ No 225268
BROWN & THOMSON NORTHLAND LTD, P O BOX 480, KERIKERI
TEL 09 407 9332 FAX 09 407 7812

?

Cashier Location Drawer
 Receipt No Payment Date Payment Amount
 Payer Name

Payment Information	Amount	Reversed
<input type="text" value="0"/> <input type="text" value="100803 03-0334-59256 -00"/>	<input type="text" value="17350.00"/>	<input type="checkbox"/>

Debtor Code	Ledger	Detail	Amount / Dishonoured
CASH-1	B	RMA2000254	14000.00
		793671.8272 --> 4315	
CASH-2	B	RMA1980220	2000.00
		793671.8272 --> 4315	
104503	RESO	RMA1980220/RMA 2000254	1350.00

?

Cashier Location Drawer
 Receipt No Payment Date Payment Amount
 Payer Name

Payment Information	Amount	Reversed
<input type="text" value="0"/> <input type="text" value="100803 03-0334-59256 -00"/>	<input type="text" value="17350.00"/>	<input type="checkbox"/>

Debtor Code	Ledger	Detail	Amount / Dishonoured
		793671.8272 --> 4315	
CASH-2	B	RMA1980220	2000.00
		793671.8272 --> 4315	
104503	RESO	RMA1980220/RMA 2000254	1350.00
		RECEIPT --> 165854	

Ledger	B	Account Number	793671.8272												
Period	MAY	Day	31	Shift		Source Code		Trans Code	GJ	Trans Date	31/ 5/2002	Posting Date	31/ 5/2002	Segment	ACT
Interface Trans No.	0000000001399224		Update Date and Time		11:29:31		Batch & Sequence No		4/ 6/2002		J00003824		Approved By		SHD
Narration															
Transaction Value		MONIES INC REC TO ROAD CONT A DAWN													
14222.22		DR													
Ref															
Codes															
Ledger	C	Control Acct	793671.8272												
Name:	RTS Road. Contributions														
Segments:															
Source Documents								New Inq.							

Ledger	B	Account Number	793671.8272													
Period	APR	Day	30	Shift		Source Code	B4315	Trans Code	RP	Trans Date	22/ 4/2002	Posting Date	30/ 4/2002	Segment	ACT	
Interface Trans No.	0000000001337757		Update Date and Time		09:19:13		Batch & Sequence No		23/ 4/2002		I00003366		Approved By		AXT	
Narration																
Transaction Value		RMA1980220														
1777.78		A & GE DAWN														
Ref	DOC	165854			DRAW			ER1								
Codes	OPER	QTH			LOCN			ENV								
Ledger	C	Control Acct	793671.8272													
Name:	RTS Road. Contributions															
Segments:																
Source Documents								New Inq.								



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

a) I Glen Wilson (owner/agent) hereby apply for a Section 224(c) Certificate for Mr Alan Dawn the site at: Opara Rd, Hokianga subdivision plan no: ~~202232~~ application no: RC 1980220 as the following have been carried out to satisfy the conditions of my subdivision consent.

see attached letter

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: 202237

b) Other certificates required see attached letter \$115
321,221, \$155

c) Enclosed please find a copy of the reserve contribution valuation and payment of:
Amount : \$ NA.

d) Other Contributions: (e) Road upgrade. \$ 2000
224 fee. \$ 330
\$ _____
\$ _____
Total: \$ 2600

e) Assets to be vested/transferred to Council: Estimated Value
\$ _____
\$ _____

(continue on separate sheet if necessary)

NAME AND ADDRESS FOR SERVICE: Thomson & King Ltd.
P.O. Box 372, Kerikeri

Phone: Bus: 4077360 Fax: 4077322 Home: _____

Signed: G. Wilson Date: 4-24-02

NAME AND ADDRESS FOR ACCOUNTS/REFUNDS: _____
" " _____

Phone: Bus. _____ Fax _____ Home _____

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221: CONSENT NOTICE

REGARDING

The subdivision of Part O.L.C. 186,
W26 & E26 Parish of Omanaia &
Part Opara Block,
North Auckland Registry

PURSUANT to Section 221 and for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by **THE FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the Schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and are to be registered on the new titles for Lots 4, 6 & 7 DP 202237.

SCHEDULE

- i. That the owners of Lots 6 & 7 hereon shall not without the consent of Council transfer or lease any of these parcels or any part thereof except in conjunction with the others.
- ii. The landowner(s) of Lot 4 DP 202237 shall be required to preserve the indigenous trees and vegetation on Lot 4 DP 202237 as shown by the area marked 'E' on the survey plan DP 202237. The landowner(s) shall not without the prior written consent of the Council and then in strict compliance with any conditions imposed by the Council cut down, damage or destroy any vegetation protected by the bush protection covenant. The landowners shall not be deemed to be in breach of this prohibition if any such vegetation shall die from natural causes not attributable to any act or default by or on behalf of the landowners or for which the landowner is responsible.

SIGNED:

By the FAR NORTH DISTRICT COUNCIL
Under delegated authority:
RESOURCE CONSENTS MANAGER

DATE at KAIKOHE this
RC 1980220.
DAWN.CN_1

day of

2002

FAR NORTH DISTRICT COUNCIL

CERTIFICATE OF LOCAL AUTHORITY UNDER SECTION 321(3)(C) LOCAL GOVERNMENT ACT, 1974

VALUATION NO	:	617-007
FILE NUMBER	:	RC 2000254
APPLICANT	:	Alan Dawn

I HEREBY CERTIFY that the FAR NORTH DISTRICT COUNCIL, resolved, pursuant to Section 321 (3) (c) of the Local Government Act 1974, that it is satisfied that in the matter of Resource Consent ^① being subdivision of Lot ^② at ^③ ~~adequate~~ access is provided to Lot ^④ pursuant to easements of right of way running with the land and appurtenant to those allotments and Council resolves on that ground that Sub-section (1) of Section 321 of the Act shall not apply.

DATED at Kaikohe this _____ day of _____ 2000.

RESOURCE CONSENTS MANAGER

- ① RC 2000254
- ② ~~lot 627 DP 202237~~ Pt. D.L.C. 186 ^{and} ~~18~~
- ③ Opara Road, Rawene
- ④ lots 6-13

allotments W26 and E26, Parish of Omanaia

FAR NORTH DISTRICT COUNCIL

CERTIFICATE OF LOCAL AUTHORITY UNDER SECTION 321(3)(C) LOCAL GOVERNMENT ACT, 1974

VALUATION NO	: 617-007
FILE NUMBER	: RC 1980220
APPLICANT	: Alan Dawn

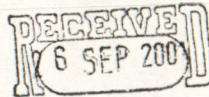
I HEREBY CERTIFY that the FAR NORTH DISTRICT COUNCIL, resolved, pursuant to Section 321 (3) (c) of the Local Government Act 1974, that it is satisfied that in the matter of Resource Consent ^① being subdivision of ~~Lot~~ ^② at ~~Lot~~ ^③ adequate access is provided to ~~Lot~~ ^④ pursuant to easements of right of way running with the land and appurtenant to ~~those~~ allotments and Council resolves on that ground that Sub-section (1) of Section 321 of the Act shall not apply.

DATED at Kaikohe this _____ day of _____ 2000.

RESOURCE CONSENTS MANAGER

- ① RC 1980220
- ② ~~lot 627 DP 202237~~ Pt O.L.C. 186, W262 E26
- ③ Opawa Road, Rawene
- ④ Lot 1-5

Telecom New Zealand Limited
Work Management Group
PO Box 442
WHANGAREI



Telecom New Zealand Limited

Telephone: 09 4374212
Facsimile: 09 4374202

Our Ref: INW/1960

25 September, 2001

Thomson & King
Surveyors
PO Box 372
KERIKERI

Attention:

RE: PROPOSED SUBDIVISION AT: OPARA RD FOR A & G DAWN

Your Ref: 5837

CLEARANCE CERTIFICATE

The Telecom requirements for the above subdivision have been met by the subdivider.

When telephone service is required it will be the responsibility of the lot owner to provide a trench for their underground service lead.

Yours Sincerely

Duncan Hamilton
Project Representative



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



22 March 2002

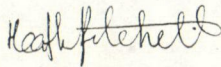
Environmental Services
Far North District Council
Private Bag 752
Kaikohe

Dear Sir or Madam,

Resource Consent – A & G Dawn – Opara Road - Oue

We wish to advise that the subdivider has complied with Top Energy's requirements for this subdivision to the satisfaction of Top Energy Ltd.

Yours faithfully



Heather Fitchett
Engineering Clerk

i:\engadmin\typist\resrce.con\completion certificates\dawn 220302.doc

ACENZ

NZIA

IPENZ

Building Consent No.

