



RCINF

This record,

RC 1950641

was remediated to this Property
File, Valuation No.

618-010-90

by the "I" on Paper Team on

22-5-02.



**FAR NORTH
DISTRICT COUNCIL**

MEMORIAL AVENUE, KAIKOHE
TELEPHONE 0-9-401 2101

OFFICIAL RECEIPT

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

SERVICE CENTRES:-

KAIKOHE Ph 0-9-401 2101
KAITAIA Ph 0-9-408 1400
KERIKERI Ph 0-9-407 7033

RAWENE Ph 0-9-405 7829
KAEO Ph 0-9-405 0297
KAWAKAWA Ph 0-9-404 0371

NAME AND ADDRESS DETAILS	ASSESSMENT No. ACCOUNT No.	AMOUNT RECEIVED
R G KING RC 1950641	011101501520490004	450.00

Chq R G KING

RECEIPT No. RC 1950641

DATE 686704

30-May-98 CASH

AMOUNT
TENDERED

\$0.00

\$450.00

CHANGE

\$0.00

08-71/TT-810



**FAR NORTH
DISTRICT COUNCIL**

MEMORIAL AVENUE, KAIKOHE
TELEPHONE 0-9-401 2101

OFFICIAL RECEIPT

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DATE

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30-May-95

AMOUNT
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\$0.00

\$450.00

CHANGE

\$0.00

PP:71/TT:810

FAR NORTH DISTRICT COUNCIL



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

Our reference **RC 1950641**

If calling, please ask for

19 May 1995

Ronald King
Main Road
OPONONI



Dear Sir

re: RC 1950641 APPLICATION TO SUBDIVIDE LOT 1 DP 47707

X Your application appears to be non-complying as it does not comply with the Transitional District Plan (Hokianga component) size requirements for subdivision in the Rural 1 zone. X

The minimum estimated charge for a non-complying application is \$450.00. Could you please submit the minimum estimated charge as soon as possible to ensure the processing of your application.

Yours faithfully

N R Mumby
RESOURCE PLANNER

Ref: **3KING.LET**

I hereby Certify that the Applicant of 1950641 has met to the satisfaction of the District Engineer R.M. Smith ^{14/12/95} and the Resource Planner [Signature] ^{16/12/95} and the conditions as set by Council on 21 July 1995 [Date]

The attached 306/224(c) CERTIFICATE can now be released.

APPLICATION FEE

PAID

[]

DATE:

5/12/95

ENGINEERING COSTS [\$

]

[]

DATE:

PALMER MACAULEY & BLAIKIE

GEORGE MIDDLETON PALMER, LL.B
PETER GILMOUR MACAULEY, LL.B
DOUGLAS JAMES BLAIKIE, LL.B

BARRISTERS - SOLICITORS - NOTARY PUBLIC

KAIKOHE LAW CENTRE

TRUST ACCOUNT 02-0332-0018493-02

STATION ROAD, KAIKOHE, N.Z.

P O BOX 269
D X AA22506
KAIKOHE

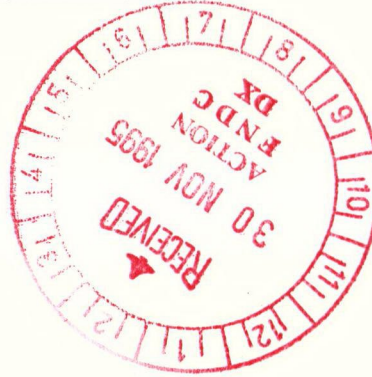
PH: (09) 401 0240
FAX: (09) 401 2206

Mr Macauley

PGM:GJM

29 November 1995

The Resource Planner
Far North District Council
PO Box 11
KAWAKAWA



Attention : Mr N. Mumby

Dear Sir

re: R.C.1950641 : Application by R. King, Opononi

We have been informed by Brian Currie, surveyor of Whangarei, that the plan of subdivision has now been lodged with the Department of Survey and Land Information and has been allocated Plan No DP171461.

We have been requested by the surveyor to apply to the Council for a Compliance Certificate under Section 224(c) Resource Management Act.

We would accordingly be pleased if you would issue the appropriate certificate.

We note from your letter of 8 September 1995 that you require from Transit NZ confirmation that Condition 1(a) of the Resource Consent has been satisfied.

Unfortunately, your letter of 8 September appears to omit a very important aspect of the decision of the Council in respect of the Resource Consent - namely that the proposed Lot 1 ".... complies with the requirements of the Transit NZ letter dated 9th June 1995" (emphasis added). A perusal of the letter from Transit NZ (copy enclosed) discloses that the only conditions imposed by Transit NZ are as follows:

"....as long as Lot 2 (sic) uses the existing access as a common crossing onto State Highway 12. Screening may be required to ensure that there is no danger from conflict of headlights."

Subsequently in a letter dated 13 September 1995 from Transit NZ to the surveyor over the signature of Ms Robyn Challenger, there appears to be some suggestion that before Transit will confirm that its Conditions of Consent have been fulfilled, the access/driveway must be sealed or concreted or in some other way "surfaced".

This is, with respect, an attempt on the part of Transit NZ to add further stipulations.

We have advised our client that provided the terms of the letter dated 9 June 1995 from Transit NZ to the Council are complied with, then clause 1(a) of the Resource Consent issued by the Council has also been complied with and that a Section 224(c) Certificate should issue without further delay. The status enjoyed by Transit NZ in relation to the application was as an objector to the subdivision proposals. With the compliance by our client with the particular terms of the letter of 9 June, the status of Transit NZ is accordingly at an end. The fact that Transit NZ now seeks to add further stipulations is outside its area of competence and, with respect, not a matter that the Council can now consider with a view to imposing a further Condition of Consent.

