



This record,

RC 1960769

was remediated to this Property
File, Valuation No./Prop. ID:

619- 488 -00

by the "I" on Paper Team on

11 June 02



24 October 1997

11463

The Planning Administrator
Far North District Council
P O Box 11
KAWAKAWA

Dear Tasha

**NELLIE NAERA
RC 1960769**

Our plans showing the above subdivision were lodged with Land Information New Zealand on 29 September 1997, they are recorded as LT 184898.

Please find herewith a copy of a letter received today from Transit New Zealand.

We would be pleased if Council could now issue a certificate in pursuant to Section 224(c) of the Resource Management Act.

A copy of the Land Information New Zealand lodgement notice is included for your records.

Yours faithfully
FRASER THOMAS LIMITED

M R WRIGHT
MRW:nm 2410L.463

11463



22 October 1997

Our Ref: 12/1/5
Your Ref: 11463
Code: rcm26.let

Fraser Thomas Ltd
P O Box 154
Paihia
NORTHLAND

Attention: M R Wright

Dear Sir:

RE: SUBDIVISION - N. NAERA, STATE HIGHWAY NO. 12, WAIMAMAKU.

Thank you for your letter of 1 October 1997 regarding the above subdivision.

Transit New Zealand has agreed that access for the proposed Lot 2 including the existing house, flat and shed can remain in its present position, with a right of way to serve the property at the eastern end of the lot as shown on the map you provided.

If Lot 2 is developed in the future, this existing access will be closed and the right of way will serve both Lot 1 and 2.

We confirm that this proposal is in accordance with earlier correspondence.

Yours faithfully,

Rachel Millar
Resource Planner
for Regional State Highway Manager.

Auckland Office

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

1 October 1997

11463

The Regional State Highway Manager
Transit New Zealand
CPO Box 1459
CENTRAL AUCKLAND

Attention: Mr Polglase

Dear Sir

NELLIE NAERA
STATE HIGHWAY No.12, WAIMAMAKU
Your Ref: TP 2607.let. And 12/1/5

We refer to your letter of 12 August 1997.

The title position relating to stopped road and severances has now been finalised and our plans lodged with Land Information New Zealand where they are recorded as LT 184898. A copy of the title plan and amended title are attached for your records.

Our plan shows a proposed right of way easement over the entry to Lot 1, the rear lot, to provide for the future development of Lot 2.

To enable us to uplift a Section 224 certificate from Council, we would be pleased if you could confirm that the plan is in accordance with our earlier correspondence.

We look forward to receiving your comments in due course.

Yours faithfully
FRASER THOMAS LIMITED

M R WRIGHT
MRW:nm 01101.463

1146-3

LODGEMENT NOTICE



29 September 1997

FRASER THOMAS LIMITED
PO BOX 154
PAIHIA 0252

Attention: MR WRIGHT

LODGEMENT OF DP 184898

Plan DP 184898 of LOTS 1 AND 2 BEING A SBDN OF WAIMAMAKU B2C6 AND SECTIONS 2 3 AND 44 SO 49683 (C.T. ref: 69A/393) was lodged for examination on 29 September 1997.

Client: NAERA
Reference:

The following new Certificates of Title have been allocated:

LOT 1 DP 184898	15.8360 hectares	115B/969
LOT 2 DP 184898	1.6050 hectares	115B/970

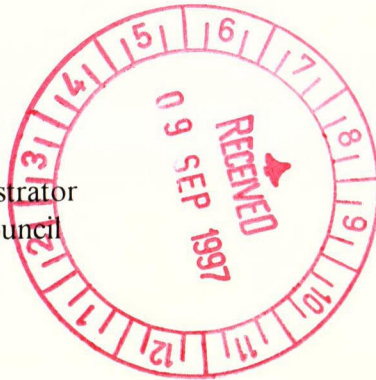
Chief Surveyor

Price Waterhouse Bldg
41-43 Federal Street
P O Box 5249
Auckland 1
Ph 0 9 377 1899
Fax 0 9 307 1025

8 September 1997

11463

The Planning Administrator
Far North District Council
P O Box 11
KAWAKAWA



Dear Sir/Madam

MRS NELLIE NAERA
RC 1960769

Please find herewith for sealing under delegated authority, our title transparency showing the above subdivision. The plan is in terms with a Resource consent granted on the 17 July 1996.

We also forward, for your information, a copy of a letter from Transit New Zealand dated 12 August 1996. The proposed easement (A) will allow for a future access for lot 2 as discussed in the last paragraph of the letter.

A copy of a recently issued composite title and three reductions of the plan are included for your records.

We look forward to receiving the approved transparency in due course.

Yours faithfully
FRASER THOMAS LIMITED



M R WRIGHT
MRW:mm 0809L.463

12 August 1996

Your ref: 11463A
File: tp2607.let

Fraser Thomas
P O Box 154
PAIHIA

ATTENTION : Mr M. R. Wright

Dear Sir

**SH12 - WAIMAMAKU SECTION
SUBDIVISION FOR MRS NELLIE NAERA**

Reference your letter of 8 August 1996. We agree with your suggestions.

Accordingly, access for proposed Lot 2 including the existing house, flat and shed can remain in its present position, with a right of way to serve this lot at the eastern end of the property, being part of the strip of land giving frontage and access to proposed Lot 1, as shown on your plan 11463A. A 375mm dia culvert will be required.

In the long term, if Lot 2 is further developed, the existing access near the western end of the property is to be closed, and access to Lots 1 and 2 will be only via the proposed access at the eastern end of the property, screened as required.

Yours faithfully



A.T. Polglase
for REGIONAL STATE HIGHWAY MANAGER

c.c. Far North District Council
P O Box 11
KAWAKAWA

Auckland Office

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

Transfer No.
N/C. Order No.



CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 7th day of APRIL one thousand nine hundred and eighty eight under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that TIOPIRA WAHA NAERA of Whangarei retired

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing ~~16.9968~~ ^{17.4088} hectares more or less being Waimamaku B2C6 Block.

*16.9968 area under
17.4088 ha sold
Diss 21.3.
B...*

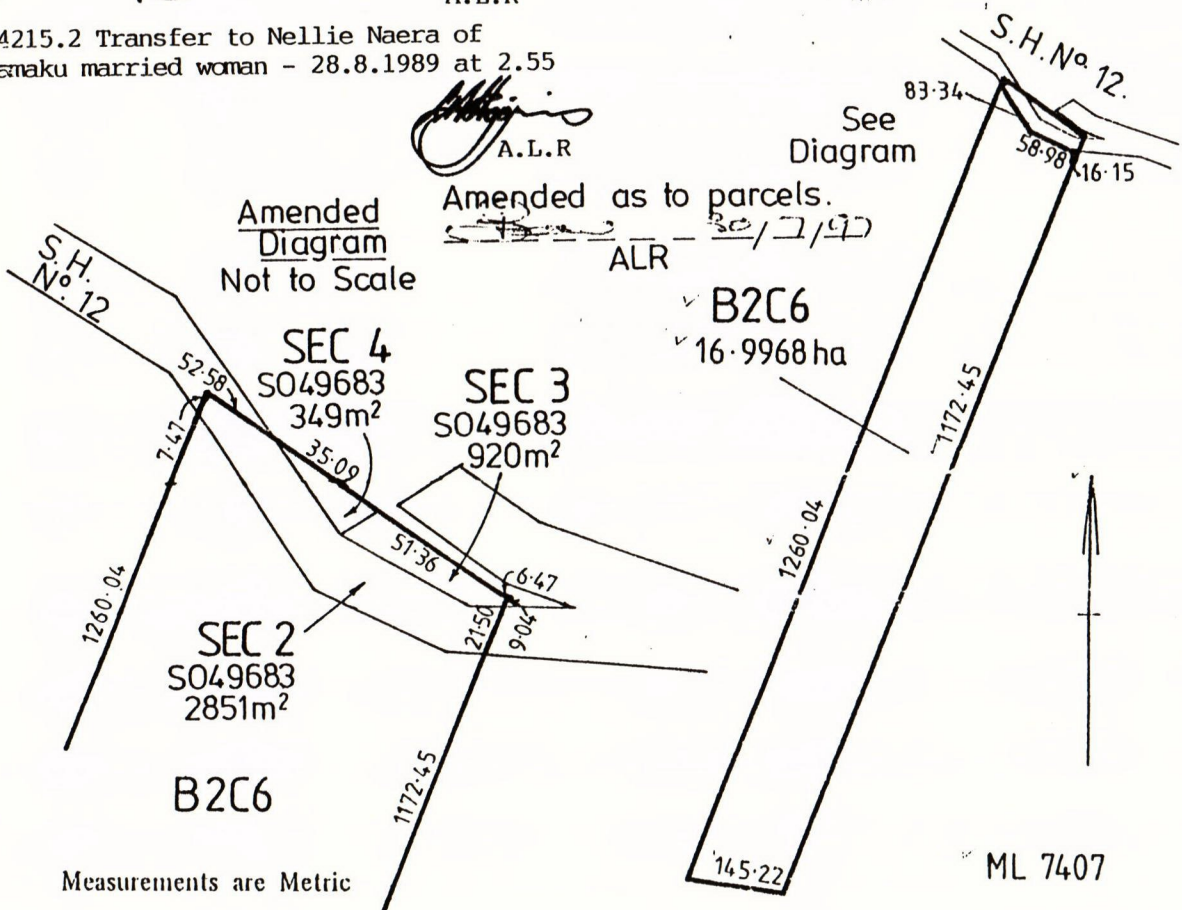
G.S. Willis
Assistant Land Registrar

B.800072.1 Notice of Claim under Section 42 Matrimonial Property Act 1976 by Nelle Naera - produced 21.3.1988 at 2.110c and entered 1.4.1988 at 9.000c

