



181,000 mE

181,500 mE

52°02'00" 634.47 CB

Lot 13  
101.6646 ha

Area not determined by survey

Ⓢ

WHARAKAUERE  
STREAM

65°51'00" 157.11  
DP 28290  
CT 46A/962

### Schedule of Existing Easements

Purpose	Shown	Servient Tenement	Created By
Right of Way	(A)	Lot 13 Hereon	
Electricity	(B)		
Telecommunications & Right to Convey Water	(C)		

### Proposed Easements in Gross

Purpose	Shown	Servient Tenement	Grantee
Electricity	(L)	1 DPI54325	Top Energy Limited
	(M) (N)	Pt Sec 31, Blk I, Wauku S.D	
	(A) (C) (O) (Q)	Lot 13 Hereon	
	(P)	Lot 12 Hereon	
	(R)	4 DP202237	
	(S)	Lot 11 Hereon	

Approvals  
..... A Dawn ..... G E Dawn .....

Registered Owners

I hereby certify that this plan was approved by the Far North District Council pursuant to section 223 of the Resource Management Act 1991 on the .....day of..... 20..... subject to the granting or reserving of the easements set out in the memorandum hereon, and for the purposes of Section 224(c) Resource Management Act 1991, that some of the conditions of the subdivision consent have been complied with to the satisfaction of the Far North District Council and that a completion certificate and consent notice has been issued in respect of those conditions that have not been complied with.

.....  
Authorised Officer

RC 2000254

### Memorandum of Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way	(A)	Lot 13 Hereon	Lots 6-12 Hereon
Electricity	(C)	Lot 13 Hereon	Lots 6-12 Hereon & Lots 1-5 DP 202237
Telecommunications & Right to Convey Water			
	(B) (Q)	Lot 13 Hereon	Lot 12 Hereon
Purpose	Shown	Servient Tenement	In Gross Grantee
Right of Way (pedestrian access)	(A) (C)	Lot 13 Hereon	Far North District Council

CLASS OF SURVEY:  
LOTS 6 - 12 III  
LOT 14 & 15 II  
LOT 13 IV (REGULATIONS 13 & 29).

Total Area 137.5839 ha  
Comprised in CT 129B/983 CT 129B/984 Ltd  
CT 129B/981, 129B/982 89C/831 & 92B/40(EO)

I, Denis McGregor Thomson, being a person entitled to practise as a registered surveyor, certify that-  
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1998.  
(b) This dataset is accurate, and has been created in accordance with that Act and those Regulations.

(Signature).....  
(Date).....19.....  
Field Book ..... p ..... Traverse Book ..... p .....  
Reference Plans .....  
Examined ..... Correct .....

Approved as to Survey  
..... / ..... / ..... Chief Surveyor

Deposited this ..... day of ..... 20.....  
For Registrar General of Land  
File REF: 5837  
Received .....  
Instructions .....  
DP 208551