We are instructed by our client that the terms of the letter of Transit NZ have been complied with and we accordingly request the issue of a Section 224(c) Certificate by return to facilitate the deposit of the plan of subdivision.

We are sending a copy of this letter to the surveyor, Duffill Watts & King, and to Transit NZ.

Yours faithfully
PALMER MACAULEY & BLAIKIE



P.G. Macauley

Encl:
3-107

9th June 1995

Our Ref: 12/1/5
Your Ref: TMW:1950641
Code: tp1984.1ct

North District Council
Wakawa Service Centre
Box 11
WAKAWA

Sir/Madam

**STATE HIGHWAY 12 PAKANAE TO WAIOTEMARAMA SECTION
SCHEME PLAN OF PROPOSED SUBDIVISION
FOR - R KING**

Receipt of Your Letter:

I refer to your letter of 18th May 1995.
Thank you for furnishing the papers.

Status of State Highway

The section of state highway adjacent to the applicant's property is not a Limited Access Road. However, Transit New Zealand is required to ensure that any development adjacent to the State Highway does not adversely affect the safety of traffic on the State Highway.

Request for Council Conditions

If the Council should grant consent to the subdivision application, we request that a copy of Council's approval be forwarded to this office.

Transit New Zealand Conditions

Transit New Zealand has no objection to the proposal as long as Lot 2 uses the existing access as a common crossing onto State Highway 12.

Screening may be required to ensure that there is no danger from conflict of headlights.

Sincerely

Chandler

Regional Manager



Auckland Office
9th Floor 48 Quay Street GPO Box 1459 Central Auckland
Phone: (09) 377-7092 Fax: (09) 307-6843

PALMER MACAULEY & BLAIKIE

GEORGE MIDDLETON PALMER, LL.B
PETER GILMOUR MACAULEY, LL.B
DOUGLAS JAMES BLAIKIE, LL.B

BARRISTERS - SOLICITORS - NOTARY PUBLIC

KAIKOHE LAW CENTRE

TRUST ACCOUNT 02-0332-0018493-02

STATION ROAD, KAIKOHE, N.Z.

P O BOX 269
D X AA22506
KAIKOHE

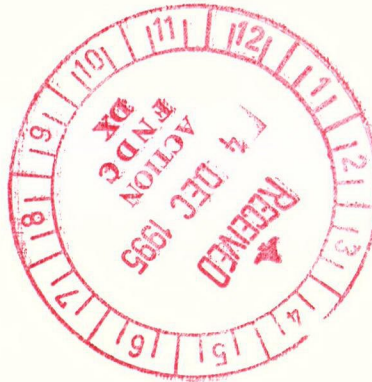
PH: (09) 401 0240
FAX: (09) 401 2206

Mr Macauley

PGM:GJM

01 December 1995

The Resource Planner
Far North District Council
PO Box 11
KAWAKAWA



Attention : Mr Neil Mumby

Dear Sir

re: RC1950641 : Application by R. King, Opononi

We refer to our letter of 29 November and am pleased to note that you will have now received a letter from Transit NZ confirming that it's requirements with regard to the subdivision have been satisfied. We would be grateful if you would now let us have Compliance Certificate under Section 224(c) Resource Management Act so that we can proceed with the deposit of the plan.

Yours faithfully
PALMER MACAULEY & BLAIKIE


P.G. Macauley

3-138

Encl



30 November 1995

12/1/5
tp2249
RC1950641

Far North District Council
PO Box 11
Kawakawa

Attention Mr N Mumby.

Dear Sir,

SH 12 - Opononi - R King

I am able to advise that our requirements with regard to the above subdivision have been satisfied.

Yours faithfully

A handwritten signature in cursive script that reads 'J R Challenger'.

J R Challenger
for Regional State Highway Manager.

cc Palmer Macauley & Blaikie
PO Box 269
Kaikohe.
Attention MR Macauley.

As requested in your letter of 29 November.

Auckland Office

9th Floor 48 Quay Street CPO Box 1459 Central Auckland

Phone: (09) 377-7002 Fax: (09) 307-6843

DELEGATED AUTHORITY

Date: 10-10-95

Name of Applicant: R. King

Number: 1950641

District Scheme: Kta/Mang/Whg/Hok/BOI/Khe

Checked by Resource Planner [Signature] and is in order for signing/sealing.

Comments:

Date received at Environmental Sves Office:

10.10.95

Date signed under delegated authority:

Date sent to Kaikohe for sealing:

Plan returned to :

Date:

DATE SEALED
16.10.95

Photocopy returned to Kawakawa/Kaitaia/Rawene

[Signature]



Approvals Approved

I.E. Andrews

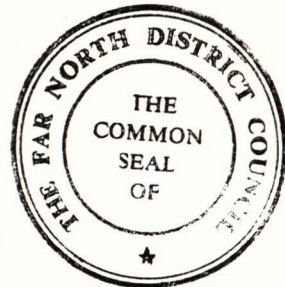
L.P. McElwee

M.A. Agmen-Smith

Registered Owners

Approved pursuant to Section 223 of the Resource Management Act 1991 on the 16th day of October 1995. The Common Seal of the Far North District Council is affixed hereto in the presence of:

Signed - Under Delegated Authority



NEW C.T. ALLOCATED: Lot 1,

851545mN

Bearing, Coord. Datum: Old Cadastral Mt Eden Circuit Coordinates Origin - Mt Eden, 700000mN 300000mE

851520mN

Total Area ... 813 m²

Comprised in ... C.T. 64A/877 (Part)

I, Brian Lloyd Currie of Whangarei Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my direction...