G.S. Willis Hokianga County
A.L.R

C.034215.2 Transfer to Nellie Naera of Waimamaku married woman - 28.8.1989 at 2.55 o/c

G.S. Willis
A.L.R



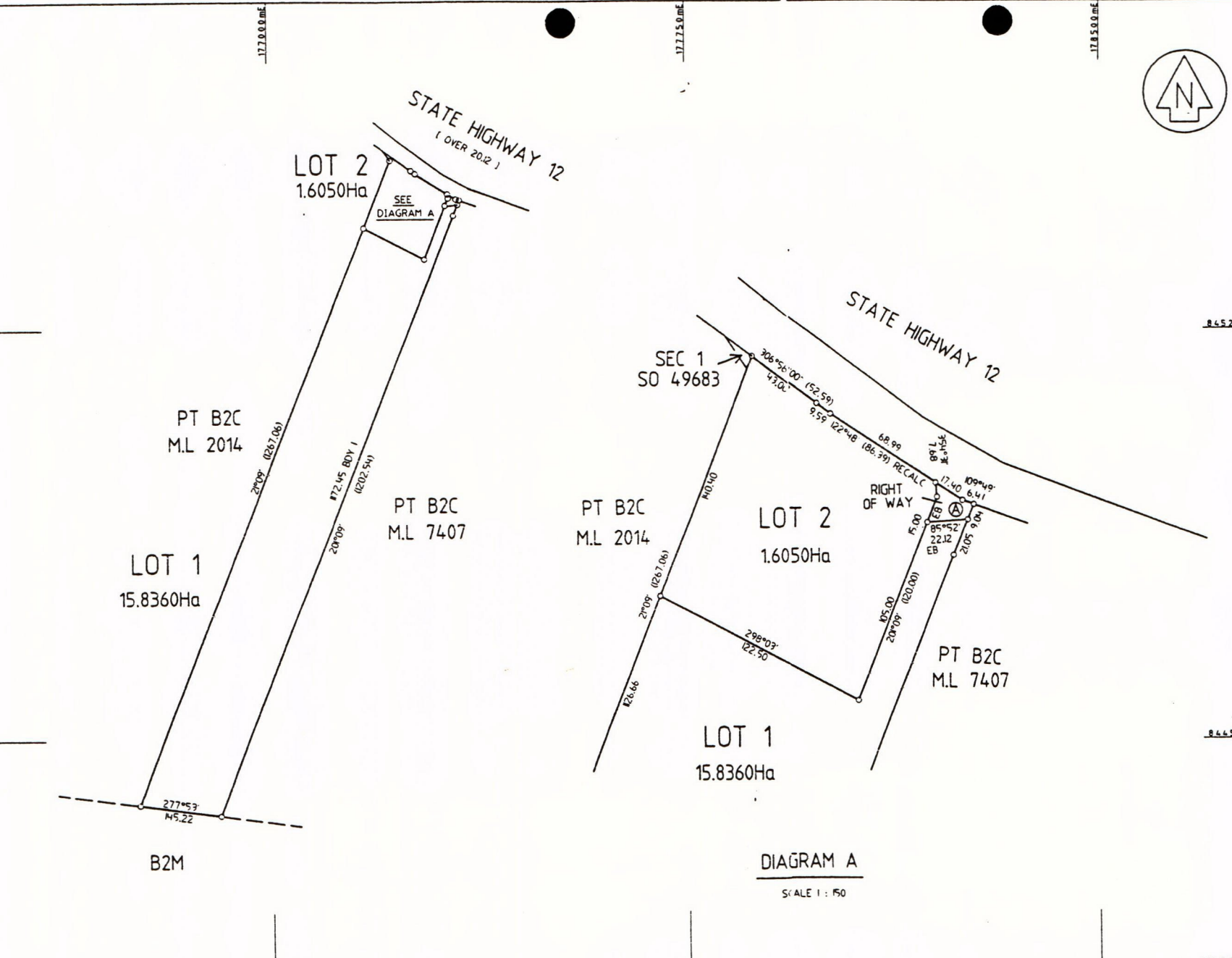
Measurements are Metric

CG. x d. 1/8

Total CT Area : 17 4088ha

Pursuant to Section 107(9a) of the Public
Works Act 1981 Sections 2, 3 and 4 Survey
Office Plan 49683 are included in this
Certificate of Title -13.6.1997 at 1.36
See B155731.3

B
forDLR



Approvals ROAD SHOWN IS LEGAL APPROVED

N NAERA
Registered Owner

Approved pursuant to Section 223 of the Resource Management Act 1991 on the _____ day of _____ 1997.
The Common Seal of the Far North District Council is affixed hereto in the presence of:

UNDER DELEGATED AUTHORITY
RC 1960769

SCHEDULE OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY	(A)	LOT 1 HEREON	LOT 2 HEREON

NEW C'S T ALLOCATED
LOT 1 _____ LOT 2 _____

Total Area 17.4410Ha

Comprised in C.T 69A/393 (All)

MURRAY ROBERTSON WRIGHT
Registered Surveyor and holder of an annual practicing certificate for 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 directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at _____ this _____ day of _____ 19____
of _____ IB _____ Signature _____

Field Book p. _____ Traverse Book p. _____
Reference Plans _____

Examined _____ Correct _____

Approved as to Survey

Chief Surveyor

Deposited this _____ day of _____ 19____

District Land Registrar

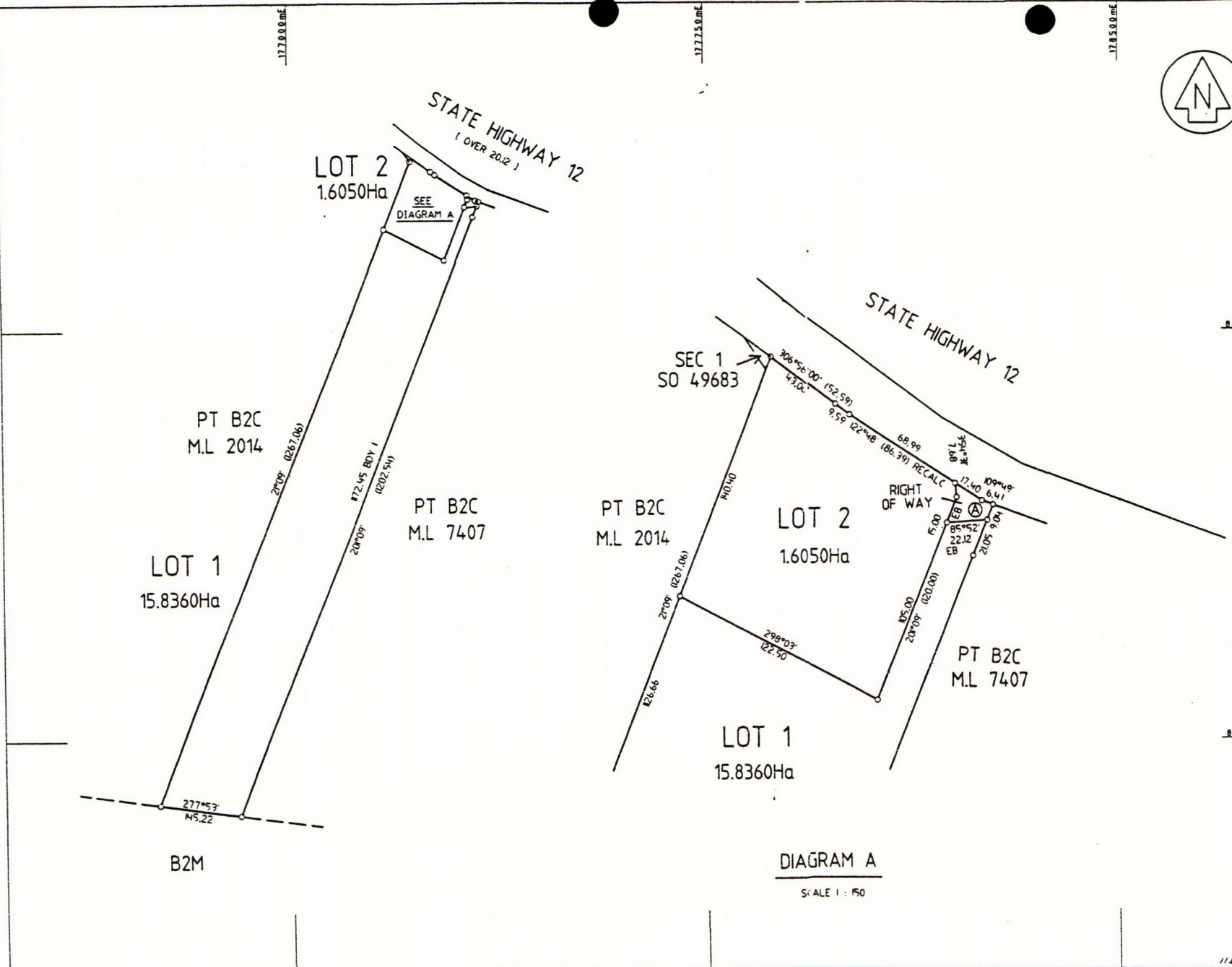
File Received Instructors

LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. VIII HOKIANGA
NZMS 261 SH 006 RECORD MAP No. 4.2