PRODUCER STATEMENT – CONSTRUCTION REVIEW

ISSUED BY: Brown & Thomson Northland Ltd
TO: A & GE Dawn (Owner)
IN RESPECT OF: Civil works (Description of Work)
AT: Opara Road, RAWENE (Address)
Pt OLC 186 and allot W26 & E26 RC 2000254

BROWN & THOMSON NORTHLAND LTD has been engaged by A & GE Dawn to provide civil engineering services in respect of clause of the building regulations 1992 for the building work described by the drawings and specification provided by Thomson & King and Brown & Thomson

As an independent approved design professional covered by a current policy of Professional Indemnity Insurance of over \$200,000, I or personnel under my control have carried out periodic reviews of the work appropriate to the engagement and based upon these reviews and information supplied by the contractor during the course of the works I BELIEVE ON REASONABLE GROUNDS that All / Part only as specified in the attached particulars of the building work under the above building consent with respect to Clause(s) of the Building Regulations 1992 has been completed to the extent required by that Building Consent.

Signed

pp



Date 18 March 2002

D W Brierley, MIPENZ No 225268
BROWN & THOMSON NORTHLAND LTD, P O BOX 480, KERIKERI
TEL 09 407 9332 FAX 09 407 7812

P O Box 480 Kerikeri
Tel +[64] (9) 407 9332
Fax +[64] (9) 407 7812
e-mail btntl@xtra.co.nz



To: REX SHAWD **From:** Wil Pille

Fax: 09-4050863 **Pages:** 2

Phone: **Date:** 26-8-02

Re: P.S. for Alan Dawh.

Hello Rex,

Please find enclosed PS4 for Alan Dawh.

All seems to be in order.

Regards

Wil Pille

Will confirm

with you

shape / crossbill OK

weak spot repaired

GAP 40 mesh applied.

RM Shew 27/08/02

ACENZ

NZIA

IPENZ

Building Consent No.

PRODUCER STATEMENT – CONSTRUCTION REVIEW

ISSUED BY:

Brown & Thomson Northland Ltd

TO: A & GE Dawn

(Owner)

IN RESPECT OF: Civil works

(Description of Work)

AT:

Opara Road, RAWENE

(Address)

Pt OLC 186 and allot W26 & E26

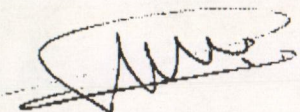
RC 2000254

BROWN & THOMSON NORTHLAND LTD has been engaged by
A & GE Dawn

to provide civil engineering services
in respect of clause of the building regulations 1992 for the building work
described by the drawings and specification provided by Thomson & King and Brown
& Thomson, Sheet No. 005/5 4

As an independent approved design professional covered by a current policy of
Professional Indemnity Insurance of over \$200,000, I or personnel under my control
have carried out periodic reviews of the work appropriate to the engagement and
based upon these reviews and information supplied by the contractor during the
course of the works I BELIEVE ON REASONABLE GROUNDS that All / Part only as
specified in the attached particulars of the building work under the above building
consent with respect to Clause(s) of the Building Regulations 1992 has
been completed to the extent required by that Building Consent.

Signed



Date 23 August 2002

D W Brierley, MIPENZ No 225268

BROWN & THOMSON NORTHLAND LTD, P O BOX 480, KERIKERI

TEL 09 407 9332

FAX 09 407 7812

Certifying Engineer (Broom & Thomson) asked to provide a more specific certification of works for work on legal road works

some remedial work required on the carriageway on the right of way

- regrade to provide cross fall

- roll to compact carriageway

- maintenance mastic paving may be required

AmSlane @3/05/102

RC 1980220 and RC 2000254

Alan Dawn

These ² requests for s 224(c) and other certificates are very complicated. They have applied for s 224(c) certificates for Stage I (RC 1980220) and ^{for} the balance area (RC 2000254) at the same time.

Under RC 2000254, there is a request to cancel "consent notice" for a lot created under RC 1980220 - which is yet to be issued!

Consent Notice Condition 3(B)(vi) under RC 2000254 requires archaeological site on Lot 4 to be noted on the title. Lot 4 was created under RC 1980220 and not under 2000254 so that lot 4 is omitted in the consent notice printed. There is no such ~~requirement~~ condition under RC 1980220, so that we can't include it ~~was~~ in the consent notice under RC 1980220.

Leoni

THOMSON & KING LTD

SURVEYORS, PLANNERS, RESOURCE MANAGERS

Kerikeri Office
4 April 2002

Kerikeri & Paihia
www.thomking.co.nz

Job No: 5837.11

Environmental Services
F N D C
Private Bag 752
KAIKOHE

Attention: Resource Consents Manager Pat Killalea

Dear Sir,

Certificates for RC 1980220 & RC 2000254
Mr Allan Dawn

Under Resource Consents 1980220 (Stage I) & 2000254 (Stage II) our client has obtained approval from Council to subdivide his property. On behalf of our client we now seek certificates from Council to enable our client to complete the subdivision.

RC 1980220

The survey plan (223) has been signed by Council and approved by Land Information New Zealand.

The following additional certificates from Council are required for RC 1980220.

321 Certificate (Access) \$ 115

221 Certificate (Consent Notice) \$ 155

224(c) Certificate (Completion Certificate) \$ 330
(please refer to RC 1980220 conditions)

(a) A site suitability report prepared by Brown & Thomson has been approved by Council.

(b) Construction Plans have been approved by Council.

(c) The access has been inspected by Brown & Thomson and a certificate from Brown & Thomson has been provided.

(d) Enclosed are certificates from Telecom & Top Energy.

(e) Road Upgrading Contribution amounts to \$2500 \$ 2000
(4 additional lots)

Received:	
08 APR 2002	
Dept	Doc Ref
ENV	4/0736

Kerikeri Office
Corner Cobham Road & Hobson Ave
P.O. Box 372, Kerikeri, New Zealand
Telephone: 0-9-407 7360
Facsimile: 0-9-407 7322
Email: kerikeri@thomking.co.nz

After Hours:

Directors: Brett King 0-9-407 7885
Denis Thomson 0-9-407 7425
Planner: David Stringer 0-9-407 6532

Background illustration represents surveyor's centennial sundial/rig on Maiki Hill, Russell

(f) A consent notice has been prepared by Thomson & King

sub total \$2,600

RC 2000254

The following certificates from Council are required for RC 2000254.

223 Certificate (no fee required as 224(c) is on plan face.)

\$ ----

2(i)(a) All easements are shown on the survey plan.

(b) Lot 14 Reserve to Vest shown on survey plan.

(c) Bush protection areas on Lots 5-8 & 13 have been identified according to the plan signed by Fenton Hamlin.

(d) Esplanade strip shown on survey plan.

(e) Easements in gross shown on survey plan.

321 Certificate (Access)

\$ 115

221 Certificate (Consent Notice)

\$ 155

221(3) Certificate (Consent Notice cancellation)

\$ 150

A certificate from Council is required to cancel item i of the consent notice from Stage I so that Lot 6 DP 202237 (Lot 14 DP 208551) may be vested to Council.

(We presume part of a consent notice can be cancelled?)

224(c) Certificate (Completion Certificate)

\$ 330

(please refer to RC 2000254 conditions)

(a) Enclosed is the esplanade strip document to be signed by Council.

(b) A consent notice has been prepared by Thomson & King

(c) Road upgrading contribution of \$2000 per additional lot required.

\$14,000

(d) Road upgrade is complete.

(e) Road to vest is shown on the survey plan.

(f) Formation has been completed.

(g) Formation has been completed.

(h) The location of easement 'D' has been moved to be in between Lot 12 and Lot 2 DP 202237 and renamed 'B' as noted in our letter dated 23 November 2001.

(i) Formation has been completed.

(j) Brown & Thomson have inspected the work and provided certification.

(k) Enclosed are certificates from Top Energy and Telecom

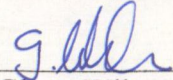
(l) A sign has been erected.

sub total \$14,750

TOTAL \$17,350

Please contact me if you have any queries.