Brian Currie

Surveyors

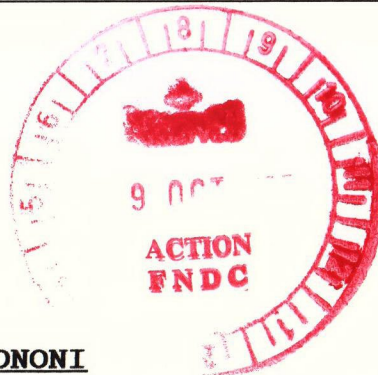


30 BOEING ROAD (RES and OFFICE)
PO BOX 3277 ONERAHI
WHANGAREI NZ
TELEPHONE & FAX 436-1131

DATE 5/10/95
FILE NO 94/78

The General Manager,
Far North District Council,
P.O.Box 11, Kawakawa.

Dear Sir,



SUBDIVISION FOR R KING, S.H. 12, OPONONI

YOUR REFERENCE RC 1950641

Further to Councils approval dated 21st July 1995, I now enclose the Land Transfer plan for certification under Section 223 of the Resource Management Act 1991.

I enclose one full scale copy and two reduced copies for your record.

I note that there were no conditions required to be satisfied prior to sealing the plan. Conditions relating to the issue of a Certificate pursuant to Section 224 (c) will be attended to in due course.

Yours faithfully,

B. L. Currie

.....
B.L.Currie

Mr R King
PO Box 4
OPONONI

22nd August '95

Mr N Mumby - Resource Planner
FND Council
Kawakawa Service Centre

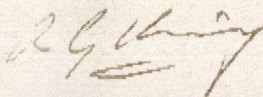
Dear Sir

Ref: To Resource Consent for Lot I DP 47707 - State Highway 12, Opononi

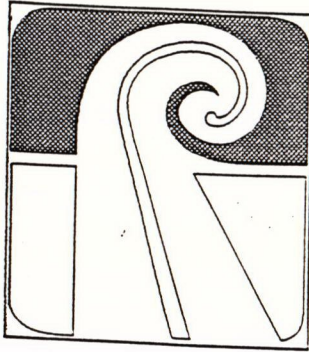
Re. decision Ib.

I the undersigned will not inhabit the dwelling on the above lot. I intended at a later date to bring it up to residential standards set down to Council regulations.

Yours faithfully



R King



FAR NORTH DISTRICT COUNCIL

KAWAKAWA SERVICE CENTRE

TELEPHONE: (09) 404-0371
FAX: (09) 404-1544

STATE HIGHWAY ONE
P O BOX 11
KAWAKAWA 0292

FAX TRANSMISSION SHEET

NUMBER OF PAGES (INCLUDING THIS SHEET): _____

TO:

BRIAN CURRY

ATTENTION:

FAX NUMBER:

09 436 1131

DATE:

30/8/95

FROM:

Nil

MESSAGE:

BRIAN RE: R KINS Opononi 1950641

IF YOU HAVE NOT RECEIVED ALL THE PAGES OR FIND THAT ANY OF THEM
ARE ILLEGIBLE, PLEASE CALL THE SENDER ON KAWAKAWA (09) 404-0371
DURING BUSINESS HOURS. THANK YOU. D:\DATA\WP\GENERAL\IFAX.DOC : GME 15/2/94

Brian Currie

Surveyors



30 BOEING ROAD (RES and OFFICE)
PO BOX 3277 ONERAHI
WHANGAREI NZ
TELEPHONE & FAX 436-1131

DATE 24/8/95
FILE NO 94/78

To Fax No: 09 404 1544
Attention: Neil Mumby Sender: Brian Currie
Of: Far North District
Council
Your Ref: RC 1950641 Page 1 of 1
Subject: Subdivision for R. King, Opononi

Dear Neil,

Thank you for the letter of reply dated 22nd August.

Would you please confirm that condition 1 (a) is satisfied.

yours sincerely,

B. L. Currie

FAR NORTH DISTRICT COUNCIL
RAWENE SERVICE CENTRE



PARNELL STREET
PO BOX 3
RAWENE

PH: 4057-829
FAX: 4057-898

FACSIMILE TRANSMISSION

TO: Neil

FAX NO: _____

FROM: Jan

TOTAL PAGES 3 DATE 30/08/95
(Including Leader Page)

If you have not received all the pages or find any of them are illegible please call the sender.

MESSAGE: "Hi ya Neil"
"here's the decision."
see ya
ta morra
Jan.

RC 1950641

FAR NORTH DISTRICT COUNCILFAR NORTH TRANSITIONAL DISTRICT PLAN
(BAY OF ISLANDS SECTION)IN THE MATTER of the Resource Management Act 1991A N DIN THE MATTER of an application under the aforesaid Act by
RONALD KING.APPLICATION

APPLICATION FOR RESOURCE CONSENT to subdivide Lot 1 DP 47707.

The property in respect of which the application is made, is situated at State Highway 12,
Opononi.

Pursuant to Section 114 of the aforesaid Act, the following is the decision:

DELEGATIONUnder the authority delegated to the Manager, Environmental Services of the Far North
District Council, the application was considered and determined.DECISIONTHAT pursuant to Sections 105 and 220 of the Resource Management Act 1991, Council
grants consent to the application being RC 1950641 by Ronald King to subdivide Lot 1 DP
47707, such land being situated at State Highway 12, Opononi, subject to the following
conditions:

1. That before a Certificate is issued pursuant to Section 224(c) of the Act the
subdividing owner shall:
 - (a) Provide evidence that the proposed Lot 1 complies with the requirements of
the Transit NZ letter dated 9th of June 1995.
 - (b) Provide written confirmation that no habitation will occur in any existing or
proposed dwelling which does not comply with the bulk and location
requirements of the Transitional District Plan (Hokianga component).