LOTS 1 & 2 BEING SUBDIVISION OF WAIMAMAKU B2C6
& SECTIONS 2, 3 & 4 S.O. 49683

TERRITORIAL AUTHORITY : FAR NORTH DISTRICT
Surveyed by **Fraser Thomas**
Scale 1 : 5000 Date JULY 1997

Approved AKL1995/01



Approvals ROAD SHOWN IS LEGAL
APPROVED

N NAERA
Registered Owner

Approved pursuant to Section 223 of the Resource Management Act 1991 on the day of 1997
The Common Seal of the Far North District Council is affixed hereto in the presence of:

UNDER DELEGATED AUTHORITY
RC 1960769

SCHEDULE OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY	(A)	LOT 1 HEREON	LOT 2 HEREON

NEW C's T ALLOCATED
LOT 1 LOT 2

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Comprised in C.T 69A/393 (All)

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Dated at this day
of 19 Signature

Field Book p. Traverse Book p.
Reference Plans

Examined Correct

Approved as to Survey
Chief Surveyor

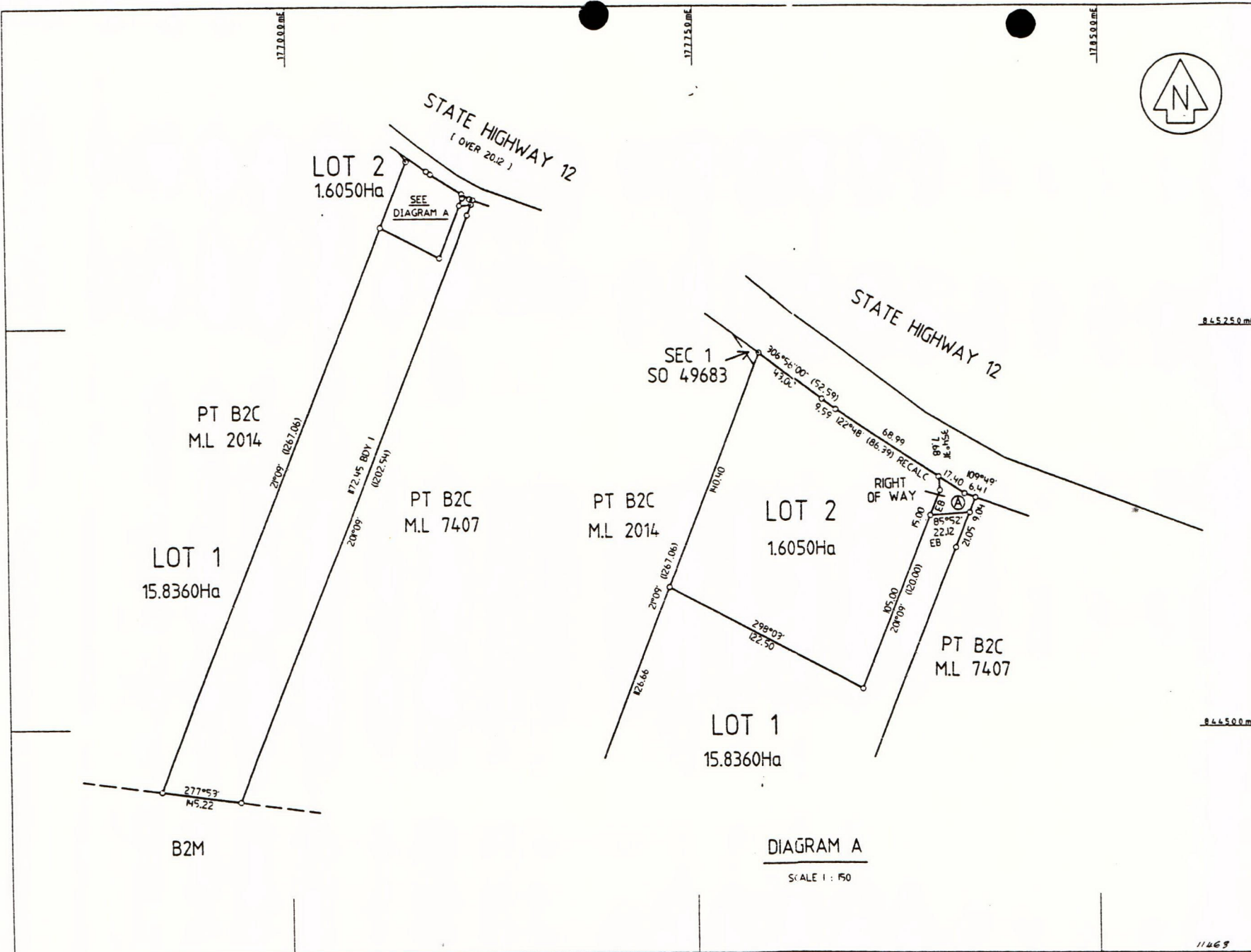
Deposited this day of 19
District Land Registrar

File Received Instructions

LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. VIII HOKIANGA
NZMS 261 SHT 006 RECORD MAP No. 4.2

LOTS 1 & 2 BEING SUBDIVISION OF WAIMAMAKU B2C6
& SECTIONS 2, 3 & 4 S.O. 49683

TERRITORIAL AUTHORITY : FAR NORTH DISTRICT
Surveyed by Fraser Thomas
Scale 1 : 5000 Date JULY 1997



Approvals ROAD SHOWN IS LEGAL
APPROVED

N NAERA
Registered Owner

Approved pursuant to Section 223 of the Resource Management Act 1991 on the _____ day of 1997.
The Common Seal of the Far North District Council is affixed hereto in the presence of:

UNDER DELEGATED AUTHORITY
RC 1960769

SCHEDULE OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY	(A)	LOT 1 HEREON	LOT 2 HEREON

NEW C's T ALLOCATED

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY	(A)	LOT 1 HEREON	LOT 2 HEREON

Total Area 17.4410Ha
Comprised in C.T 69A/393 (ALL)

MURRAY ROBERTSON WRIGHT
Registered Surveyor and holder of an annual practicing certificate for 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 directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at _____ this _____ day of _____ 19____
at _____ Signature _____

Field Book p. _____ Traverse Book p. _____
Reference Plans _____
Examined _____ Correct _____

Approved as to Survey _____
Chief Surveyor

Deposited this _____ day of _____ 19____
District Land Registrar

LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. VIII HOKIANGA
NZMS 261 SHT 006 RECORD MAP No. 4.2

LOTS 1 & 2 BEING SUBDIVISION OF WAIMAMAKU B2C6
& SECTIONS 2, 3 & 4 S.O. 49683

TERRITORIAL AUTHORITY : FAR NORTH DISTRICT
Surveyed by Fraser Thomas
Scale 1 : 5000 Date JULY 1997

File Received Instructors _____

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
If calling, please ask for

Mrs Miller

10 September 1997

Fraser Thomas
Registered Engineers
P O Box 154
PAIHIA

Dear Sir,

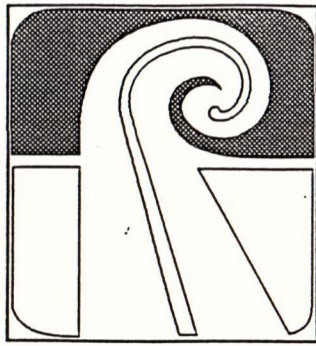
RC 1960769 - NAERA - YOUR REF 11463

Council hereby acknowledges receipt of the Survey Plan pertaining to the abovenamed resource consent application, and will endeavour to sign and seal the document and return within a period of ten (10) working days.

Should you have any queries regarding this matter please contact the writer.

Yours faithfully

Mrs G Miller
ENVIRONMENTAL SERVICES ADMINISTRATOR



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):

3

TO:

TRANSIT NZ

ATTENTION:

ROBIN CHALLENGER.

FAX NUMBER:

09 307 6843

DATE:

24/7/96

FROM:

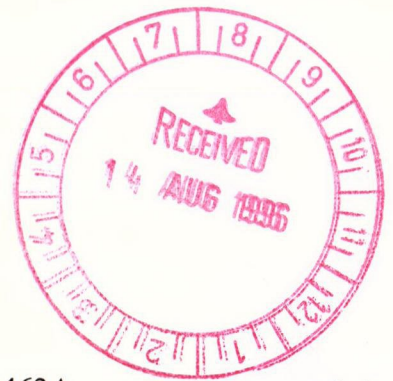
Tasha Whareraw.