Yours faithfully
Thomson & King Limited




Glenn Wilson
Registered Surveyor

RC 1980220

- Enc: 1) 224(c) Application Form
2) A3 Copy of Approved Survey Plan DP 202237
3) Telecom Certificate
4) Top Energy Certificate
5) Engineers Certificate
6) Consent Notice

RC 2000254

- Enc: 1) 224(c) Application Form
2) A2 print &  copy of Survey Plan DP 208551
3) Telecom Certificate
4) Top Energy Certificate
5) Engineers Certificate
6) Consent Notice
7) Covenant Plan approved by Fenton Hamlin
8) Esplanade Strip Documents

TAX INVOICE ONLY

DAWN, ALAN
 C/- THOMSON & KING LIMITED
 P O BOX 372
 KERIKERI 0470

RMA A/C: 104503
 INVOICE DATE: 11/04/2002
 INVOICE NO: 12141
 RFS NUMBER: RMA 2000254

RESOURCE MANAGEMENT APPLICATION CHARGES

Details: PTS OPARA BLK ALLOTS E26 W26 OMANAIA PSH PT OLC 186 BLK
 00617-007-00
 Site Address: OPARA ROAD

Description	Amount
Miscellaneous Certificates-e.g	150.00

This invoice includes GST of: \$ 16.67

TOTAL \$ 150.00

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:

DAWN, ALAN
 C/- THOMSON & KING LIMITED
 P O BOX 372
 KERIKERI 0470

RMA A/C: 104503
 INVOICE DATE: 11/04/2002
 INVOICE NO: 12141
 RFS NUMBER: RMA 2000254
 TOTAL: \$ 150.00

TAX INVOICE ONLY

DAWN, ALAN
 C/- THOMSON & KING LIMITED
 P O BOX 372
 KERIKERI 0470

RMA A/C: 104503
 INVOICE DATE: 11/04/2002
 INVOICE NO: 12140
 RFS NUMBER: RMA 2000254

RESOURCE MANAGEMENT APPLICATION CHARGES

Details: PTS OPARA BLK ALLOTS E26 W26 OMANAIA PSH PT OLC 186 BLK
 00617-007-00
 Site Address: OPARA ROAD

Description	Amount
s221 Certificate - s.252 LGA	155.00
Certificate-s321 LGA	115.00
224 Cert.-With Engineering Con	330.00

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:

DAWN, ALAN
 C/- THOMSON & KING LIMITED
 P O BOX 372
 KERIKERI 0470

RMA A/C: 104503
 INVOICE DATE: 11/04/2002
 INVOICE NO: 12140
 RFS NUMBER: RMA 2000254
 TOTAL: \$ 600.00

TAX INVOICE ONLY

DAWN, ALAN
C/- THOMSON & KING
P O BOX 372
KERIKERI 0470

RMA A/C: 104503
INVOICE DATE: 11/04/2002
INVOICE NO: 12146
RFS NUMBER: RMA 1980220

RESOURCE MANAGEMENT APPLICATION CHARGES

Details: PTS OPARA BLK ALLOTS E26 W26 OMANAIA PSH PT OLC 186 BLK
00617-007-00
Site Address: OPARA ROAD

Description	Amount
s221 Certificate - s.252 LGA	155.00
Certificate-s321 LGA	115.00
224 Cert.-With Engineering Con	330.00

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:

DAWN, ALAN
C/- THOMSON & KING
P O BOX 372
KERIKERI 0470

RMA A/C: 104503
INVOICE DATE: 11/04/2002
INVOICE NO: 12146
RFS NUMBER: RMA 1980220
TOTAL: \$ 600.00

DELEGATED AUTHORITY

DATE: 3/11/99

NAME OF APPLICANT: A VGE DAWN

NUMBER: 1980220

DISTRICT SCHEME: KTA / MANG / WHG / HOK / BOI / KHE

CHECKED BY RESOURCE PLANNER AMM 3/11/99 AND IS IN ORDER FOR SIGNING AND SEALING.

COMMENTS:

DATE RECEIVED AT ENVIRONMENTAL SERVICES:

DATE SIGNED UNDER DELEGATED AUTHORITY:

DATE SENT TO KAIKOHE FOR SEALING:

2/11/99
3/11/99

DATE SEALED: / /

PLAN RETURNED TO: TKV

DATE: 3/11

PHOTOCOPY RETURNED TO: KAWAKAWA / KAITAIA / RAWENE

THOMSON & KING LTD

SURVEYORS, PLANNERS, RESOURCE MANAGERS
Kerikeri & Paihia

Kerikeri Office
2 November 1999

Ref: 5837

F N D C
Private Bag 752
KAIKOHE

ATTENTION: Mr P Killilea

Dear Sir

RE: DAWN
RC 1980220

Please find enclosed the title plan for the above subdivision.

Could you arrange to have the plan signed under delegated authority and returned to our office.

Yours faithfully
Thomson & King Ltd.
Per



Denis Thomson
Registered Surveyor

Directors: Brett King 0-9-407 7885
Denis Thomson 0-9-407 7425
Planner: David Stringer 0-9-407 6532

Kerikeri Office
Corner Cobham Road & Hobson Ave
P.O. Box 372, Kerikeri, New Zealand
Telephone: 0-9-407 7360
Facsimile: 0-9-407 7322
Email: thomking@igrin.co.nz

343
S.Y. HAMLIN DIP. AGR.

Landscape Conservation Consultant

Waipapa Road,
Kerikeri.
Telephone 0-9-407 7562

P.O. Box 68.
Kerikeri.
(025) 776810

REFERENCE: PROPOSED CONSERVATION COVENANT

LEGAL DESCRIPTION: ALLOTS E 26, W 26, PARISH OF OMANAIA,
PT. OPARA BLOCK, PARISH OF OMANAIA, PT.
O.L.C. 186

OWNER: A. DAWN

LOCATION: OPARA ROAD,
RAWENE

DATE INSPECTED: 17 th FEBRUARY 1998

INTRODUCTION

I have inspected the above property at the request of messrs. Thomson and King, surveyors, to determine the conservation values of the indigenous vegetation thereon.

REPORT

The property lies at the tip of a penninsular projecting into the Hokianga harbour approximately 4 km west of Rawene. The penninsular is characterised by a mosaic of second class hill country farms interspersed with tracts of regenerating native bush. Several of the bush areas are mature and contain a diverse range of coastal forest sp. while the majority of remnants are described as juvenile and dominated by a canopy of manuka and kanuka.

The vegetation on the Dawn property that is the subject of this report appears to have reverted, in parts, to a cover of stunted manuka and associated sp. as the result of repeated burn-offs. The balance of the cover is dominated by an association of weed sp. including Gorse and Woolly Nightshade. The cover is almost complete with only isolated small areas of low quality grass.

Lots 1, 2 and 3 are dominated by the second ecosystem of weed sp. with only isolated mature native trees extending above the gorse. It is the opinion of the writer that there

are no significant areas of indigenous vegetation on Lots 1, 2 or 3.

Lot 4 does include an area of regenerating bush, dominated by a canopy of stunted manuka with occasional emergent sp.. Occasional puriri, rimu and rewarewa emerge over the canopy while in the sub canopy nikau, ponga, cabbage tree and tree ferns are present. There is a modest amount of manuka leaf litter present. The bush cover is contiguous with an extensive area of similar quality bush on the adjoining property. It is recommended that the regenerating bush on Lot 4 be protected by covenant.

FAUNA.

Kiwi have been recorded in the district. Raising landowners awareness to the threats faced by kiwi will be vital in ensuring the effective protection of covenanted habitat on the property.

CONCLUSION

It is recommended that the identified bush remnant on Lot 4 be protected by way of covenant for the habitat value it provides to a threatened sp, kiwi, and for the contribution it makes to the high natural landscape values of the district.



S.F.Y. HAMLIN

FAR NORTH
DISTRICT COUNCIL



Our reference **RC 1980609**

All replies should be addressed to the District Secretary **P J Killalea**

Thursday, 8 April 1999

A & G Dawn
Box 82
OPONONI

Dear Mr & Mrs Dawn,

re: SUBDIVISION, OPARA ROAD, OMANAIA

I refer to your letter of 29th March 1999 concerning Condition 2(f)(ii) of your subdivision consent.

The Consent Notice is intended to protect areas of native bush and certainly not noxious or invasive weed species. However, the Consent Notice as presently worked would also require protection of existing exotic trees now in the areas to be protected (if any). If you wish to have the Consent Notice to refer only to "indigenous" vegetation you would need to request a variation to the conditions of consent. If there is no exotic vegetation (apart from noxious species) then the wording should not be an issue.

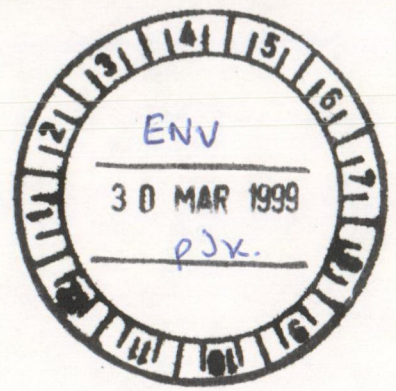
Your letter also refers to Section 112 of the Draft District Plan. However, this plan has yet to proceed through the public notification and submission phases and has no legal standing.

Therefore I am unable to confirm whether the provisions of that Section will be incorporated in the new District Plan.

Yours faithfully

P J Killalea
RESOURCE CONSENTS MANAGER

Alan and Gaye Dawn,
Box 82,
Opononi.
Telephone / Fax 09 4058 773
29/3/99



Manager Environmental Services
Far North District Council
Private Bag 752
Kaikohe.

Re: RC 1980220

Dear Sir / Ms,

I refer to condition 2. f. ii of the above Resource Consent which begins:
"The applicant shall preserve the trees and bush now on the area...."