RIGHT OF OBJECTION

Section 357 of the Act provides the Right of Objection to the Council within 15 working days from the notice of the decision received in accordance with the Act.

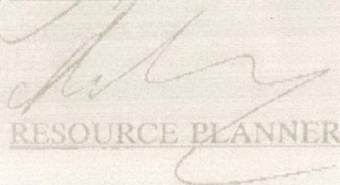
REASONS FOR THE DECISION

Pursuant to Section 113 of the Act the reasons for the decision are:

Council considers this subdivision application to meet the policies and objectives of the Bay of Islands Section of the District Plan. No detrimental effect on the surrounding environment is anticipated as a result of this subdivision.



MANAGER, ENVIRONMENTAL SERVICES



RESOURCE PLANNER

Date: 21 July 1995

9th June 1995

Our Ref: 12/1/5
Your Ref: TMW:1950641
Code: tp1984.let

Far North District Council
Kawakawa Service Centre
PO Box 11
KAWAKAWA

Dear Sir/Madam

**STATE HIGHWAY 12 PAKANAE TO WAIOTEMARAMA SECTION
SCHEME PLAN OF PROPOSED SUBDIVISION
FOR - R KING**

1. Receipt of Your Letter:

I refer to your letter of 18th May 1995.
Thank you for furnishing the papers.

2. Status of State Highway

The section of state highway adjacent to the applicant's property is not a Limited Access Road. However, Transit New Zealand is required to ensure that any development adjacent to the State Highway does not adversely affect the safety of traffic on the State Highway.

3. Request for Council Conditions

If the Council should grant consent to the subdivision application, we request that a copy of Council's approval be forwarded to this office.

4. Transit New Zealand Conditions

Transit New Zealand has no objection to the proposal as long as Lot 1 uses the existing access as a common crossing onto State Highway 12.

Screening may be required to ensure that there is no danger from conflict of headlights.

Yours faithfully

J. Challenger
for

A.T. Polglase
for Regional Manager



Auckland Office

9th Floor 48 Quay Street CPO Box 1459 Central Auckland
Phone: (09) 377-7092 Fax: (09) 307-6843

FAR NORTH DISTRICT COUNCIL



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

Our reference **RC 1950641**

If calling, please ask for

19 May 1995

Ronald King
Main Road
OPONONI

Dear Sir

re: RC 1950641 APPLICATION TO SUBDIVIDE LOT 1 DP 47707

Your application appears to be non-complying as it does not comply with the Transitional District Plan (Hokianga component) size requirements for subdivision in the Rural 1 zone.

The minimum estimated charge for a non-complying application is \$450.00. Could you please submit the minimum estimated charge as soon as possible to ensure the processing of your application.

Yours faithfully

N R Mumby
RESOURCE PLANNER

Ref: 3KING.LET

FAR NORTH
DISTRICT COUNCIL



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

Our reference RC 1950641

If calling, please ask for

Resource Planner

27 July 1995

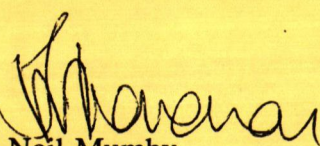
Brian Currie
P O Box 3277
ONERAHI

Dear Sir/Madam

RE: RC 1950641 APPLICATION BY R KING

I enclose a copy of Council's decision on the above application, for your information.

Yours faithfully


Neil Mumby
RESOURCE PLANNER

Ref:\0641.jet

RC 1950641

FAR NORTH DISTRICT COUNCIL

FAR NORTH TRANSITIONAL DISTRICT PLAN
(BAY OF ISLANDS SECTION)

IN THE MATTER of the Resource Management Act 1991

A N D

IN THE MATTER of an application under the aforesaid Act by
RONALD KING.

APPLICATION

APPLICATION FOR RESOURCE CONSENT to subdivide Lot 1 DP 47707.

The property in respect of which the application is made, is situated at State Highway 12, Opononi.

Pursuant to Section 114 of the aforesaid Act, the following is the decision:

DELEGATION

Under the authority delegated to the Manager, Environmental Services of the Far North District Council, the application was considered and determined.

DECISION

THAT pursuant to Sections 105 and 220 of the Resource Management Act 1991, Council grants consent to the application being RC 1950641 by Ronald King to subdivide Lot 1 DP 47707, such land being situated at State Highway 12, Opononi, subject to the following conditions:

1. That before a Certificate is issued pursuant to Section 224(c) of the Act the subdividing owner shall:
 - (a) Provide evidence that the proposed Lot 1 complies with the requirements of the Transit NZ letter dated 9th of June 1995.
 - (b) Provide written confirmation that no habitation will occur in any existing or proposed dwelling which does not comply with the bulk and location requirements of the Transitional District Plan (Hokianga component).

RIGHT OF OBJECTION

Section 357 of the Act provides the Right of Objection to the Council within 15 working days from the notice of the decision received in accordance with the Act.

REASONS FOR THE DECISION

Pursuant to Section 113 of the Act the reasons for the decision are:

Council considers this subdivision application to meet the policies and objectives of the Bay of Islands Section of the District Plan. No detrimental effect on the surrounding environment is anticipated as a result of this subdivision.