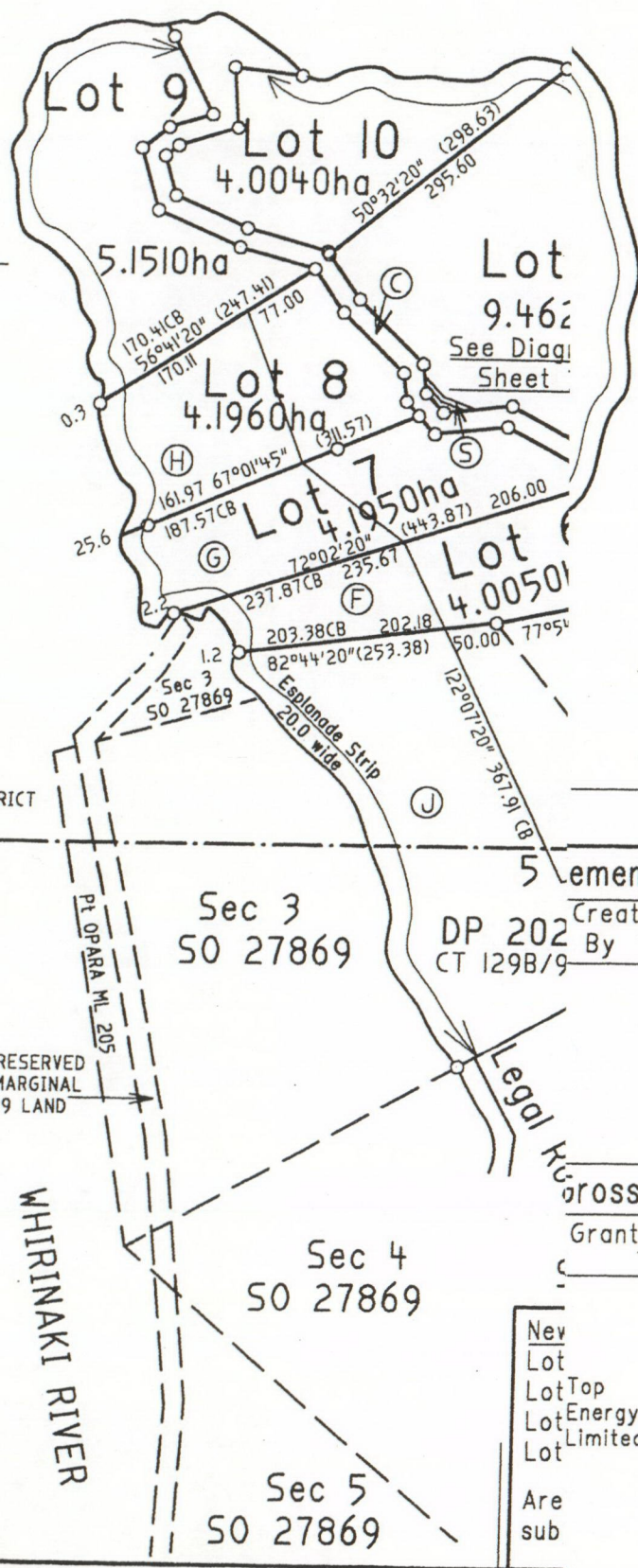
7 DP 202237  
Easements over  
Wauku S.D.

LOCAL AUTHORITY: Far North District,  
Surveyed by: Thomson & King (Kerikeri)  
Scale: 1: 5000 Date: June 2001

179500 mE

180000 mE

# XIII MANGAMUKA HOKI,



WHARAKAUERE

STREAM

Approvals  
 ..... A Dawn .....  
 ..... G E Dawn .....

Registered Owners  
 I hereby certify that this plan was approved by the Far North District Council pursuant to section 223 of the Resource Management Act 1991 on the 12th day of September 2002 subject to the granting or reserving of the easements set out in the memorandum hereon, and for the purposes of Section 224(c) Resource Management Act 1991, that some of the conditions of the subdivision consent have been complied with to the satisfaction of the Far North District Council and that a completion certificate and consent notice has been issued in respect of those conditions that have not been complied with.

*P. Killadee*  
 Authorised Officer

RC 2000254

Memorandum of Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way Electricity	(A)	Lot 13 Hereon	Lots 6-12 Hereon
Telecommunications & Right to Convey Water	(C)	Lot 13 Hereon	Lots 6-12 Hereon & Lots 1-5 DP 202237
	(B) (Q)	Lot 13 Hereon	Lot 12 Hereon
Purpose	Shown	Servient Tenement	In Gross Grantee
Right of Way (pedestrian access)	(A) (C)	Lot 13 Hereon	Far North District Council

CLASS OF SURVEY:  
 LOTS 6 - 12 III  
 LOT 14 & 15 II  
 LOT 13 IV (REGULATIONS 13 & 29).

Total Area 137.5839 ha  
 Comprised in CT 1298/983 CT 1298/984 Ltd  
 CT 1298/981, 1298/982 89C/831 & 92B/40(E0)

I, Denis McGregor Thomson, being a person entitled to practise as a registered surveyor, certify that-  
 (a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1998.  
 (b) This dataset is accurate, and has been created in accordance with that Act and those Regulations.

(Signature).....  
 (Date).....19.....  
 Field Book ..... p ..... Traverse Book ..... p.....  
 Reference Plans .....  
 Examined ..... Correct .....