Our understanding of the above condition is that we are to secure by consent notice, protection for the existing indigenous vegetation such as manuka, kanuka, karaka, nikau and various coprosmas etc.

We do not believe that the term includes or intends to protect noxious plants or invasive weed species.

This understanding is reinforced by the November 1998 Draft Proposed Far North District Plan, and in particular section 11.2, (page 133, etc) which states that clearance of noxious plants or other invasive weed species is a permitted activity.

The existing operative District Plan (Hokianga) and the Resource Management Act also generally dictate that it is indigenous vegetation which is intended to be protected, rather than noxious plants or other invasive weed species.

Would you please therefore, confirm that it is the intention of condition 2.f.ii of the above Consent, that "trees and bush" relates to indigenous vegetation and that we are able to reflect this in any legal documentation.

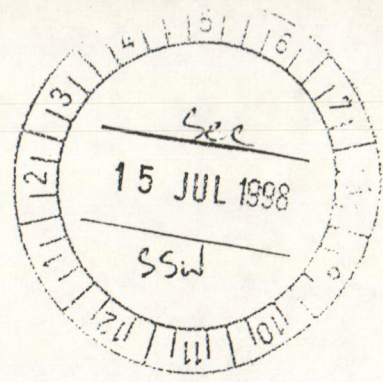
Would you please also confirm that Council intends that section 11.2 of the Draft Proposed Far North District Plan will be the general philosophy for management of the same condition 2.f.11 of our Resource Consent.

Your earliest reply would be appreciated.

Thanking you,

Yours faithfully,
Alan Dawn.

A handwritten signature in black ink, appearing to read "Alan Dawn".



MEMO TO The District Secretary,
FAR NORTH DISTRICT COUNCIL

FROM Cr Johnson Davis
KAWAKAWA WARD

DATE 12TH July 1998

SUBJECT RC 1980609 PROPOSED MARINA AT OPUA.

I have now had the opportunity to read the decision issued by the Joint Hearings Committee in respect of the above application held 18th – 21st May 1998.

In respect of the FNDC's conditions the following is noted:-

1 Condition 3(a)

PAT

Prior to the commencement of construction work on the site, the Consent Holder shall submit a landscaping plan for the approval of the Environmental Services Manager, Far North District Council.

2 Condition 9(b)

Prior to construction work commencing on the site, the Consent Holder shall submit (for the approval of the Far North District Council) engineering plans showing: etc, etc, etc,

I have a number on concerns related to the proposed roadwork's, roading, parking, pedestrian access and sewerage.

I am pleased that consent has been granted but wish to ensure that all Council's standards are met and that the interests of the Community of Opuia and the Council's ratepayers are properly addressed.

May I please seek your assurance that copies of these plans are provided to me at the time they are lodged with the Council .

Thank you,

Johnson Davis,
District Councillor and Community Board Member.

A Dawn - 1980220

What is Lot 5?

Easement Reserve

Where is C.O.T?

Zoning - PDP - GR, GL, SNA, SLV

- TOP - Runoff 1

- Need C.O.T

5-92

- Easement Reserve NOT REQUIRED IF LOTS ADJOINING CORNER ARE DESCRIBED AS "ADJACENT LOTS"

OK - SUBSON TO CHECKING C.O.T

- SUBSON TO COVENANT AREA ON SNA - DENNIS

WISHES TO VISIT SITE WITH PLANNING

- EASEMENT CONDITIONS

- CONSENT NOTION TO HOLD PARCELS TOGETHER

- REX'S CONDITIONS

Rex

Opara Rd
Lawere

DISTRICT ENGINEER'S DEPARTMENT
ENGINEERING REPORT

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

004
1980220
Alan Dawson
Development Engineer

ASPECT	COMMENTS
<p>Site Suitability: Topography, Stability, Erosion, Flooding, Ground Cover, etc.</p> <p>* 1/ regulates Site suitability</p>	<p>EEEEK!!</p> <p>Submit for the approval of council a report prepared by a qualified qualified engineer and provide of a identifying a suitable location site for each lot and the necessary treatment & disposal system required for each lot.</p> <p>Prior to the commencement of construction</p>
<p>Access onto Site: Adequacy for Use. Traffic Flows, etc. Need for upgrading adjacent areas.</p> <p>* 2/</p>	<p>Submit for the approval of council details & design of the proposed access both on the legal road and on the lots A & B. Details provided should specifically include the following: 1) Control of the stormwater 2) Step prepared stabilization measures in areas of unstable subgrade 3) details of fill disposal areas</p> <p>The carriageway should be 5.5m minimum width on a 7.5m wide formation</p>
<p>Drainage: Stormwater and Effluent Disposal.</p> <p>*</p>	<p>Construct access in accordance with the approved plans and provide Certified by a registered Engineer that the work has been completed in accordance with the approved plan.</p>
<p>Earthworks: Controls required etc.</p>	<p>No additional requirements</p>
<p>Easements: ROW, water, drainage, power</p>	<p>As listed</p>

ASPECT	COMMENTS
Services: Water, Irrigation, Power, Telephone, Street Lighting.	<p style="text-align: center;">no existing services</p> <p>Propulate power & telephone for the full length of the road from + down in accordance with the requirements of the respective supply authority</p>
Amenities: Internal Accessways. Surfacing of Car Parks etc.	<p>relax area</p>
Upgrading Contributions: Roading, water, sewerage, stormwater, footpaths	<p>Prop Prop a road upgrading contribution of \$ 500 per additional lot created towards the upgrading of Opera Ave</p>
Engineering Fees:	
Other:	
<p>SIGNED: <i>R. M. Shaw</i> DATE: <i>02/10/97</i> MILEAGE: <i>100 km</i> TIME: <i>3.5hr</i> <i>30 km return to Pavers</i></p>	

Engineering refs

- report
- plan
- plan

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

APPLICATION FOR SUBDIVISION CONSENT

TO : Far North District Council

1, Denis McGregor Thomson {Full Name}
PO Box 372 {Address}
Kerikeri

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

Mr A. Dawn
Opara Road
Hokianga

2. The location to which this application relates is :
{Street/Road Address, Legal description, and Valuation Roll Number}

Opara Road P+ Opara Block, Parish of Omanaia,
Hokianga P+ OLC 186, Parish of Omanaia, Allotments W26 + E26,

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

Proposed Subdivision

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

N/A

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

{In the case of a controlled activity, such an assessment is not required unless otherwise specified in the relevant plan}

6. I attach other information (if any), required to be included in the application by the district or regional plan or regulations.

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

- a) The position of all new boundaries.
b) The areas of all new allotments. {Not required for cross-leases, company leases, or unit plans}
c) The location and areas of new reserves to be created, including any esplanade reserves to be set aside on a survey plan under Section 230 of the Act.
d) The location and areas of land below mean high water springs of the sea or of any part of the bed of a river or lake which is to be vested in the Crown under Section 235 of the Act.
e) The location and areas of land to be set aside as new road.

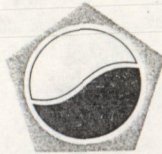
Signature of Applicant }
or person authorised to }
sign on behalf }

D. Thomson

Address for Service : Thomson + King
PO Box 372
Kerikeri

Telephone Numbers : {Business} A077360 {Fax} A077322 {Home} A077A25

Dated : 29-8-97



Fairway Drive
P.O. Box 372, Kerikeri, New Zealand
Telephone 0-9 407 7360
Fax 0-9 407 7322

Thomson & King

Formerly Von Sturmer Gilkison & Henry

SURVEYORS, PLANNERS, RESOURCE MANAGERS
Kerikeri Office
5 August 1997

Ref: 5343

Far North District Council
P. O. Box 11
KAWAKAWA

Dear Sir

RESOURCE CONSENT APPLICATION - MR DAWN
OPARA ROAD, HOKIANGA

Please find attached an application and scheme plan in support of the application by Mr Dawn to subdivide his land at Opara Road, Hokianga.

The site of the application is located at the end of Opara Road, in the Hokianga. The site of the application is owned by Mr Dawn and is currently held in two certificates of title as follows;

- (i) Pt Opara Block, Parish of Omanaia
- (ii) Pt OLC 186, Parish of Omanaia
Allotments W26 & E26, Parish of Omanaia

The proposal is to subdivide each of the two existing properties into 3 allotments being two 4 ha lifestyle allotments and a balance area.

The total proposal is therefore to create 4 x 4 ha lifestyle allotments and two balance allotments.

Under both the Hokianga Transitional District Plan and the Proposed District Plan this is an application for a Controlled Resource Consent.

Under the Hokianga section of the Transitional District Plan, the site of the application is zoned Rural 1. This zoning provides the following opportunity for subdividing;

Section 10.01.06, (ii)

Any site may be subdivided to produce a maximum of three sites in any five year period which comply with the following -

- * Where land is classified as having the best potential for cropping :minimum area 6 ha, minimum frontage 20. m.
- * On other land :minimum area - 4000 m2.