MESSAGE:

RC 1960769. Naera for your
reference.

Hope you're having an orsome
day Robin!

Tash.



12 August 1996

Your ref: 11463A
File: tp2607.let

Filing

Fraser Thomas
P O Box 154
PAIHIA

ATTENTION : Mr M. R. Wright

Dear Sir

**SH12 - WAIMAMAKU SECTION
SUBDIVISION FOR MRS NELLIE NAERA**

Reference your letter of 8 August 1996. We agree with your suggestions.

Accordingly, access for proposed Lot 2 including the existing house, flat and shed can remain in its present position, with a right of way to serve this lot at the eastern end of the property, being part of the strip of land giving frontage and access to proposed Lot 1, as shown on your plan 11463A. A 375mm dia culvert will be required.

In the long term, if Lot 2 is further developed, the existing access near the western end of the property is to be closed, and access to Lots 1 and 2 will be only via the proposed access at the eastern end of the property, screened as required.

Yours faithfully

A.T. Polglase
for REGIONAL STATE HIGHWAY MANAGER

c.c. Far North District Council
P O Box 11
KAWAKAWA

Auckland Office

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

1960769

12 July 1996

Far North District Council
P O Box 11
Kawakawa



In reply, please quote: 12/1/5
Your Ref: RC1960769
Code: tp2473 cou

Dear Sir

**STATE HIGHWAY 14, WAIMAUKU SECTION
SCHEME PLAN OF PROPOSED SUBDIVISION
FOR N NAERA.**

1. Receipt of Your Letter:

I refer to your letter of 21 June 1996.
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 Decision:

When the Council considers the subdivision application, we request that a copy of Council's decision be forwarded to this office.

4. Transit New Zealand Conditions:

4.1 The applicant will need to arrange for the unformed road, Sec.2 SO 49683, to be purchased by her from the Dept of Survey and Land Information (DOSLI, Now Terralink).

4.2 We have no objection to the proposal provided that both lots gain access to the State Highway via the one crossing point, i.e. one crossing point shown on the plan should be eliminated, probably requiring a new plan.

4.3 The crossing should be upgraded, if necessary, to Transit New Zealand's standards.

Auckland Office

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

Yours faithfully

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

AT Polglase
for Regional State Highway Manager.

cc Fraser Thomas
PO Box 154
Paihia

I hereby certify that the Applicant of RC 1960769 has met to the satisfaction of the District Engineer L.M. Shaw and the Resource Planner OK 11/97 and the conditions as set by Council on.....(date)

The attached 306(224)(d) CERTIFICATE can now be released
321(3)(c)

other _____

APPLICATION FEE PAID []

DATE: 3/11/97

ENGINEERING COSTS [\$] []

DATE: _____

APPROVED BY PJK P.J. Kallala

DATE: 11/11/97

TRANSIT

NEW ZEALAND
ARARAU AOTEAROA

Auckland Office 9th Floor 48 Quay Street CPO Box 1459 Auckland 1
Phone: (09) 377-7092 Fax: (09) 307-6843

To: Fal North District Council Fax No. SD
KAWAKAWA

Attention: Burnette

From: Robyn Challenger Our Reference: 12/1/5

No of Pages
(inc. this sheet): 1

Date: 10/7/96 Your Reference: RC1960769

Subject: Naera subdivision - SH12
Waimamaku

Hi,

I'm just back from one week holiday & two days sick leave. I see this proposal should have been commented on by mon 8th July.

Our former network management consultant is doing the site report on this today! I will have our comments to you as soon as I can.

The State highway is not limited access in this section so we appreciate the opportunity to comment on this proposal.

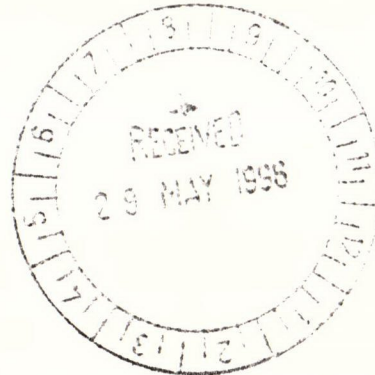
Thanks

J. Challenger

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

24 May 1996

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



11463

Dear Sir/Madam

NELLIE NAERA
STATE HIGHWAY No. 12, WAIMAMAKU

On behalf of the above client we forward herewith an application for a Resource consent to subdivide a Rural Lifestyle block from Waimamaku B.2.C.6 Block, severances of B2 and B3 Block and stopped road.

Mrs Naera wishes to sell the balance area (lot 1) and retain an area of 1.5ha around her present dwelling.

The State Highway was realigned some time ago and surveyed on S.O 49683 in June 1974. The disposal action to include severances and stopped road shown as F, H and I never took place.

The disposal actions are now progressing and by the time our legal plan is ready for deposit, Mrs Naera will own out to the present State Highway.


The property is generally in pasture with pines planted on the southern portion of lot 1.

We include copies of S.O 49683 and correspondence relating to the transfers from the Crown, together with a copy of C.T 69A/393.

Our clients cheque covering Council's processing fee is attached.

We look forward to receiving your comments in due course.

Yours faithfully
FRASER THOMAS LIMITED



MR WRIGHT
M46324MY.96

DISTRICT ENGINEER'S DEPARTMENT
ENGINEERING REPORT

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

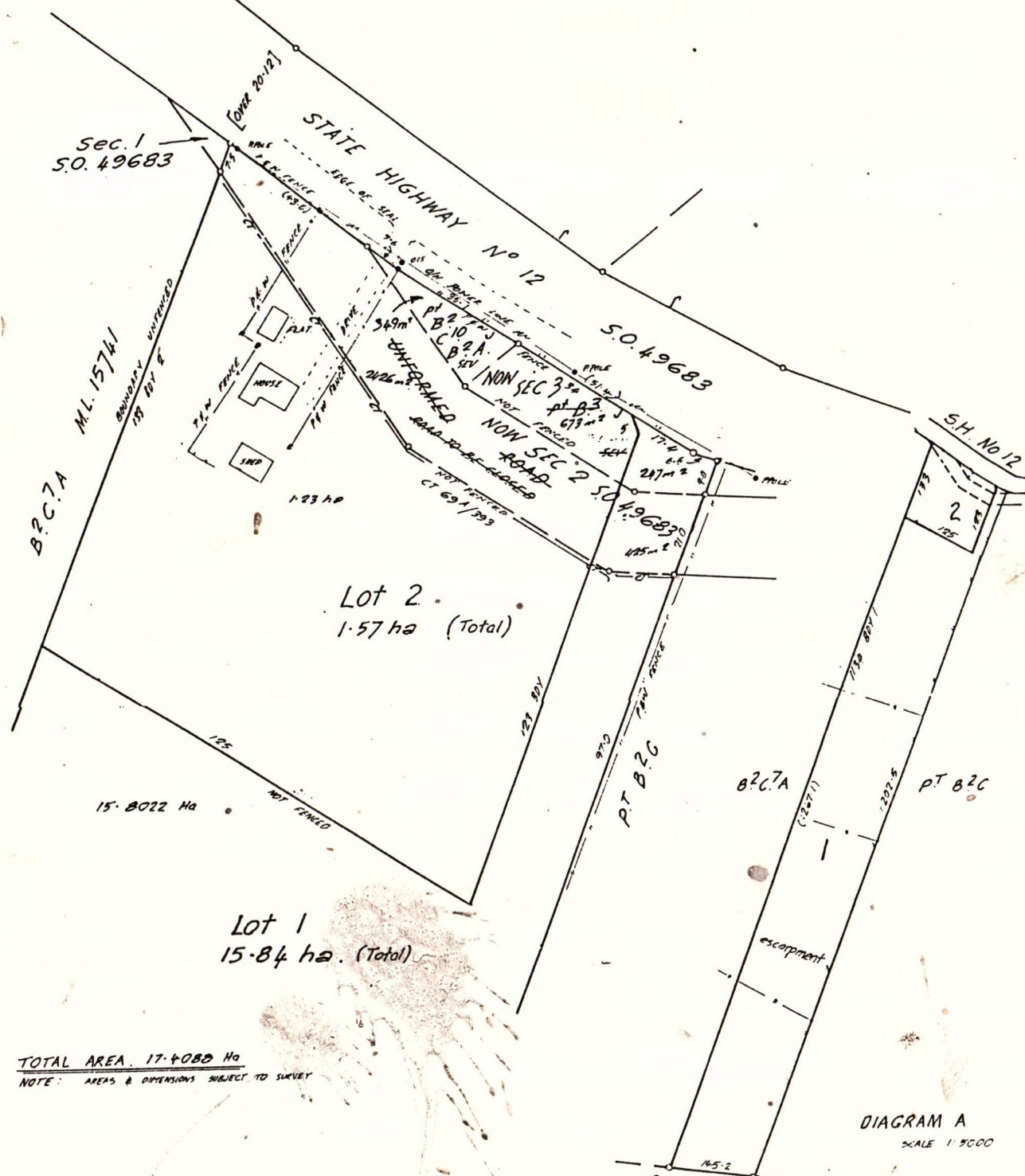
BAC
R01060960
N. NABRA
Development Engineer
29 MAY 96