Approved as to Survey  
 ..... / ..... / ..... Chief Surveyor

Deposited this ..... day of ..... 20.....  
 For Registrar General of Land

File REF: 5837  
 Received .....  
 Instructions .....  
**DP 208551**

861500 mN

861000 mN

SURVEY DISTRICT BOUNDARY

OWN LAND RESERVED FROM SALE (MARGINAL STRIP) SEC 129 LAND ACT 1929

360500 mN

WHIRINAKI RIVER

Sec 3 50 27869

DP 202 Created By CT 1298/9

Sec 4 50 27869

Sec 5 50 27869

New Lot Top Energy Limited

Are sub

LAND DISTRICT: NORTH AUCKLAND  
 SURVEY BLK & DIST: XIII MANGAMUKA & I WAOKU  
 NZMS 261 SHEET No. 005/5.4

Lot & L2001

# FAR NORTH DISTRICT COUNCIL



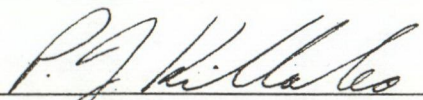
## CERTIFICATE OF LOCAL AUTHORITY UNDER SECTION 224 (c) RESOURCE MANAGEMENT ACT, 1991

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 *25<sup>th</sup>* day of *September* 2002.

  
\_\_\_\_\_  
**RESOURCE CONSENTS MANAGER**

# FAR NORTH DISTRICT COUNCIL

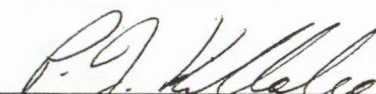


## CERTIFICATE OF LOCAL AUTHORITY UNDER SECTION 321(3)(C) LOCAL GOVERNMENT ACT, 1974

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 25<sup>th</sup> day of September 2002.

  
\_\_\_\_\_  
**RESOURCE CONSENTS MANAGER**

## RECORD OF DECISION ON RESOURCE CONSENT APPLICATIONS

**Participants:**  
WES, PJK  
 Hearings committee

**Granted Date:** 19<sup>th</sup> October 2000

**RMA Number** : 2000254  
**Val Number** : 617-007-00  
**Applicant** : A & GE Dawn  
**Start Date** : 27-09-99  
**Location** : Opara Road, Rawene, South Hokianga  
**RMA Type** : **E 20** Non-Complying under TDP, Discretionary under PDP  
**Hearing Date** : 28<sup>th</sup> August 2000 and decision 19<sup>th</sup> October 2000  
**Activity** (TDP/PDP) : **E 20** Non-Complying under TDP, Discretionary under PDP  
*(Code plus description)*  
**Outcome** : Approved with conditions  
**No. Lots** : 12 lifestyle lots, a balance rural allotment, esplanade strip, local purpose (recreation) reserve to vest  
**Type of Lot** : Rural lifestyle  
**Zone** (TDP/PDP) : H 10 Rural 1 Hokianga Section TDP and GCO (General coastal) /GRR (General Rural) PDP  
*(Code/Code plus descriptions)*  
**Area of Site** : **146.0662ha**  
**Proposal** : TO SUBDIVIDE PT OLC 186, AND ALLOT W26 & E26 PARISH OF OMANAIA TO CREATE 12 LIFESTYLE ALLOTMENTS, A BALANCE RURAL ALLOTMENT, ESPLANADE STRIP AND A LOCAL PURPOSE (RECREATION) RESERVE TO VEST  
**Issues** : BUSH PROTECTION, RESERVES, ESPLANADE STRIP, ROAD PLANS, CONSENT NOTICES DEVELOPMENT PLANS, NO CATS OR DOGS, ACCESS, BUILDING LOCATION.

Property File	Sewerage (GKC)	Roading (GI)	Com Fac (SMH)	Finance (RS)	Transit	DOC	Projects LMN
✓		✓	✓				✓
Monitoring (CAS)	EHO Keri (JG)	Liquor License (JEP)	Legal (JBR)	HPT	NRC	OTHER	
✓			✓				



# FAR NORTH DISTRICT COUNCIL

IN THE MATTER of the Resource  
Management Act 1991:

AND

IN THE MATTER of an application  
under the aforesaid Act, 1991  
by A & G E DAWN

## APPLICATION NUMBER RC 2000254

HEARINGS APPLICATION TO SUBDIVIDE.