The proposed allotments are easily able to meet these requirements, thereby the application is considered to be a Controlled Activity.

Under the Proposed District Plan, the site of the application is zoned a combination of General Coastal and General Rural. The General Coastal zoning is limited to the coastal perimeter of the property. The area involved with the creation of four allotments is zoned General Rural.

Under the General Rural provisions of the Proposed District Plan the Development Standards allow 4 ha sites to be created.

This application is therefore for a Controlled Resource Consent under the Proposed District Plan.

It is proposed to provide access to the new allotments along the existing formed farm track. An easement width of 20 m wide would be created over the farm track.

The gradient of the existing track is adequate to provide access to the proposed allotments.

It is considered that each of the proposed allotments contain a suitable building platform with large areas available for the disposal of waste-water.

Proposed Lot 5 being the land at the top of the hill would be amalgamated with the adjoining property being allotment E26 rather than be included within Proposed Lot 4.

The property is largely included within a Significant Natural area.

The land contains areas of high value native bush, areas of light scrub and some clear areas used for grazing.

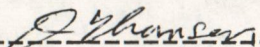
The proposed lifestyle allotments are located within areas of clear grazing land and light scrub.

The SNA provision over these areas is inappropriate. To resolve this issue I recommend that I visit the site with the Council Planner to establish any areas within the proposed lifestyle allotments that could be set aside with bush covenants.

I have enclosed the following.

1. A scheme plan showing the proposed subdivision design.
2. An assessment of effects in terms of the 4th Schedule of the R.M.A.
3. A cheque for \$400 to cover Councils Resource Consent application fee.

Yours faithfully
Thomson & King
Per



Denis Thomson
Registered Surveyor

4TH SCHEDULE

- 4/1(a) Description of activity -
To subdivide two existing allotments to create 4 lifestyle allotments and two balance areas.
- 4/1(b) Description of possible alternative locations if the activity will result in any significant effect on the environment -
There will be no effect on the environment that would be more than minor.
- 4/1(c) How the proposed option is the best practical option if an application is made for a discharge permit -
No discharge permit is required.
- 4/1(d) Assessment of actual or potential effect on the environment of the proposed activity -
There would not be any effect on the environment more than minor.
- 4/1(e) Assessments of any risks to the environment which are likely to arise from the use of hazardous substances and installations -
There will be no use of hazardous substances and installations.
- 4/1(f) Description of -
(i) The nature of the discharge of any contaminant and the sensitivity of the proposed receiving environment to adverse effects.
Not Applicable.

(ii) Any possible alternative methods of discharge of any contaminant including discharge into any receiving environment.
Not Applicable.
- 4/1(g) Description of mitigation measures (safeguards and contingency plans where relevant), to be undertaken to help or reduce the actual or potential effects on the environment of the proposed activity -
No mitigation measures are necessary.
- 4/1(h) Identification of people interested in or affected by the proposal, the consultation undertaken and any response of the views of those consulted -
This is an application for a Controlled Resource Consent. Additional approvals are not required.

- 4/1(i) A description of how, once the proposal is approved, the effects will be monitored and by whom, where the scale or significance of the activity's effect are such that monitoring is required.
There are no effects requiring monitoring.
- 4/2(a) Assessment of the effect on those in the neighbourhood and, where relevant, the wider community including any socioeconomic and cultural effect.
There would not be any effect more than minor from this proposal.
- 4/2(b) Assessment of any physical effects on the locality including any landscape or visual effects.
There would not be any effect more than minor from this proposal.
- 4/2(c) Effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity.
There would not be any effect more than minor from this proposal.
- 4/2(d) Effect on natural and physical resources having aesthetic, recreational, scientific, historical spiritual or cultural or other special value for present or future generations.
There would not be any effect more than minor from this proposal.
- 4/2(e) Effect on any discharge of contaminants into the environment, including any unreasonable emission of noise and options for the treatment and disposal of contaminants.
There will be no discharge of contaminants into the environment.
- 4/2(f) Assessment of the risk to the neighbourhood, the wider community or the environment through natural hazards or the use of hazardous substances or hazardous installations.
There are no natural hazards arising from this proposal.

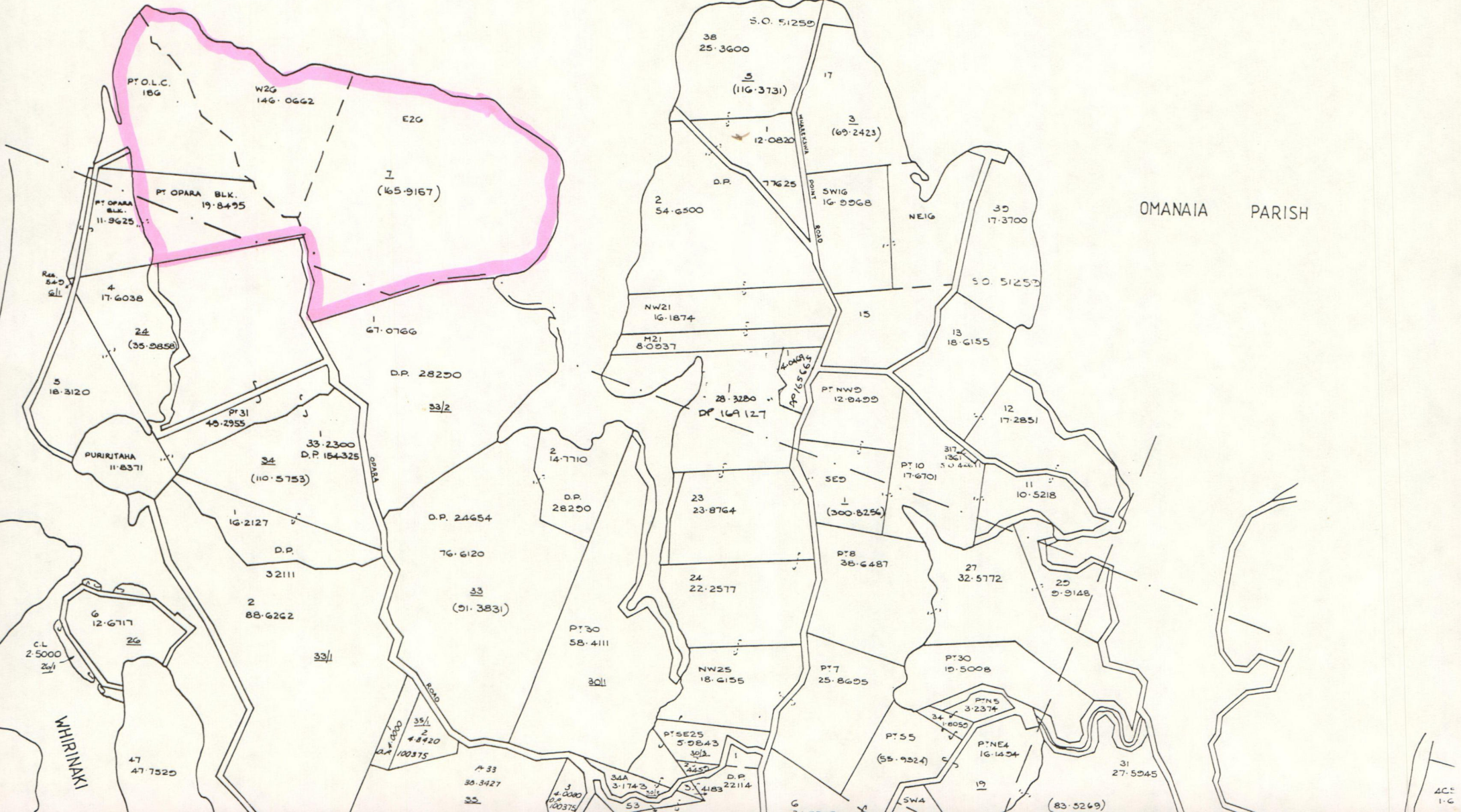
HOKIANGA

XIII

RIVER

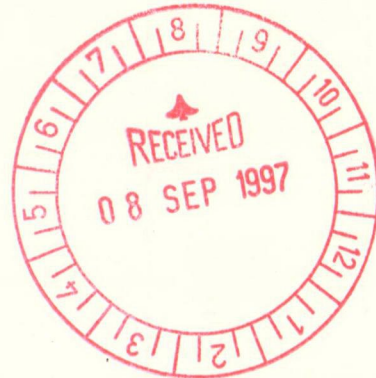
MANGAMUKA S. I.

OMANAIA PARISH



4 September 1997

Far North District Council
PO Box 11
KAWAKAWA



ATTENTION Environmental Services Administrator

Dear Sir/Madam,

Resource Consent: 1980220 A Dawn Opara Road Oue

Thank you for your letter dated 3 September 1997.