ASPECT	COMMENTS
<p>Site Suitability: Topography, Stability, Erosion, Flooding, Ground Cover, etc.</p>	<p>existing houses on Lot 2 existing farm building on Lot 1</p> <p>Site has the look of deep silted in stability (mass level) but has probably reason of stable slope</p> <p>Site undulating to rolling rising to steep slope on other section side</p> <p>Southern side provides better sites for building.</p>
<p>Access onto Site: Adequacy for Use. Traffic Flows, etc. Need for upgrading adjacent areas.</p>	<p>Access onto SH 12 subject to transit reqs</p>
<p>Drainage: Stormwater and Effluent Disposal.</p>	<p>stormwater to natural channels effluent disposal existing or achievable on site</p>
<p>Earthworks: Controls required etc.</p>	<p>No specific reqs</p>
<p>Easements: ROW, water, drainage, power</p>	<p>Not reqd</p>

ASPECT	COMMENTS
Services: Water, Irrigation, Power, Telephone, Street Lighting.	<p>power & telephone existing to lot 2</p>
Amenities: Internal Accessways. Surfacing of Car Parks etc.	<p>20 m wide 'pan handle' access leg no reqt to form</p>
Upgrading Contributions: Roading, water, sewerage, stormwater, footpaths	<p>none</p>
Engineering Fees:	
Other:	
SIGNED: <i>R. M. Sherrin</i> DATE: 20/06/96 MILEAGE: 150 km TIME: 2.5.	

Engineering reqt.

- access subject to transit reqt.



TOTAL AREA 17.4080 Ha
 NOTE: AREAS & DIMENSIONS SUBJECT TO SURVEY

DIAGRAM A
 SCALE 1:5000

PROPOSED SUBDIVISION OF WAIMAMAKU B²C 6 & P²B²C 10 B²A B²KS & SECS 2 & 3
 BLOCK VIII HOKIANGA S. D FAR NORTH DISTRICT COUNCIL
 COMPRISED IN CT 69/1395 M² NELLIE NIERA. REG^d OWNER
 ROAD TO BE CLOSED & EASEMENTS
 SEE S.O. 49683

AMENDMENTS:
 21/5/96 TITLE AMENDED & CALCULATION FOR SERV & EASEMENTS ADDED
 28/5/96 ENTRY STRIP TO LOT 1 ADDED TO S.E. B'DY OF LOT 1

<p>Fraser Thomas Partners <small>INCORPORATING FRASER THOMAS LTD SURVEYORS & ENGINEERS CONSULTING ENGINEERS REGISTERED SURVEYORS ARCHITECTS TOWN PLANNERS PAPAETOE • NEWMARKET • KAIKŌRE • PALMERSTON NORTH • NEW ZEALAND</small></p>	SURVEYED	MLJ	7/10/96	DATE	SEPT 92
	DESIGNED			SCALE	1:750
	DRAWN	MLW	8/9/96	11463 A	
	TRACED	MLW	29/9/96		
	CHECKED				

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 1960769**

If calling, please ask for

21 June 1996

Duffill Watts & King
P O Box 481
WHANGAREI

Dear Sir,

RE: RESOURCE CONSENT - 1960769 Naera

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



Our reference **TMW: RC 1960769**

If calling, please ask for

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

21 June 1996

Duffill Watts & King
P O Box 481
WHANGAREI

Dear Sir,

RE: RESOURCE CONSENT - 1960769 Naera

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

COMMUNICATION RECORD

Memorandum

File No.

Telephone record

Date:

File Note

Time:

OFFICE:

Minutes of Meeting

Page

of

To:

Recorded By:

Copy to:

Subject:

Applicant : N Naera.

Proposal : Subdivision (1.5ha & 16.84 ha)

Zoned : Rural 1 (Mokwang Section)

10.01.06 Subdivision Standards.

(ii) Any site may be subdivided to produce a max. of 3 sites in any 5 year period which comply with the following :-

* cropping land min: 6ha.

* other land min area: 4000 m²

Considerations :

- a) devt. in keeping with social & env. nature of area - site visit
- b) not for purpose of holiday accomodation ✓
- c) detract from scenic value of coast. ✓
- d) suitable for proposed use, will permit construct. of comp. house ✓
- e) supply water requirements & on site effluent disposal. ✓ see engineers report.
- f) site stable.
- g) access onto SH at least 200m from other access X
- h) does not extend area of est. settlement where vacant res. ✓
zoned land is available.
- i) access to formed/maintained Road ✓

- Require approval from Transit for provision of access onto SH 12.
- Require confirmation of transfer of stopped road shown as F, H, I on SO 49683 to N Naera.

1A2B2
60.8800

A
137.7525
(13A 8483)
(471)

(472) (51.4082)

P B
65.7882

PT 1A1B2
1.0001

1B2A2
1.0001
(474)

(476)
PT C1
21.0357

4A1
13.8681
(520)

4B1
99.8106
(521)
(182.5663)

(492)
PT B2C10A
(61.7390)

(465)
PT B2C10B1
24.6380

PT B2C10B2A1A
(493)
11248
M.L. 15861

(477)
PT C2
38.0862

P1.3A

P1 B2C9

PT B2C8
26.2767
(34.3307)
(491)

BLK

4B2
54.7059

B2C10B2B
9.0374

(488)
24.2811
(487)
97.1139

4B3
13.8858

(518)
(68.5158)

4C
14.1640

(503)
59.4938
B2M

SEA

B2L
28.4694

E
43.4800
M.L. 15786
(499)

B2K
14.8326
(502)

B2J
10.2081
(501)

D
(500)
21.8936

WAIMAMAKU BLK

Waimamaku

B1
5.2204
(483)

(480)
B2G2B
22.2577

B2G2A

17.8062

B2G4A

B2G5

(498)
36.0980
(53.9042)

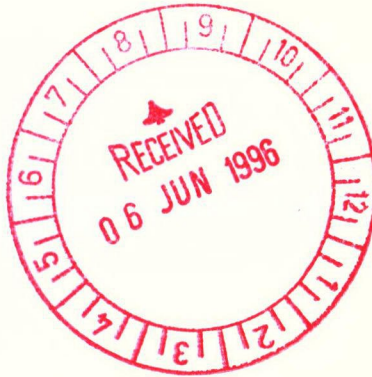
40.2034

WAIMAMAKU

BAC

4 June 1996

Far North District Council
PO Box 11
KAWAKAWA



ATTENTION Planning Administrator

Dear Sir

Resource Consent 1960769 -N Naera State Highway 12 Waimamaku

Thank you for your letter dated 30 May 1996.

Electricity connections are available . Costs for supply would be forwarded to a prospective electricity consumer after application and an on site survey has been carried out.

Yours faithfully

Stuart Barnett
Senior Engineering Officer
eng /typist/resourcecon/1960769

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



Telephone 0-9-437 4229
Fax 0-9-438 9136

June 6, 1996

File 580/12

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



Dear Sir/Madam

YOUR REF: RC1960769
PROPOSED SUBDIVISION - STATE HIGHWAY 12, WAIMAMAKU, N NAERA

NIL REQUIREMENT

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.

If you have any questions please do not hesitate to contact Design Support at the above number.

Yours sincerely

A handwritten signature in cursive script that reads "L Telfer".

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 HMC: RC 1960769

If calling, please ask for
Ms H Caswell

30 May 1996

Fraser Thomas Ltd
P O Box 154
PAIHIA

Attention: M R Wright

Dear Sir/Madam,

RESOURCE CONSENT - RC NO. 1960769, N NAERA
YOUR REF: 11463

Receipt is acknowledged of the abovementioned Resource Consent. Please refer to RC 1960769 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 publically notified, pursuant to Section 93 of the Resource Management Act 1991.

Yours faithfully

Helen M Caswell
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 **HMC:RC 1960769**

If calling, please ask for
Ms H Caswell

30 May 1996

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

Dear Sir/Madam,

RE: RC 1960769 - SUBDIVISION APPLICATION BY N NAERA

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,

Helen M Caswell
PLANNING ADMINISTRATOR

FAR NORTH DISTRICT COUNCIL



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

HMC:RC 1960769

Our reference

If calling, please ask for

30 May 1996

District Telecom Centre
P O Box 442
WHANGAREI

Dear Sir,

RE: RESOURCE CONSENT 1960769 - N NAERA

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,

Helen M Caswell
PLANNING ADMINISTRATOR

FAR NORTH
DISTRICT COUNCIL



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

HMC:RC 1960769

Our reference

If calling, please ask for

30 May 1996

The General Manager
Top Energy
P O Box 243
KAIKOHE

Dear Sir,

RE: RESOURCE CONSENT 1960769 - N NAERA

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

Helen M Caswell
PLANNING ADMINISTRATOR

24 May 1996

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



11463

Dear Sir/Madam

NELLIE NAERA
STATE HIGHWAY No. 12, WAIMAMAKU

On behalf of the above client we forward herewith an application for a Resource consent to subdivide a Rural Lifestyle block from Waimamaku B.2.C.6 Block, severances of B2 and B3 Block and stopped road.