MANAGER, ENVIRONMENTAL SERVICES



RESOURCE PLANNER

Date: 21 July 1995

DISTRICT ENGINEER'S DEPARTMENT
ENGINEERING REPORT

TO RESOURCE PLANNER:

ON PLANNING APPLICATION N°:

PC 1950641

APPLICANT:

MR R. KING

FROM:

Development Engineer

(Clock start date:

)

ASPECT	COMMENTS
<p>Site Suitability: Topography, Stability, Erosion, Flooding, Ground Cover, etc.</p>	<p>Eleven site above Hokianga bch existing kaka's on each site with established trees / grass</p>
<p>Access onto Site: Adequacy for Use. Traffic Flows, etc. Need for upgrading adjacent areas.</p>	<p>existing access</p>
<p>Drainage: Stormwater and Effluent Disposal.</p>	<p>sewered & watered site</p>
<p>Earthworks: Controls required etc.</p>	<p>No specific reqs</p>
<p>Easements: ROW, water, drainage, power</p>	<p>Not required</p>

ASPECT	COMMENTS
Services: Water, Irrigation, Power, Telephone, Street Lighting.	not existing service.
Amenities: Internal Accessways. Surfacing of Car Parks etc.	✓
Upgrading Contributions: Roading, water, sewerage, stormwater, footpaths	no
Engineering Fees:	
Other:	
SIGNED: <i>R.M. Shaw</i> DATE: 26/6/95 MILEAGE: 100 km TIME: 20.	

No Engineering reqt.

Brian Currie

Surveyors



30 BOEING ROAD (RES and OFFICE)
PO BOX 3277 ONERAHI
WHANGAREI NZ
TELEPHONE & FAX 436-1131

DATE 10/7/95
FILE NO 94/78

The General Manager,
Far North District Council,
Private Bag, Kaikohe.

ATTENTION NEIL MUMBY

Dear Sir,



APPLICATION FOR SUBDIVISION CONSENT UNDER RESOURCE MANAGEMENT ACT,
PROPOSED SUBDIVISION FOR R KING AT OPONONI, YOUR REF RC 1950641

I am in receipt of a copy of your letter to Mr King dated 6th July. While I have had no part in lodging his application for a Resource Consent, I do have some knowledge of his proposed section and the circumstances surrounding the application.

Further to my telephone conversation with Mr Mumby today I confirm the following points which may assist you in processing his application for consent to obtain a separate title for Lot 1 on DP 47707

I have discussed Transit New Zealand's requirements with Mr Polglase and it appears their letter to you dated June 1995 may contain an error. In the second to last paragraph headed 'Transit New Zealand Conditions', it appears that the reference to Lot 2 should read Lot 1 DP 47707.

In order to clarify the situation I have prepared a sketch plan at a scale of 1:500 showing the location of the existing metalled access. Please note that there is no Right of Way involved as this was an earlier proposal to bring access through Mr Mills section to the west. As Mr Mills would not agree to the Right of Way, I understand that Mr King now proposes to form his own access inside Lot 1 and parallel to the boundary with Lot 2. The two driveways will then share a common access and entrance onto the State Highway which should satisfy T.N.Z. requirements.

Mr Polglase suggests that screen planting may be required to protect the State Highway from headlight glare but their requirements in this regard will be specified by their engineer when Mr King applies for permission to form his driveway.

Yours faithfully,

B.L. Currie
.....
B.L. Currie

FAR NORTH DISTRICT COUNCIL



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

Our reference RC 1950641

If calling, please ask for
Mr N Mumby

12 July 1995

Ronald King
Main Road
OPONONI

Dear Sir,

RESOURCE CONSENT 1950641 - R KING.

After further discussions with Brian Curry surveyor, your applications status has been somewhat clarified.

You will need to supply a survey map showing the proposed access to the site complying with Transit NZ's requirements. This will allow your non-complying application to be further processed.

Yours faithfully

N R Mumby
RESOURCE PLANNER

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



Telephone 0-9-4374 229
Fax 0-9-438 9136

June 2, 1995

File 8/9/2/1
Our Ref: H/030

Far North District Council
Kawakawa Service Centre
P O Box 11
KAWAKAWA



Dear Sir/Madam

YOUR REF: TMW:RC 1950641
PROPOSED SUBDIVISION - Opononi, Ronald King

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

Telecom requirements for this proposal are nil.

NOTE: When telephone service is required by a Lot purchaser, it will be their responsibility to provide a trench for underground service leads from their building sites within the lot to the nearest Telecom Network connection point. Or alternatively when they apply to the 123 or 126 services for connection, they can be given a quote for the above trench

Yours sincerely


L TELFER
Design Support

FAR NORTH DISTRICT COUNCIL



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

Our reference **RC 1950641**

If calling, please ask for
Mr N Mumby

6 July 1995

Ronald King
Main Road
OPONONI

Dear Sir,

Your consent is in its final stages however can you instruct your surveyor to provide evidence that the proposed access meets with Transit NZ requirements (letter attached) and in addition to specify what amalgamation conditions (if any) which are necessary for the legalisation of this right-of-way.

Yours faithfully

N R Mumby
RESOURCE PLANNER

FAR NORTH DISTRICT COUNCIL



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

Our reference **TMW: 1950641**
If calling, please ask for

18 May 1995

Duffill Watts & King
P O Box 481
WHANGAREI

Dear Sir,

RE: RESOURCE CONSENT - 1950641, Ronald King

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

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

Yours faithfully,

T M WHARERAU
For RESOURCE PLANNER

COPY TO:
TRANSIT NEW ZEALAND
P O BOX 1459
CENTRAL AUCKLAND

FAR NORTH DISTRICT COUNCIL



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

Our reference **TMW: 1950641**
If calling, please ask for

18 May 1995

**TRANSIT NEW ZEALAND
P O BOX 1459
CENTRAL AUCKLAND**

Dear Sir,

RE: RESOURCE CONSENT - 1950641, Ronald King

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

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

Yours faithfully,

**T M WHARERAU
For RESOURCE PLANNER**

**COPY TO:
Duffill Watts & King
P O Box 481
WHANGAREI**

FAR NORTH DISTRICT COUNCIL



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

Our reference **TMW:RC 1950641**

If calling, please ask for

18 May 1995

District Telecom Centre
P O Box 442
WHANGAREI

Dear Sir,

RE: RESOURCE CONSENT 1950641 - Ronald King

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,

T M WHARERAU
PLANNING 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 **TMW: RC 1950641**
If calling, please ask for