Electricity connections are not readily available. To service this subdivision will require an over head high voltage line extension and should a resource consent be required for this line then the subdivider will need to arrange for it to be obtained from Council.

We recommend that the subdivider provides for easements in gross in favour of Top Energy Ltd over Right of Ways A and B plus over the existing track into the property. The easements will need to be in our standard form and the wording of this document can be obtained from our Financial Controller Mr Steve James.

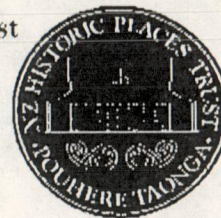
Costs for supply would be provided to the subdivider or a prospective electricity consumer after application and an on site survey has been completed.

Yours faithfully

Stuart Barnett
Senior Engineering Officer

eng /typist/resourcecon/1980220

New Zealand Historic Places Trust
Pouhere Taonga



Patron:

*His Excellency The Right Honourable
Sir Michael Hardie Boys GNZM, GCMG,
Governor General of New Zealand*

25 September 1997

Far North District Council
Kawakawa Service Centre
P.O. Box 11
KAWAKAWA
Fax(09) 404 1544

Attention: Ms A. Woodman

Dear Adele,

Re SUBDIVISION APPLICATIONS

The following applications recently referred to the Historic Places Trust involve properties which have, or are likely to have, archaeological sites present. As you will be aware all archaeological sites, whether recorded or not, are protected by the provisions of the Historic Places Act 1993. It is an offence to modify, damage or destroy any archaeological site without an authority from the Historic Places Trust.

As a result of checks made of the New Zealand Archaeological Association records the Trust has the following comments to make:

RC 1980227 Subdivision Application by G H Cowie and A J Taylor

This proposed development is located at the base of a hill where the pa site N9/1 is located (site record form attached). There are no known archaeological features on the slopes of this hill. The Trust recommends that Council advise the applicant that all archaeological sites are protected under the Historic Places Act 1993, and no site can be modified, damaged or destroyed without the prior consent of the Historic Places Trust; and that should archaeological remains be uncovered during the proposed development they must notify the Trust immediately so the deposit can be assessed.

RC 1980220 Subdivision Application by Mr A Dawn -DDS

The area where this subdivision is proposed is of high archaeological potential and has not been formally surveyed for archaeological sites. Therefore the Trust recommends that an archaeological assessment is carried out by a qualified archaeologist prior to consent being granted for this consent.

RC 1980219 Subdivision Application by Ian Gibbs

The area where this subdivision is proposed has not been surveyed for archaeological sites and is located near a lake. Therefore the Trust recommends that an

Premier Building, 2 Durham Street East, Auckland New Zealand
P O Box 105 291 CM Centre, Auckland, New Zealand
Telephone 09 307 0413 Fax 09 303 4428
E-mail historic@xtra.co.nz



Fairway Drive
P.O. Box 372, Kerikeri, New Zealand
Telephone 0-9 407 7360
Fax 0-9 407 7322

Thomson & King

Formerly Von Sturmer Gilkison & Henry

SURVEYORS, PLANNERS, RESOURCE MANAGERS

Kerikeri Office
25 September 1997

Ref: 5343.2

Area Manager
Far North District Council
P. O. Box 11
KAWAKAWA

ATTENTION: MR DIRK GILDENHUYS

RE: APPLICATION RC 1980220
MR A DAWN - OPARA ROAD, HOKIANGA

Dear Dirk,

To further our site visit and discussions, I now enclose the following addition to the Resource Consent application.

Small areas of quality bush exist within proposed Lots 1-4.

At the time of carrying out the survey, we would engage Mr Fenton Hamlin of the QE II trust to verify which areas of land contain high value bush.

These areas of land would be shown on the survey plan and put under a bush protection covenant.

Yours faithfully
Thomson & King
Per

Denis Thomson
Registered Surveyor

With Compliments of:

Thomson & King



A Member of the Von Sturmer Group
formerly Von Sturmer Gilkison & Henry

LAND SURVEYORS - PLANNERS - RESOURCE MANAGERS

Ref: 5343

THE ATTACHED IS ENCLOSED

- As requested
- For your information
- Receipt
- For your comment
- Chief Surveyor's approval
- Copy of Chief Surveyor's approval
- For your signature
- Cheque herewith
- Master Plan enclosed
- Client's Signature required
- Forward to Solicitor
- Please Return

PAIHIA OFFICE:

Cnr Selwyn & Williams Road,
P.O. Box 61, Paihia
Telephone 0-9 402 8244
0-9 402 8295
Fax: 0-9 402 8296
Resident Director: Brett King

KERIKERI OFFICE:

Fairway Drive
P.O. Box 372, Kerikeri
Telephone 0-9 407 7360
Fax 0-9 407 7322
Resident Director: Denis Thomson



To: Dirk

Re: A. Dawn R.C 1980220

Certificates of Title

From: Sandra Date: 12-9-97

NEW ZEALAND.

REGISTER

Reference: Land Transfer (Compulsory Registration of Titles) Act, 1924. Deeds Index. 1C.206, 246, 355 Application No. 30438



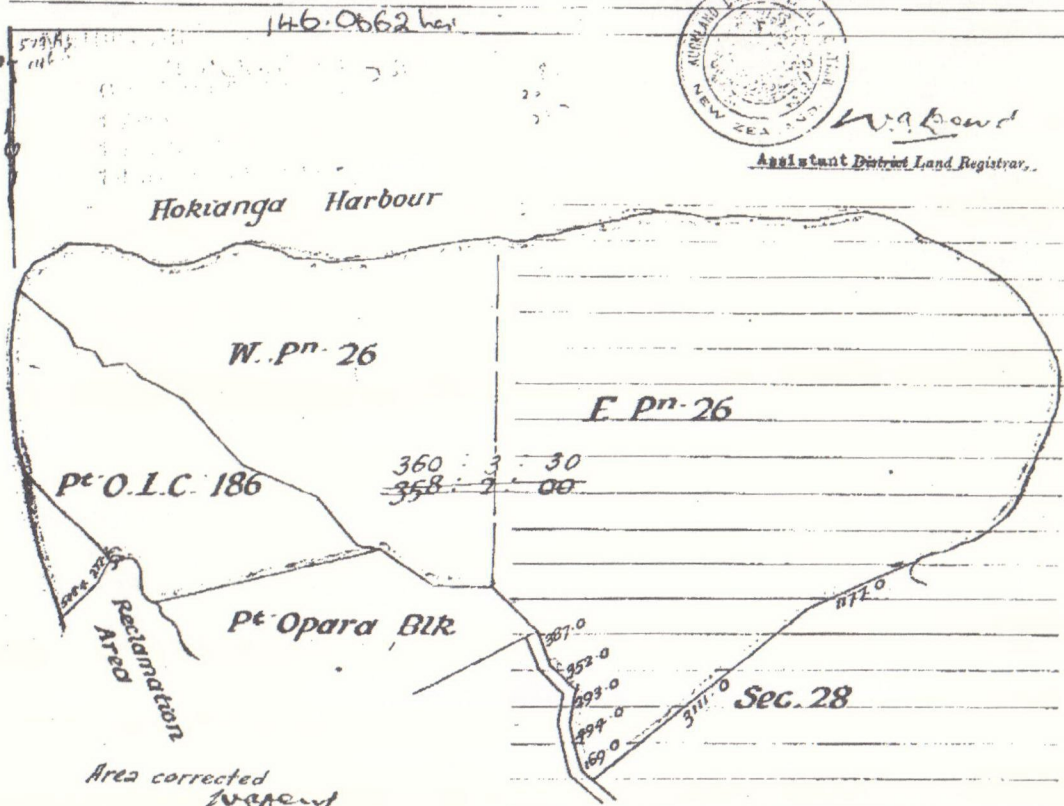
Register-book, Vol. 752 folio 138

752/138

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT. LIMITED AS TO PARCELS AND TITLE.

This Certificate, dated the eighteenth day of July one thousand nine hundred and thirty-eight under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that NEIL JOHNSTONS FERGUSON of Opara near Rawene, Farmer,

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing three hundred and thirty-eight acres and two roads, more or less situated in Block I of the Waikato and Block XIII of the Mangamuku Survey Districts being part of Old Land Claim No. 186 and the Eastern and Western portions of Allotment 26 of the Parish of Oparua.



Area corrected by Agent N.L.R. 12/4/45

Outstanding interests registered in the Deeds Register Office at Auckland:— Mortgage No. 252975 (R271/68) ... Mortgage No. 280008 (R319/515)

DISCHARGE stamps

over

(over)

752/138

752/138 REGISTER

to The Bank of New South Wales.