Mrs Naera wishes to sell the balance area (lot 1) and retain an area of 1.5ha around her present dwelling.

The State Highway was realigned some time ago and surveyed on S.O 49683 in June 1974. The disposal action to include severances and stopped road shown as F, H and I never took place.

The disposal actions are now progressing and by the time our legal plan is ready for deposit, Mrs Naera will own out to the present State Highway.

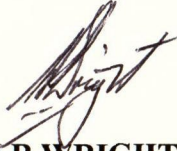
The property is generally in pasture with pines planted on the southern portion of lot 1.

We include copies of S.O 49683 and correspondence relating to the transfers from the Crown, together with a copy of C.T 69A/393.

Our clients cheque covering Council's processing fee is attached.

We look forward to receiving your comments in due course.

Yours faithfully
FRASER THOMAS LIMITED



MR WRIGHT
M46324MY.96

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

APPLICATION FOR SUBDIVISION CONSENT

TO: Far North District Council

I, **Nellie Naera** *(Full Name)*
of **Waimamaku** *(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:
2. The location to which this application relates is:
(Street/Road Address) **State Highway No. 12, Waimamaku**
(Legal Description) **Waimamaku B.2.C.6 and Road being closed and severances**
(Valuation Roll Number)
3. A description of the activity to which the application relates is : *(Please attach plans)*
Subdivision of 1 Rural Lifestyle block
4. The following additional resource consents are required in relation to this proposal and have or have not been applied for:
5. N/A I attach an assessment of any effects that the proposed activity may have on the environment in accordance with the Fourth Schedule Act. *(If required)*
6. N/A I attach other information (if any), required to be included in the application by the District Plan or regulation.
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) N/A 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) N/A 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) N/A The location and areas of land to be set aside as new road.
 - f) Copy of C.T 69A/393
 - g) Copy of Pt S.O 49683

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 : **24 May 1996**

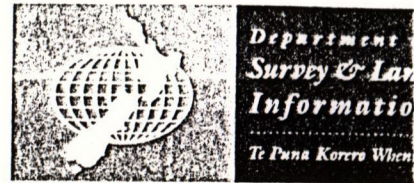
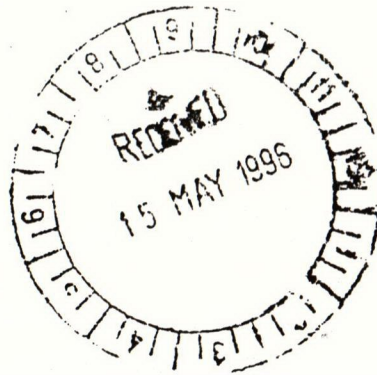
Signature of Applicant : 
or person authorised to :
sign on behalf :

Please print name : **M R Wright (Fraser Thomas Limited)**

Address for Service : **P O Box 154, Paihia**

Telephone Numbers : *(Business)* **402 7838** *(Fax)* **402 7838** *(Home)* **407 6901**

This application will not be received in accordance with the Resource Management Act unless accompanied by the administrative charge.



Your Reference:

Our Reference: 72/12/1/0/93

AA Centre
99 Albert Street
PO Box 5249
Auckland
New Zealand
Phone 0-9-377 1899
Fax 0-9-307 1025

14 May 1996

Law North Partners
Barristers & Solicitors
P O Box 633
KAIKOHE

Attention: Mr Michael Litchfield

Dear Sir

SH12

1. **TIOPIRA WAHA NAERA**

The agreement with your client to acquire the area "F" on S.O. Plan and to subsequently vest it in Nellie Naera has been accepted on behalf of the Crown and your clients copy is enclosed. We shall be arranging for Gazettal Action and vesting as soon as possible.

Partition order for Waimamaku B2C10B2A1B and vesting in Kawhena Naera (1956) has been registered as P.R. 99C/332. Maori Land Court title shows this as owned by Tiopira Waha Naera. Are you in the middle of updating the land transfer record to that effect?

2. **NELLIE NAERA**

The variation agreement has been accepted on behalf of the Crown and as above we will be attending to the vesting as soon as possible.

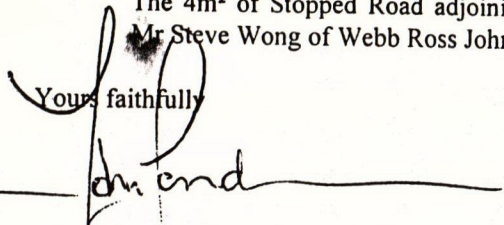
3. **MAXWELL NAERA**

As can see from my spreadsheet of the actions involved in this exchange of land, the land owned by Maxwell Naera, Waimamaku B2C10B1 have yet to be actioned. Neil Ferguson of Papatoetoe in acting for Maxwell so I will take this matter up with him.

4. **DANIEL NAERA**

The 4m² of Stopped Road adjoining this block, is also an outstanding vesting. We will be contacting Mr Steve Wong of Webb Ross Johnson who acts for Mr Naera.

Yours faithfully


John Lendrem
Property Officer Legal
For Manager, Lands and Property.

AGREEMENT DATED 18 SEPTEMBER 1975 WITH WAATA TIOPIRA NAERA : LAND TRANSFER RECORD

LAND TO BE TAKEN FOR ROAD

AREA	MARKED	SO	PART	C.T.	OWNER APRIL 1996	GAZETTED	LT REGISTRATION
174	"N"	49682	Waimamaku B2C10B1	CT 82C/675	Maxwell Naera		
379	"R"	49682	Waimamaku B2C10B1	"	" "		
893	"A"	66008	Waimamaku B2C10B2A1A	CT 82C/595	Daniel Naera	1991p.1190	C.260808.2
3575	"B"	66008	Waimamaku B2C10B2A1B	PR 99C/332	Kawhena Naera	1991p.1190	C.260808.2
102	red	P.W. 485	Waimamaku B2C7A (Unsurveyed) (Part "E" on S.O. 49683) *	NO L.T. REG'N	Tiopira Waha Naera	1987p.1326	B.651837.2

* "E" on S.O. Plan 49683 includes parts unsurveyed partitions Waimamaku B2C7A B2C7B Blocks.