18 May 1995

The General Manager
Top Energy
P O Box 243
KAIKOHE

Dear Sir,

RE: RESOURCE CONSENT 1950641 - Ronald King

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,

T M WHARERAU
PLANNING ADMINISTRATOR

1950641

APPLICATION FOR SUBDIVISION CONSENT

TO : Far North District Council

I, Ronald King {Full Name}
of Main Rd. Opononi {Address}

apply for a Resource Consent for the activity described below :

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

A.S. Andrewes & Sons Partnership

2. The location to which this application relates is :

{Street/Road Address} Main Road, Opononi
{Legal Description} D.P. 47707 Lot 1
{Valuation Roll Number} 590-001

3. A description of the activity to which the application relates is : {Please attach plans}

Residential - TO SEPARATE SECTION MARKED WITH "X" WITH AN ACCESSION TO S.H. 12

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

5. Yes/No 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. {If required}

6. Yes/No I attach other information (if any), required to be included in the application by the District Plan or regulation.

7. Yes/No 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.

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

Dated : 28.4/95

Signature of Applicant : R G King
or person authorised to sign on behalf :

Please print name :

Address for Service :

Telephone Numbers : {Business} {Fax} {Home} 09 4058 786

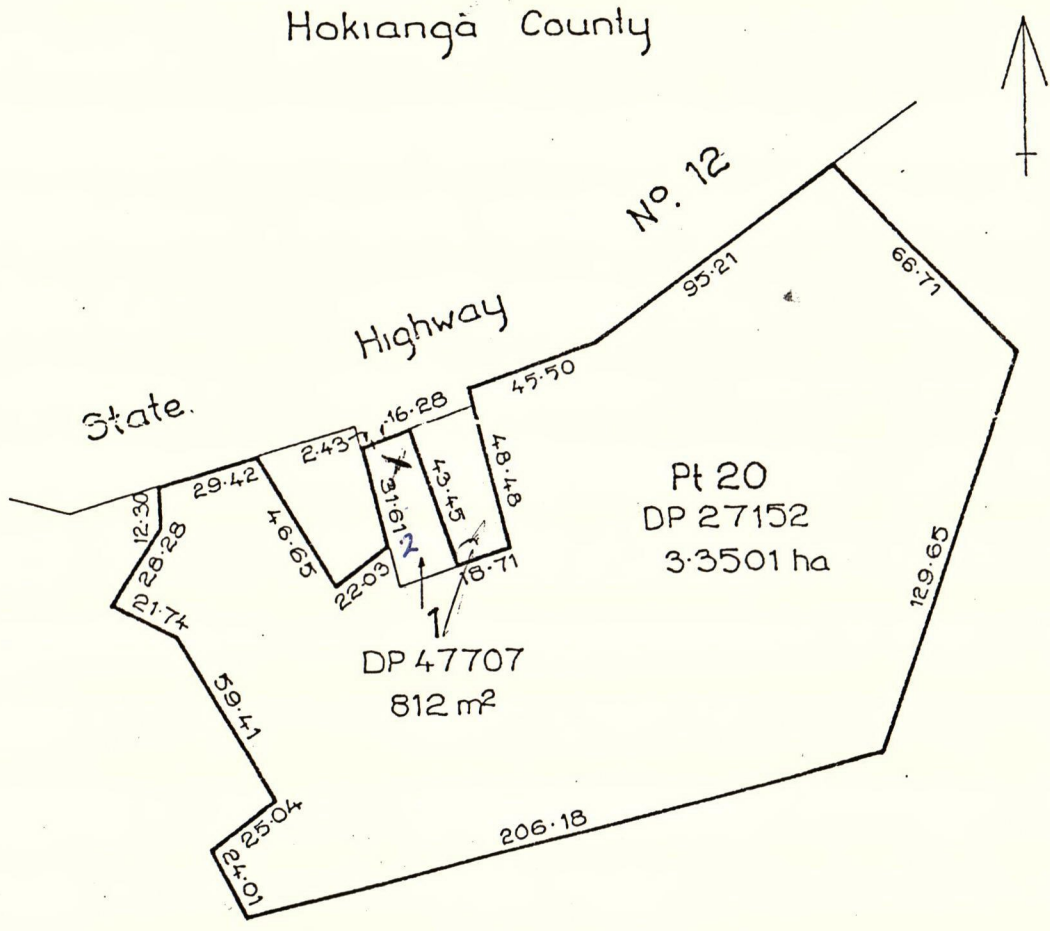
This application will not be received in accordance with the Resource Management Act unless accompanied by the minimum estimated charge. The minimum estimated charge is an assessment of the cost to process the application. Should the processing exceed that amount then Council will require an additional amount to be paid, based on actual and reasonable costs.

LOT
= Hoysu
K. W.

11500

64A/877

Hokiangā County



Total Area = 3.4313ha
Measurements area Metric.

R.J.M Exd

NOTICE OF WRITTEN APPROVAL

APPROVAL BY A PERSON AFFECTED BY AN APPLICATION FOR A RESOURCE CONSENT

To be completed by the person requesting approval :

APPLICANT : RON KING

PROPOSED ACTIVITY : RESIDENTIAL ONLY

LOCATION : MAIN RD. OPONONI

=====
To be completed by the person giving their approval :

I am an owner/shareholder/occupier of the following property:

Street/road address STATE HIGHWAY OPONONI

Legal description LOT 2 DP 47707 BLK VI

Valuation number 00590-015-00

I have/have not inspected the plans and information for the above activity.