Charge 357842 (2478/632) by The Commissioner of Taxes
DISCHARGE (affects Eastern portion of Allotment 26 only)
Produced by [Signature]

W. J. [Signature]
Asst. Land Regr.
This certificate of title has ceased to be limited
title. Entered 1.3.1999 *[Signature]*

Mortgage No. 259524 *[Signature]*
Ferguson to The Bank of New South Wales
produced 31/3/44 at 1.30 o/c
[Signature] A.L.R.

K No. 31174 *[Signature]*
Income Tax Amendment 1924
Assist. Land Regr.

Transfer 539588 Neil Johnston Ferguson to James
Douglas Ferguson of Rowena farms
13/4/1944 at 11.20 o/c
[Signature] A.L.R.

Mortgage 395450 *[Signature]*
Bank of New South Wales
Produced by *[Signature]* 13/4/1944 at
11.20 o/c
[Signature] A.L.R.

2.17801 Transmission to Erid Mary Ferguson
of Kahurangi Newell North side of
Lancaster. Entered 12.8.1943 at 9.50 o/c
[Signature] A.L.R.

A263656 Transfer to Keans Wholesale
Dunsmuir Limited at Auckland.
Entered 12.12.67 at 1.30 o/c
[Signature] A.L.R.

THIS REPRODUCTION (ON A REDUCED SCALE)
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 215A LAND TRANSFER ACT 1952.
[Signature] D.L.R.

098272.1 Evidence of the change of name of
the registered proprietor to K.W.D. Limited
6.11.1975 at 11.50 o/c

[Signature]
for A.L.R.

B.661576.1 Transfer to The General
Pant Company Limited at Auckland -
7.5.1987 at 2.28 o/c

A.L.R.

B.676098.1 Transfer to The General Pant
Company Limited at Auckland
16.6.1987 at 2.48 o/c *[Signature]*
A.L.R.

B.820496.1 Change of name of the
registered proprietor to Josephsons
Farms Limited - 28.4.1988 at 2.33
o/c.

[Signature]
A.L.R.

D.120071.1 Transfer to Alan Dawn and
Gaylene Elma Dawn, both of Omapers
fishers - 17.3.1997 at 1.09 o/c

[Signature]
A.L.R.

752/138

NORTH



NEW ZEALAND

Land and Deeds - 4
FORM No. 2

Reference: Vol. _____, Folio _____
Transfer No. _____
Order for N/C No. _____
Application No. 36651 C
Deeds Index 1 C 150

Register-book,
Vol. 1315, folio 1

LAND & DEEDS	
Nature:	Sim Fee
Firm:	Wyle & Brown
9 JUL 1957	
Time:	1:30
Fee:	5 1:51
Abstract No.:	111

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

LIMITED AS TO PARCELS AND TITLE

This Certificate, dated the twenty-seventh day of June, one thousand nine hundred and fifty-six
under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that
JAMES DOUGLAS FERGUSON of Ravens, farmer

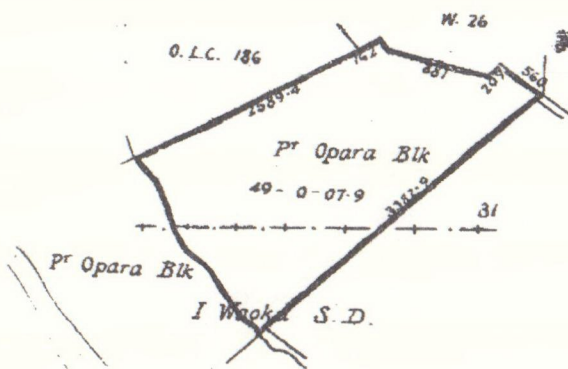
is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements, a little more or less, that is to say: All that parcel of land containing forty-nine acres seven decimal nine perches more or less situated in Block XIII Mangamuka Survey District and Block I Wauku Survey District and being part of the Opara Block.

L. G. Gorman

District Land Registrar
Assistant

EQUIVALENT METRIC
AREA IS 19.8495 ha.

XIII Mangamuka S.D.



Outstanding Deed of Mortgage 28000 R. 319.515

The Bank of New Zealand
L. G. Gorman A.L.R.

This certificate of title has ceased to be limited as to title. Entered 9/7/1957

A106820 Transmission to Miss Mary Ferguson
of Mangamuka Waikato Province
A.O. executed March 1-10-1965 at 4.12 o'clock

1263656 Transfer to James Wholesale
Division Limited at Auckland

Entered 12-12-67 at 11:30 o'clock

L. G. Gorman for A.L.R.

THIS REPRODUCTION (ON A REDUCED SCALE)
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 215A LAND TRANSFER ACT 1952

L. G. Gorman
D.L.R.

098272.1 Evidence of the change of name of
the registered proprietor to K.W.D. Limited
6.11.1975 at 11.50 o'clock

L. G. Gorman
for A.L.R.

B.676098.1 Transfer to The General Pant
Company Limited at Auckland
16.6.1987 at 2.48 o'clock

L. G. Gorman
A.L.R.

Dist. H.S.

1 SEP 1997

B.820496.1 Change of name of the registered proprietor to Josephsons Farms Limited - 18.4.1988 at 2.33 oc.

Josephsons
A.L.R.

D.120071.1 Transfer to Alan Dawn and Gaylene Elma Dawn, both of Omapere fishers - 17.3.1997 at 1.09 o'c

Alan Dawn
A.L.R.

FAR NORTH
DISTRICT COUNCIL



Kawakawa Service Centre
Main North Rd, PO Box 11, Kawakawa
Telephone: (09) 404-0371 Fax: (09) 404-1544

Our reference AFW: RC 1980220
If calling, please ask for
Adele Woodman

22 September 1997

Department of Conservation
P O Box 842
WHANGAREI

Dear Sir,

RE: RESOURCE CONSENT - 1980220, ALAN DAWN

Attached please find a letter and plan in respect of the above for your comments. The proposed subdivision is in a significant natural area.

Your comments would be appreciated **within 10 working days**.

Yours faithfully,

Adele Woodman
ENVIRONMENTAL SERVICES ADMINISTRATOR

FAR NORTH
DISTRICT COUNCIL



Kawakawa Service Centre
Main North Rd, PO Box 11, Kawakawa
Telephone: (09) 404-0371 Fax: (09) 404-1544

Our reference AFW: RC 1980220
If calling, please ask for

Adele Woodman

3 September 1997

Mr Denis Thomson
Thomson & King
P O Box 372
KERIKERI

Dear Sir,

RESOURCE CONSENT - RC NO. 1980220
YOUR REF: 5343 - MR DAWN

Receipt is acknowledged of the above mentioned Resource Consent application. Please refer to RC 1980220 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

Adele Woodman
ENVIRONMENTAL SERVICES ADMINISTRATOR

FAR NORTH
DISTRICT COUNCIL



Kawakawa Service Centre
Main North Rd, PO Box 11, Kawakawa
Telephone: (09) 404-0371 Fax: (09) 404-1544

Our reference AFW:RC 1980220
If calling, please ask for

Adele Woodman

3 September 1997

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

Dear Sir/Madam,

RE: RC 1980220 - SUBDIVISION APPLICATION BY MR A DAWN

Your agency may have an interest in the attached application.

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

Thank you for your assistance.

Yours faithfully,

Adele Woodman
ENVIRONMENTAL SERVICES ADMINISTRATOR

FAR NORTH
DISTRICT COUNCIL



Kawakawa Service Centre
Main North Rd, PO Box 11, Kawakawa
Telephone: (09) 404-0371 Fax: (09) 404-1544

Our reference AFW:RC 1980220

If calling, please ask for

Adele Woodman

3 September 1997

District Telecom Centre
P O Box 442
WHANGAREI

Dear Sir,

RE: RESOURCE CONSENT 1980220 - MR A DAWN

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

Your comments would be appreciated within five (5) days of this letter.

Yours faithfully,

Adele Woodman
ENVIRONMENTAL SERVICES ADMINISTRATOR

FAR NORTH
DISTRICT COUNCIL



Kawakawa Service Centre
Main North Rd, PO Box 11, Kawakawa
Telephone: (09) 404-0371 Fax: (09) 404-1544

Our reference AFW:RC 1980220

If calling, please ask for

Adele Woodman

3 September 1997

The General Manager
Top Energy
P O Box 243
KAIKOHE

Dear Sir,

RE: RESOURCE CONSENT 1980220 - MR A DAWN

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

Your comments would be appreciated within five (5) days of the receipt of this letter.