The property in respect of which the application is made, is situated at OPARA ROAD, RAWENE

### HEARING

Before the Hearings Committee of the Far North District Council, on the 28 AUGUST 2000 AND DECISION OF 19 OCTOBER 2000


### DECISION

THAT PURSUANT TO SECTION 105, 108 AND 220 OF THE RESOURCE MANAGEMENT ACT 1991, THE FAR NORTH DISTRICT COUNCIL HEREBY GRANTS CONSENT TO THE APPLICATION (BEING RC 2000254) BY A & GE DAWN TO SUBDIVIDE PT OLC 186, AND ALLOT W26 & E26 PARISH OF OMANAIA TO CREATE 12 LIFESTYLE ALLOTMENTS, A BALANCE RURAL ALLOTMENT, ESPLANADE STRIP AND A LOCAL PURPOSE (RECREATION) RESERVE TO VEST, SUCH LAND BEING LOCATED AT OPARA ROAD, RAWENE.

THIS CONSENT IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. THAT THE SUBDIVISION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED PLAN OF SUBDIVISION PREPARED BY THOMSON AND KING: PLAN REFERENCE 5343 (UPDATED 28-08-00) AND ATTACHED TO THIS CONSENT.
2. THAT PRIOR TO APPROVAL UNDER SECTION 223 OF THE ACT
  - (i.) THE SURVEY PLAN SHALL SHOW
    - a. ALL EASEMENTS DULY GRANTED OR RESERVED.
    - b. LOT 14 AS LOCAL PURPOSE RESERVE (RECREATION) TO VEST
    - c. BUSH PROTECTION AREAS IDENTIFIED ON LOTS 4-8 & 13 AND WHICH ARE SUBJECT TO BUSH PROTECTION COVENANTS AS

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 4, 9 & 11 SHALL BE NOTED AND RECORDED ON THE APPROPRIATE TITLES. 
  - (vii) THAT ANY BUILDING ON ANY OF THE ALLOTMENTS SHALL BE REQUIRED TO PROVIDE ENGINEER DESIGNED FOUNDATIONS WITH THE BUILDING CONSENT APPLICATION.
  - (viii) THE LANDOWNERS OF THE ALLOTMENTS IN ADDITION TO ANY REQUIREMENTS DETAILED IN CONDITION 3 (B)(ii) SHALL BE REQUIRED TO PRESERVE THE TREES AND VEGETATION REQUIRED TO BE PROTECTED FOR CONDITION 2 (i)(c). 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.
- (C) CARRY OUT EARTHWORKS AND ANY UPGRADING REQUIRED, TO WIDEN THE EXISTING OPARA ROAD CARRIAGEWAY. THE WORK IS TO BE UNDERTAKEN FOLLOWING CONSULTATION WITH COUNCILS ROADING ENGINEERS AND IS TO BE COMPLETED TO THE VALUE OF \$2000 PER ADDITIONAL LOT CREATED.

1. Council is satisfied that the site is suitable for the proposed use and with conditions of consent imposed environmental effects are considered to be minor.
2. The proposal is not considered to be contrary to the objectives and policies of the Transitional District Plan (Hokianga Component), the Proposed Far North District Plan, the Northland Regional Coastal Plan, and the Northland Regional Policy Statement.
3. Approval of this application will result in the protection of an important Kiwi habitat and protection of existing conservation values.

**Advice Notes:**

1. The applicant is advised that an invoice will follow this decision being additional costs incurred in its processing.
2. The applicant as a result of vesting Lot 14 to Council for reserve purposes has accumulated "credits" for reserve contribution which could be payable on future subdivision. The amount of credit available is 4000m<sup>2</sup> and applies to future subdivisions of Lot 13 only.
3. The attached roading plan has been provided to clarify how conditions apply to different sections of the roading.
4. That should during the minor excavation and site works any archaeological sites (middens etc.) be discovered that all work cease immediately and that a representative of the Historic Places Trust be called to assess the necessary requirements to satisfy the Historic Places Act.