I hereby give/do not give my approval for it to proceed as presented.

I understand that, if I give my approval, the District Council shall take no account of the effect of the activity on me, when it is considering the application.

S.A. King
.....
{Signature}

Sylvia King
.....
{Print Name}

Postal address : Box 4, Opononi

Phone Number : 4058780

Date : 26/4/95

=====
This form has been prepared by the Far North District Council.

If you have any queries about this form or the reasons it is required please contact the nearest Service Centre or District Planning Office.

NOTE : If you do not understand what this form is for do not sign it. However should you sign the form and change your mind you may still withdraw your approval prior to a decision. Please notify Council immediately otherwise a decision will be made on the application, presuming your approval.

NOTICE OF WRITTEN APPROVAL

2

APPROVAL BY A PERSON AFFECTED BY AN APPLICATION FOR A RESOURCE CONSENT

To be completed by the person requesting approval :

APPLICANT : RON KING

PROPOSED ACTIVITY : RESIDENTIAL ONLY

LOCATION : MAIN RD, OPOKONI

=====

To be completed by the person giving his or her approval :

I am an owner/shareholder/occupier of the following property:

Street/road address State Highway Opononi (main Road)

Legal description D.P. 23694

Valuation number -

- * I ~~have~~/~~have not~~ inspected the plans and information for the above activity.
- * I hereby give/~~do not give~~ my approval for it to proceed as presented.
- * I understand that, if I give my approval, the District Council shall take no account of the effects of the activity on me, when it is considering the application.

.....
{Signature}

.....
{Print Name}

Postal address : 3 Hogans Rd Glenfield

Phone Number : 4449647

Date : 27.1.95

=====

This form has been prepared by the Far North District Council.

If you have any queries about this form or the reasons it is required please contact the nearest Council Service Centre or District Planning Office.

*** * NOTE * ***

If you do not understand what this form is for, do not sign it. However, should you sign the form and change your mind, you may still withdraw your approval prior to a decision being made. Please notify Council immediately, otherwise a decision may have already been made on the application, presuming your approval has been given.

SPECIAL CONDITIONS

RE: PROPERTY AT OPONONI

1. The house and any other improvements on the property shall be taken by the Purchaser in their existing state and condition in all respects and the Vendors shall be under no obligation in relation to them whether as to repair or otherwise and the risk in the improvements shall pass to the Purchaser from the date of acceptance of this Agreement. No warranty is given as to the habitability or otherwise of the existing house on the property.
2. The property is part of the land contained within Certificate of Title 64A/877. The Purchaser shall at his own cost in all respects:
 - (i) Apply for and obtain a resource management consent from the Far North District Council to the issue of a separate title to the property; and
 - (ii) Arrange for the survey and pay the costs and disbursements attaching to all other steps required in relation to the registration and issue of a separate title for the property.
3. This Agreement is conditional on the Purchaser obtaining the required resource management consent on or before 30 April 1995 or such extended date (if any) as the Vendors may allow and the Purchaser shall take all steps to expedite the obtaining of the consent within that period.
4. The Possession date shall be five (5) working days after the date on which notification of the deposit of the plan has been issued. Forthwith on being advised of the issue of notification the Vendors shall cause Certificate of Title 64A/877 to be lodged at the Land Transfer Office to enable registration of the subdivision together with such other

documents, consents and certificates as may reasonably be required. The Purchaser shall procure that all such documents, consents and certificates which are being arranged by or on behalf of the Purchaser are forwarded promptly to the Vendor on issue. On settlement the Purchaser shall accept a transfer duly executed by the Vendors in registrable form together with evidence of lodgement of all documents necessary to enable registration and the issue of the new title (or a solicitors undertaking in lieu to lodge and/or produce the same for the purpose), together with an authority to register against all documents lodged or to be lodged in the Land Registry.

5. The Purchaser acknowledges and agrees that:
 - (i) There may be minor adjustments to the measurements and boundaries of the property arising from the subdivision process or the requirements of the Council or the Department of Survey and Land Information and other authorities having jurisdiction and the property shall be taken subject to any such errors and adjustments.
 - (ii) The title shall be subject to the existing Building Line Restriction in K73873 and to such other easements, encumbrances and restrictions as may be required by the Far North District Council as a condition of its granting consent to the subdivision.
6. The Purchaser shall keep the Vendors informed as to the progress of its subdivision consent application and supply copies of materials as required. The Vendors shall execute such application as may reasonably be required of them for the purpose and subject to such terms and conditions as they may consider necessary.
7. The parties acknowledge that the Vendors have entered into this contract as Trustees for the members of the A S Andrewes & Sons Partnership and not personally and the liability of the

Vendors hereunder shall be limited to the assets in their control belonging to the A S Andrewes & Sons Partnership and they shall be under no further or other liability whatsoever.

8. The Purchaser agrees that all moneys paid or to be paid hereunder whether by way of deposit or otherwise need not be held in trust by the Vendor and may be expended by the Vendor.
9. The Purchaser agrees that the Purchaser will not register a Caveat against the Certificate of Title to the Vendor's property until the said plan of subdivision has been deposited and the Purchaser further agrees that in the event of the Purchaser registering a Caveat thereafter the Purchaser shall at the Purchaser's own cost in all things promptly execute and register any consents as Caveator that may at any time be necessary for the registration of any documents required to enable the depositing of the plan of subdivision or otherwise required by the Vendor.