Yours faithfully

Adele Woodman
ENVIRONMENTAL SERVICES ADMINISTRATOR

FAR NORTH
DISTRICT COUNCIL



Kawakawa Service Centre
Main North Rd, PO Box 11, Kawakawa
Telephone: (09) 404-0371 Fax: (09) 404-1544

Our reference AFW:RC 1980220
If calling, please ask for
Adele Woodman

3 September 1997

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

Dear Sir

RE: RESOURCE CONSENT 1980220 - MR A DAWN

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

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

Yours faithfully

Adele Woodman
ENVIRONMENTAL SERVICES ADMINISTRATOR

FAR NORTH
DISTRICT COUNCIL



Kawakawa Service Centre
Main North Rd, PO Box 11, Kawakawa
Telephone: (09) 404-0371 Fax: (09) 404-1544

Our reference

If calling, please ask for RC 1980220

Resource Planner

8 September 1997

Mr D Thomson
Thomson & King
P O Box 372
KERIKERI

Dear Sir,

RE: RC 1980220 APPLICATION BY A DAWN - YOUR REF: 5343 TO SUBDIVIDE

Subject to Council's discretion under Section 92 of the Resource Management Act 1991 to request further information, it has been determined at this time that the information provided is inadequate for the application to proceed.

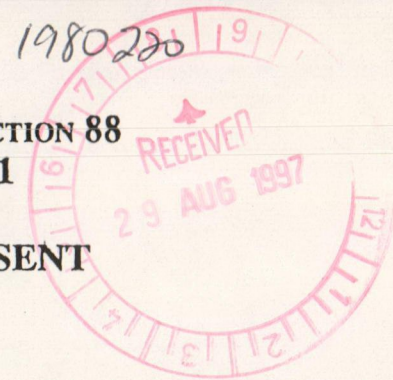
You will need to attend to the following matter(s):

1. Please supply a copy of the relevant Certificate of Title with respect to this subdivision.
2. Once this information is to hand, please liaise with the writer to arrange an on site meeting to discuss proposed bush covenants.

Please contact this department if you have any queries regarding this letter.

Yours faithfully


D Goldenhuys
RESOURCE PLANNER



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

APPLICATION FOR SUBDIVISION CONSENT

TO : Far North District Council

1, Denis McGregor Thomson {Full Name}
PO Box 372 {Address}
Kerikeri

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

Mr. A. Davan
Opara Road
Hokianga

2. The location to which this application relates is :
{Street/Road Address, Legal description, and Valuation Roll Number}

Opara Road Pt Opara Block, Parish of Omanaia,
Hokianga Pt OLC 186, Parish of Omanaia, Allotments W26 + E26,

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

Proposed Subdivision

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

N/A

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

{In the case of a controlled activity, such an assessment is not required unless otherwise specified in the relevant plan}

6. I attach other information (if any), required to be included in the application by the district or regional plan or regulations.

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

- a) The position of all new boundaries.
b) The areas of all new allotments. {Not required for cross-leases, company leases, or unit plans}
c) The location and areas of new reserves to be created, including any esplanade reserves to be set aside on a survey plan under Section 230 of the Act.
d) The location and areas of land below mean high water springs of the sea or of any part of the bed of a river or lake which is to be vested in the Crown under Section 235 of the Act.
e) The location and areas of land to be set aside as new road.

Signature of Applicant }
or person authorised to }
to sign on behalf } Denis Thomson

Address for Service : Thomson + King
PO Box 372
Kerikeri

Telephone Numbers : {Business} A077360 {Fax} A077322 {Home} A077A25

Dated : 29-8-97



Fairway Drive
P.O. Box 372, Kerikeri, New Zealand
Telephone 0-9 407 7360
Fax 0-9 407 7322

Thomson & King

Formerly Von Sturmer Gilkison & Henry

SURVEYORS, PLANNERS, RESOURCE MANAGERS
Kerikeri Office
5 August 1997

Ref: 5343

Far North District Council
P. O. Box 11
KAWAKAWA

Dear Sir

RESOURCE CONSENT APPLICATION - MR DAWN
OPARA ROAD, HOKIANGA

Please find attached an application and scheme plan in support of the application by Mr Dawn to subdivide his land at Opara Road, Hokianga.

The site of the application is located at the end of Opara Road, in the Hokianga. The site of the application is owned by Mr Dawn and is currently held in two certificates of title as follows;

- (i) Pt Opara Block, Parish of Omanaia
- (ii) Pt OLC 186, Parish of Omanaia
Allotments W26 & E26, Parish of Omanaia

The proposal is to subdivide each of the two existing properties into 3 allotments being two 4 ha lifestyle allotments and a balance area.

The total proposal is therefore to create 4 x 4 ha lifestyle allotments and two balance allotments.

Under both the Hokianga Transitional District Plan and the Proposed District Plan this is an application for a Controlled Resource Consent.

Under the Hokianga section of the Transitional District Plan, the site of the application is zoned Rural 1. This zoning provides the following opportunity for subdividing;

Section 10.01.06, (ii)

Any site may be subdivided to produce a maximum of three sites in any five year period which comply with the following -

- * Where land is classified as having the best potential for cropping :minimum area 6 ha, minimum frontage 20. m.
- * On other land :minimum area - 4000 m2.

The proposed allotments are easily able to meet these requirements, thereby the application is considered to be a Controlled Activity.

Under the Proposed District Plan, the site of the application is zoned a combination of General Coastal and General Rural. The General Coastal zoning is limited to the coastal perimeter of the property. The area involved with the creation of four allotments is zoned General Rural.

Under the General Rural provisions of the Proposed District Plan the Development Standards allow 4 ha sites to be created.

This application is therefore for a Controlled Resource Consent under the Proposed District Plan.

It is proposed to provide access to the new allotments along the existing formed farm track. An easement width of 20 m wide would be created over the farm track.

The gradient of the existing track is adequate to provide access to the proposed allotments.

It is considered that each of the proposed allotments contain a suitable building platform with large areas available for the disposal of waste-water.

Proposed Lot 5 being the land at the top of the hill would be amalgamated with the adjoining property being allotment E26 rather than be included within Proposed Lot 4.

The property is largely included within a Significant Natural area.

The land contains areas of high value native bush, areas of light scrub and some clear areas used for grazing.

The proposed lifestyle allotments are located within areas of clear grazing land and light scrub.

The SNA provision over these areas is inappropriate. To resolve this issue I recommend that I visit the site with the Council Planner to establish any areas within the proposed lifestyle allotments that could be set aside with bush covenants.

I have enclosed the following.

1. A scheme plan showing the proposed subdivision design.
2. An assessment of effects in terms of the 4th Schedule of the R.M.A.
3. A cheque for \$400 to cover Councils Resource Consent application fee.

Yours faithfully
Thomson & King
Per

Denis Thomson

Denis Thomson
Registered Surveyor

4TH SCHEDULE

- 4/1(a) Description of activity -
To subdivide two existing allotments to create 4 lifestyle allotments and two balance areas.
- 4/1(b) Description of possible alternative locations if the activity will result in any significant effect on the environment -
There will be no effect on the environment that would be more than minor.
- 4/1(c) How the proposed option is the best practical option if an application is made for a discharge permit -
No discharge permit is required.
- 4/1(d) Assessment of actual or potential effect on the environment of the proposed activity -
There would not be any effect on the environment more than minor.
- 4/1(e) Assessments of any risks to the environment which are likely to arise from the use of hazardous substances and installations -
There will be no use of hazardous substances and installations.
- 4/1(f) Description of -
(i) The nature of the discharge of any contaminant and the sensitivity of the proposed receiving environment to adverse effects.
Not Applicable.

(ii) Any possible alternative methods of discharge of any contaminant including discharge into any receiving environment.
Not Applicable.
- 4/1(g) Description of mitigation measures (safeguards and contingency plans where relevant), to be undertaken to help or reduce the actual or potential effects on the environment of the proposed activity -
No mitigation measures are necessary.
- 4/1(h) Identification of people interested in or affected by the proposal, the consultation undertaken and any response of the views of those consulted -
This is an application for a Controlled Resource Consent. Additional approvals are not required.

- 4/1(i) A description of how, once the proposal is approved, the effects will be monitored and by whom, where the scale or significance of the activity's effect are such that monitoring is required.
There are no effects requiring monitoring.
- 4/2(a) Assessment of the effect on those in the neighbourhood and, where relevant, the wider community including any socioeconomic and cultural effect.
There would not be any effect more than minor from this proposal.
- 4/2(b) Assessment of any physical effects on the locality including any landscape or visual effects.
There would not be any effect more than minor from this proposal.
- 4/2(c) Effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity.
There would not be any effect more than minor from this proposal.
- 4/2(d) Effect on natural and physical resources having aesthetic, recreational, scientific, historical spiritual or cultural or other special value for present or future generations.
There would not be any effect more than minor from this proposal.
- 4/2(e) Effect on any discharge of contaminants into the environment, including any unreasonable emission of noise and options for the treatment and disposal of contaminants.
There will be no discharge of contaminants into the environment.
- 4/2(f) Assessment of the risk to the neighbourhood, the wider community or the environment through natural hazards or the use of hazardous substances or hazardous installations.
There are no natural hazards arising from this proposal.

HOKIANGA

XIII

RIVER

MANGAMUKA S. D.

OMANAIA PARISH