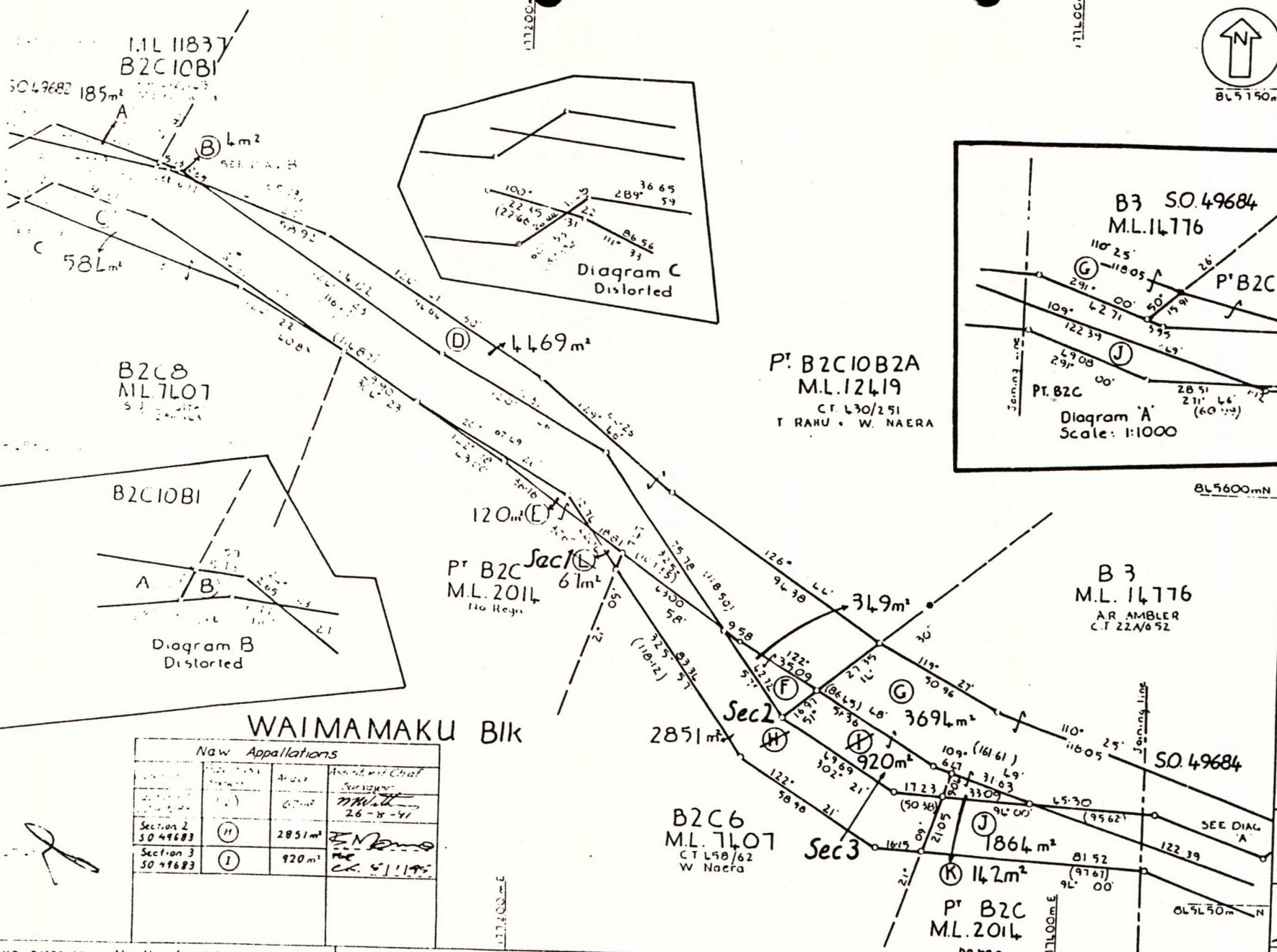
STOPPED ROAD AND SEVERANCE TO BE VESTED IN EXCHANGE

AREA	MARKED	SO	PART	GAZETTED	REGISTRATION	ADJOINS: WAIMAMAKU:	C.T.	ADJOINING OWNER	VESTED
185	"A"	49683	RD TO BE STOPPED			B2C10B1	82C/675	Maxwell Naera	
398	"O"	49682	RD TO BE STOPPED			"	82C/675	"	
4	"B"	49683	RD TO BE STOPPED			B2C10B2A1A	82C/595	Daniel Naera	
67	"L"	49683	RD TO BE STOPPED	1987p.1025	B.651837.1	B2C7A	NO REG'		(**)
2851	"H"	49683	RD TO BE STOPPED	1994p.4450	C.697441.1	B2C6	69A/393	Nellie Naera	
920	"I"	49683	SEVERANCE : PT WAIMAMAKU B3 (U.C.E.)	1978p.260	377419	"	69A/393	"	

** From legalisation card: "Section 1, Vesting order : deemed Maori Freehold Land (MLC 28.7.1992 200KH 69-70)"

PLUS SEVERANCE TO BE VESTED INCLUDED BY VARIATION TO AGREEMENT DATED APRIL 1996

AREA	MARKED	SO	PART	GAZETTED	REGISTRATION	ADJOINS	ADJOINING OWNER	VESTED
349	"F"	49683	SEVERANCE: PT WAIMAMAKU B2C10B2A1B P.R. 99C/332			WAIMAMAKU B2C6.	Nellie Naera C.T. 69A/393	



Approved
 Dalam - Old Cadastre
 M^r Eden Circuit Co
 Origin M^r Eden 1000
 100.0

Land to be taken for Road		
SHOWN	DESCRIPTION	AREA
(C)	P ^r WAIMAMAKU B2C8	58
(D)	P ^r WAIMAMAKU B2C10B2A	4
(E)	P ^r WAIMAMAKU B2C	12.0
(G)	P ^r WAIMAMAKU B3	36.9
TOTAL		106.6

Road to be Closed		
SHOWN	ADJOINING	AREA
(A)	WAIMAMAKU B2C	14.9
(B)	P ^r WAIMAMAKU B2C10B2A	4
(H)	WAIMAMAKU B2C, B3	2.7
(J)	P ^r WAIMAMAKU B2C & B3	18.0
(L)	P ^r WAIMAMAKU B2C	67
TOTAL		49.7

Severance		
SHOWN	DESCRIPTION	AREA
(F)	P ^r WAIMAMAKU B2C10B2A	5.7
(I)	P ^r WAIMAMAKU B3	9.2
(K)	P ^r WAIMAMAKU B3	12.2
TOTAL		27.1

Approved
 District Commissioner of Works
 Total Area 152.49 ha
 Comprised in

I, Trevor James Shaw, of Auckland, Registered Surveyor and holder of an annual practicing certificate hereby certify that this plan has been made from Surveys executed by me or under my direction; that both plan and Survey are correct and have been made in accordance with the regulations under the Surveyors Act 1966.

Dated at Wellington this 4th day of July 1974
 Signature: *T. J. Shaw*
 Field Book p. Traverse Book p.
 Reference Plans

Examined T. T. Takai. Correct
 Approved as to Survey
 26.12.1975
 Chief Surveyor

Deposited this day of 19
 District Land Registrar
 File
 Received 15.11.1974

WAIMAMAKU BIK

New Appallations			
Section	Area	Appallation	Approved and Chief Surveyor
Section 2 SO 49683	2851 m ²	(H)	<i>W. J. Shaw</i> 26-8-71
Section 3 SO 49683	920 m ²	(I)	<i>W. J. Shaw</i> 26-8-71

ULAND DISTRICT North Auckland
 SURVEY BLK & DIST. VIII Hokianga
 SHEET NO

Land to be taken for Road
 and Road to be Closed

LOCAL AUTHORITY Hokianga County
 Surveyed by **KEN SIMPSON & PARTNERS**

111 Broadway
KAIKOHE
30000081 DX 10403
PO Box 633 Ph 09 401 1650
Kaikohe NZ Fax 09 401 2273

TRUST ACCOUNT
Westpac Banking Corporation
Kaikohe
030 334 0076822-00

KERIKERI
74 Kerikeri Rd DX 10201
Private Bag Ph 09 407 7099
Kerikeri NZ Fax 09 407 7095



14/02/1996 16:19

64-9-4012273

LAW NORTH PARTNERS

PAGE 03

VARIATION OF AGREEMENT

This Agreement is a variation of the agreement dated 18 November 1975 between the Crown and Waata Tiopira Naera wherein Nellie Naera has now become the sole owner of a portion of that land know as Waimamaku B2C6 CT 69A/393 and it was agreed to vest in exchange and described in the Second Schedule of that agreement certain areas of land and the Crown now further agrees to also vest in Nellie Naera subject to the conditions below the land described in the Schedule below which shall be deemed to form part of the original agreement.

SCHEDULE

349 m² more or less being part Waimamaku B2C10B2A1B as shown marked F on SO 49683.

CONDITIONS

1. Net rates shall not be apportioned upon settlement and each party shall assume responsibility for rates on their new areas of land from 1 July 1996.
2. The date of settlement shall be within one month of acceptance by the Crown.
3. The Owner of Waimamaku B2C6 (Nellie Naera) acknowledges that she will meet, if demanded, any legal costs from Law North that Mr Tiopira Waka Naera may be charged in association with this transaction.
4. The purchase price shall be ten cents (receipt of which is hereby acknowledged).
5. This agreement is entirely conditional upon a contemporariness agreement between the Crown and Tiopira Waka Naera becoming unconditional by 28 February 1996.

Signed by *Nellie Naera*
(Nellie Naera)

Witness *[Signature]*
Michael Roland Litchfield
Solicitor
Okaihau

Dated this day of 19



1 December 1994

Fraser Thomas Partners
P O Box 17
KAIKOHE

Our Ref: 12/1/2
Code: mm259.let

ATTENTION: Mr M R Wright

Dear Sir

NELLIE NAERA - ROAD TO BE CLOSED AND SEVERANCE SH12

I refer to your letter of 17 November 1994 and advise that instructions have been forwarded to Mr Stewart Graham, Office of Crown Lands, Whangarei to commence disposal action to your client.

Mr Graham has been advised of your involvement and will be in touch as soon as possible.

Yours faithfully

A handwritten signature in black ink, appearing to read "Mal Moir".

Mal Moir
for Regional Manager

Auckland Office

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



Fraser Thomas Partners

INCORPORATING FRASER THOMAS LTD AND FRASER THOMAS ARCHITECTS LTD

CONSULTING ENGINEERS : REGISTERED SURVEYORS
ARCHITECTS : TOWN PLANNERS : RESOURCE MANAGERS

LOWER BROADWAY,
KAIKOHE,
NEW ZEALAND.
P.O. BOX 17,
PHONE & FAX: 0-9-401 0441

11463

17 November 1994

The Regional Manager
Transit N Z
C P O Box 1459
CENTRAL AUCKLAND

Attention: Mr Polglase

Dear Sir

NELLIE NAERA & ROAD TO BE CLOSED & SEVERANCE - S.O.49683

The above client wishes to subdivide her house site from Waimamaku B2C6 Block (CT 69a/393) and sell the balance of her farm to a local farmer.

Our preliminary survey shows that Mrs Naera is occupying the unused legal road and the severances of Waimamaku B2C10B2A and Pt B3, shown as (F), (H) and (I) on SO 49683; a total area of 4120m². Severance (I) appears to have been taken for Use Con. & Enj. of Road Gaz 1968/260.

We attach for your information copies of our site plan together with copies of SO 49683, record sheet 006/4.2 and CT 69a/393.