# FAR NORTH DISTRICT COUNCIL

IN THE MATTER of the Resource  
Management Act 1991:

AND

IN THE MATTER of an application  
under the aforesaid Act, 1991  
by A & G E DAWN

## APPLICATION NUMBER RC 2000254

HEARINGS APPLICATION TO SUBDIVIDE.

The property in respect of which the application is made, is situated at OPARA ROAD, RAWENE

### HEARING

Before the Hearings Committee of the Far North District Council, on the 28 AUGUST 2000 AND DECISION OF 19 OCTOBER 2000


### DECISION

THAT PURSUANT TO SECTION 105, 108 AND 220 OF THE RESOURCE MANAGEMENT ACT 1991, THE FAR NORTH DISTRICT COUNCIL HEREBY GRANTS CONSENT TO THE APPLICATION (BEING RC 2000254) BY A & GE DAWN TO SUBDIVIDE PT OLC 186, AND ALLOT W26 & E26 PARISH OF OMANAIA TO CREATE 12 LIFESTYLE ALLOTMENTS, A BALANCE RURAL ALLOTMENT, ESPLANADE STRIP AND A LOCAL PURPOSE (RECREATION) RESERVE TO VEST, SUCH LAND BEING LOCATED AT OPARA ROAD, RAWENE.

THIS CONSENT IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. THAT THE SUBDIVISION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED PLAN OF SUBDIVISION PREPARED BY THOMSON AND KING: PLAN REFERENCE 5343 (UPDATED 28-08-00) AND ATTACHED TO THIS CONSENT.
2. THAT PRIOR TO APPROVAL UNDER SECTION 223 OF THE ACT
  - (i.) THE SURVEY PLAN SHALL SHOW
    - a. ALL EASEMENTS DULY GRANTED OR RESERVED.
    - b. LOT 14 AS LOCAL PURPOSE RESERVE (RECREATION) TO VEST
    - c. BUSH PROTECTION AREAS IDENTIFIED ON LOTS 4-8 & 13 AND WHICH ARE SUBJECT TO BUSH PROTECTION COVENANTS AS

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 4, 9 & 11 SHALL BE NOTED AND RECORDED ON THE APPROPRIATE TITLES. 
  - (vii) THAT ANY BUILDING ON ANY OF THE ALLOTMENTS SHALL BE REQUIRED TO PROVIDE ENGINEER DESIGNED FOUNDATIONS WITH THE BUILDING CONSENT APPLICATION.
  - (viii) THE LANDOWNERS OF THE ALLOTMENTS IN ADDITION TO ANY REQUIREMENTS DETAILED IN CONDITION 3 (B)(ii) SHALL BE REQUIRED TO PRESERVE THE TREES AND VEGETATION REQUIRED TO BE PROTECTED FOR CONDITION 2 (i)(c). 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.
- (C) CARRY OUT EARTHWORKS AND ANY UPGRADING REQUIRED, TO WIDEN THE EXISTING OPARA ROAD CARRIAGEWAY. THE WORK IS TO BE UNDERTAKEN FOLLOWING CONSULTATION WITH COUNCILS ROADING ENGINEERS AND IS TO BE COMPLETED TO THE VALUE OF \$2000 PER ADDITIONAL LOT CREATED.

1. Council is satisfied that the site is suitable for the proposed use and with conditions of consent imposed environmental effects are considered to be minor.
2. The proposal is not considered to be contrary to the objectives and policies of the Transitional District Plan (Hokianga Component), the Proposed Far North District Plan, the Northland Regional Coastal Plan, and the Northland Regional Policy Statement.
3. Approval of this application will result in the protection of an important Kiwi habitat and protection of existing conservation values.

**Advice Notes:**

1. The applicant is advised that an invoice will follow this decision being additional costs incurred in its processing.
2. The applicant as a result of vesting Lot 14 to Council for reserve purposes has accumulated "credits" for reserve contribution which could be payable on future subdivision. The amount of credit available is 4000m<sup>2</sup> and applies to future subdivisions of Lot 13 only.
3. The attached roading plan has been provided to clarify how conditions apply to different sections of the roading.
4. That should during the minor excavation and site works any archaeological sites (middens etc.) be discovered that all work cease immediately and that a representative of the Historic Places Trust be called to assess the necessary requirements to satisfy the Historic Places Act.