Brian Currie

Surveyors



30 BOEING ROAD (RES and OFFICE)
PO BOX 3277 ONERAHI
WHANGAREI NZ
TELEPHONE & FAX 436-1131

DATE 6/2/95

FILE NO 94/78

Mr Ron King,
P.O.Box 4,
Opononi.

Dear Ron,

PROPOSED DEVELOPMENT AT OPONONI

Further to visiting your site on 9th and 10th December I apologise for the excessive delay in getting back to you with a preliminary plan of the section and proposed access over Ken Mills property.

I enclose herewith a copy of a pencil plot I have drawn showing both Fredas property and your section together with a proposed Right of Way.

You advised that you would be talking to Ken Mills about obtaining a legal Right of Way through his section but to date I have not heard back from you. Unless you can obtain his written permission there is not much use pursuing the project unless Andrews will allow a legal Right of Way past your mothers house.

I enclose copies of my field note diagrams illustrating the survey work done to repeg the section at your request. I enclose also my account for work done to date and advise that I have made no charge for mileage or travelling time. I have also not charged another three hours of my time which may be recovered later if you continue with the subdivision. I trust this is acceptable to you although I am well aware that the account for \$ 800.00 plus GST may be more than you were expecting. Please contact me if this is of concern to you.

I await your instructions before I can proceed any further.

Yours sincerely,

B. L. Currie
.....
B.L.Currie

Brian Currie

Surveyors



30 BOEING ROAD (RES and OFFICE)
PO BOX 3277 ONERAHI
WHANGAREI NZ
TELEPHONE & FAX 436-1131

DATE 6/2/95

FILE N^o 94/78

Mr Ron King,
P.O.Box 4,
Opononi.

Dear Ron,

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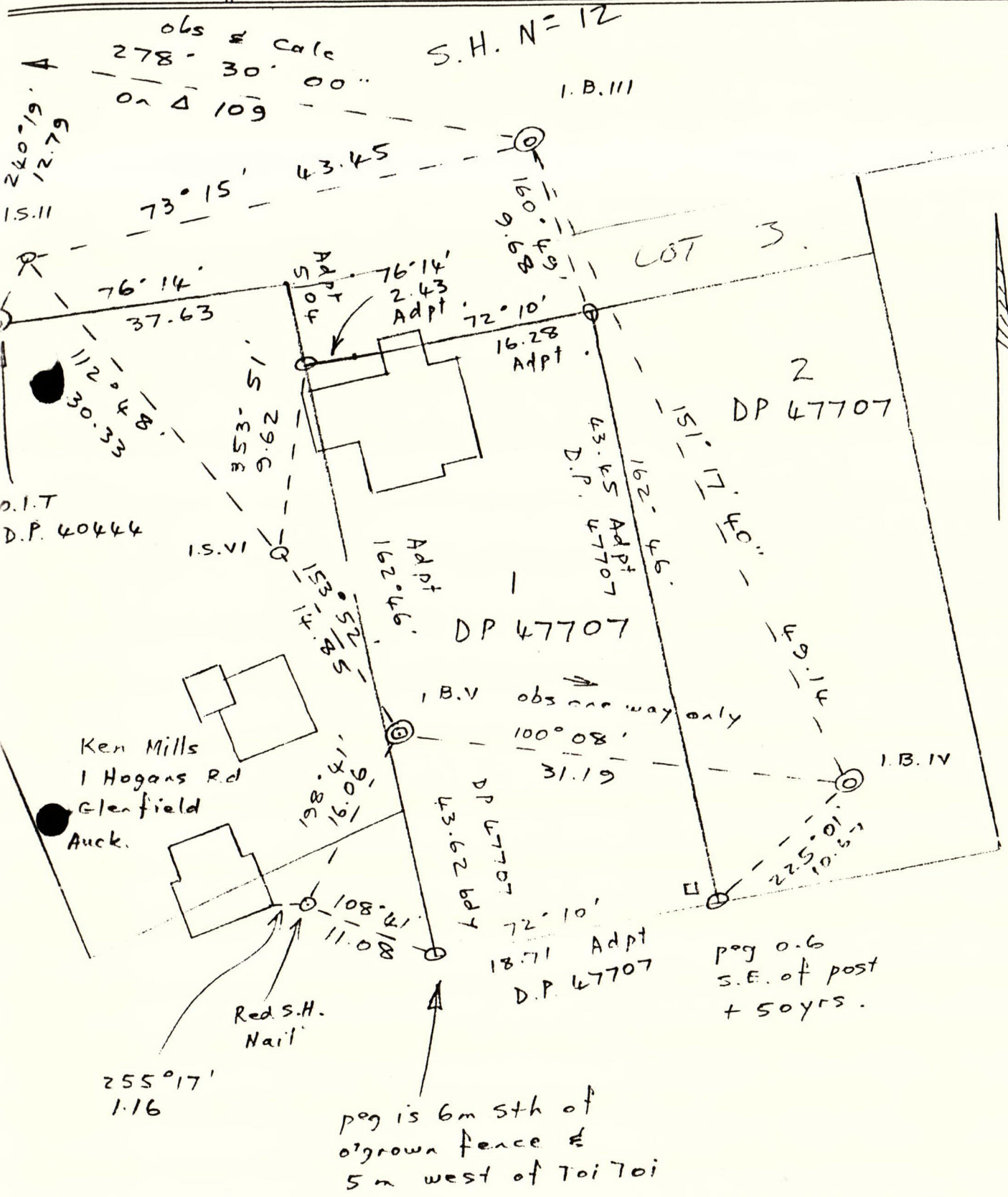
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I await your instructions before I can proceed any further.

Yours sincerely,

B. L. Currie
.....
B.L.Currie



REDEF. OF LOT 1 D.P. 47707 for Ron King
See file 94/78