Only the present State Highway boundary is fenced and the formation of the closed road has been removed and sown in pasture, thus it appears that the original intention was to have areas (F), (H) and (I) transferred to our client's title. We believe that it would be desirable to have transfers take place prior to any subdivision of Mrs Naera's property as this would permit each lot to have direct access to the present highway and it would also save her the cost of refencing the southwestern boundary of the old roadside.

We would be pleased if you could advise whether or not it would be possible to have the transfers actioned .

We look forward to receiving your comments at an early date.

Yours faithfully

FRASER THOMAS LIMITED


M R WRIGHT

FRASER THOMAS LTD

Directors: PETER R. GOLDSMITH, NZCE, BE(Hons), PhD, MIPENZ, AMASCE, ANZID
ROGER J. TOPLIS, BE, MIPENZ GORDON D. CUTHBERT, BE, MIPENZ, AARDNZ

WALTER K. MOFFAT, BSc, MNZS
Associates: J. PATRICK M. SHORTEN, BSc(Hons), MSc(Eng Grad), FGS

FRASER THOMAS ARCHITECTS LTD

Director: MICHAEL R. WIGGINS, ARIBA, FNZA

CONSULTANTS: DAVID CALDWELL, BE, MICE, MInstCE, MIPENZ
I. BRADLEY SHAW, BA(arch), ANZIA

C. WARREN GARLUCK, Dip.Surv, MNZS, MPFI, AARDNZ, AREINZ, MNZPI
CHRISTOPHER J. KNIGHT, MICE, MInstCE, MIPENZ

JAMES M.W. CLARKE, BE, MICE

PETER E. FRASER, BE, MICE, MIPENZ

MURRAY R. WRIGHT, MNZS

JOHN M. HOWSE, CEng, MICE, MIPENZ, MILAM

RAY M. HEDGLAND, BE, DipBarrE(Dom), MIPENZ

DAVID B. VOSS, BE, DipGr Water Res (Hdb), DipBA, MIPENZ

Associate: COLIN C. FLEMING, ANZIA

GERALD M. GUNMAN, MNZS, MPFI

L. RHYS THOMAS, BE, MICE, MIPENZ

MEMBERS OF THE ASSOCIATION OF CONSULTING ENGINEERS OF N.Z. AND CONSULTANTS DIVISION OF N.Z. INSTITUTE OF SURVEYORS

OFFICES ALSO AT:

PAPATOETOE - Ph 0-9-278 7078

PAIHIA - Ph 0-9-402 7838

SO. 49683

PT B2C Sect 1
M.L. 2014
No Regn

B 3
M.L. 147
A.R. AMBLE
C.T. 22A/652

FAXED

AMAKU BIK

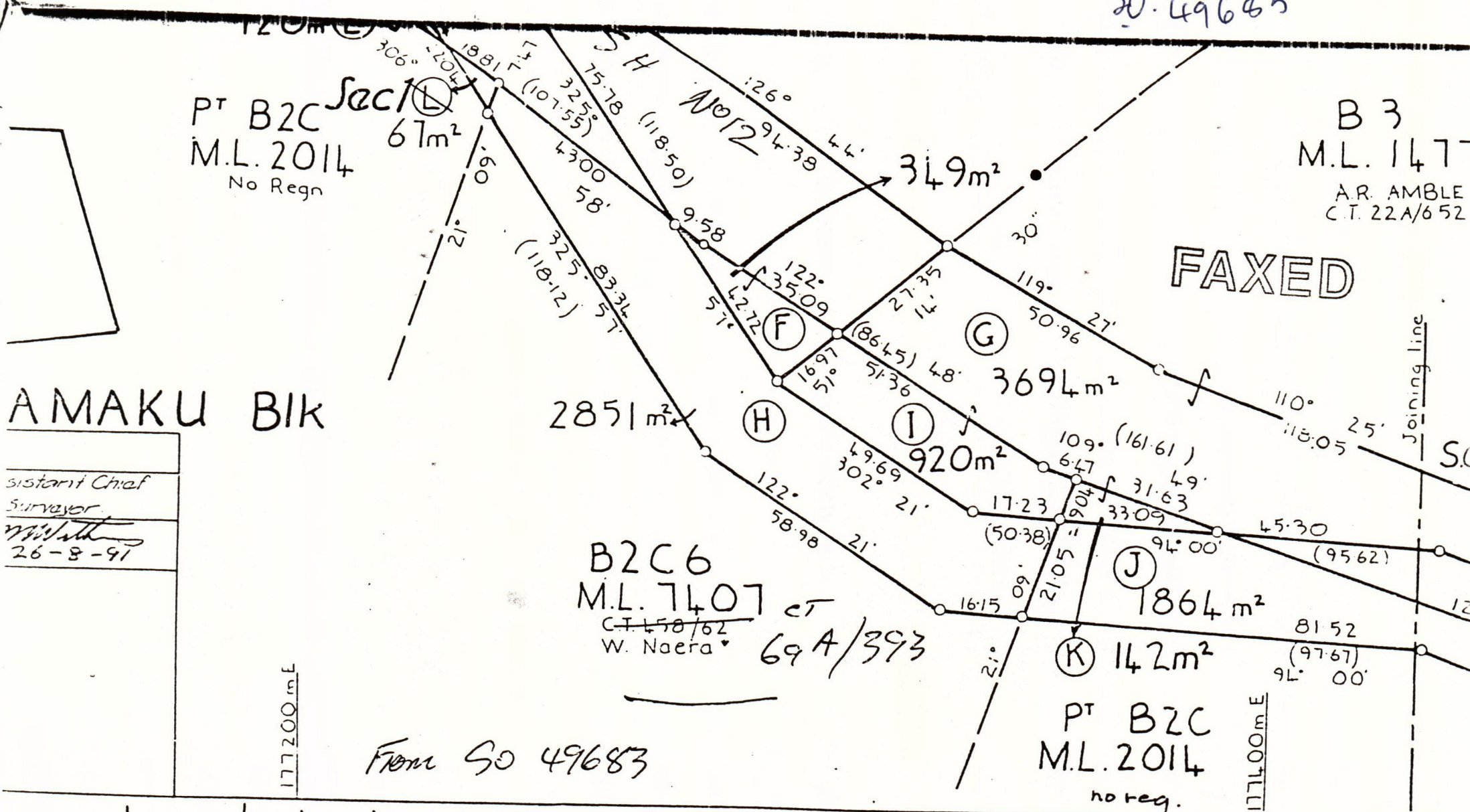
Assistant Chief
Surveyor
[Signature]
26-8-91

B2C6
M.L. 7407 CT
C.T. 458/62
W. Naera
69A/393

From SO 49683

Land to be taken for Road
and Road to be Closed

LOCAL AUTHORITY Hokianga Cou
Surveyed by **KEN SIMPSON & P**
Scale 1:1000 Date Jun



see 006/4-2



CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 7th day of APRIL one thousand nine hundred and eighty eight under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that TIOPIRA WAHA NAERA of Whangarei retired

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 16.9968 hectares more or less being Waimamaku B2C6 Block.

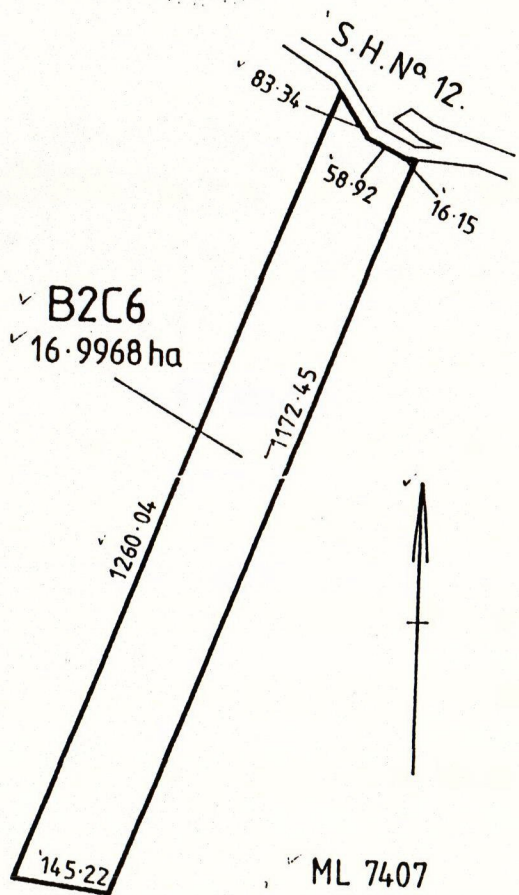
C.B. Willis
Assistant Land Registrar

B.800072.1 Notice of Claim under Section 42 Matrimonial Property Act 1976 by Nelle Naera - produced 20.5.1988 at 2.11oc and entered 7.9.1988 at 9.00oc

C.B. Willis Hokianga County
A.L.R

C.034215.2 Transfer to Nellie Naera of Waimamaku married woman - 28.8.1989 at 2.55 o'clock

Nellie Naera
A.L.R



Approach ROAD SHOWN
ROADS EXTRA
C.C. STAIRS

No. 69A / 393

order
50

Measurements are Metric

C.G. x d