

APPLICATION FOR SUBDIVISION CONSENT

Applicant

Resource Application No.

Baw, Catherine

RC 2100461

Date Received		11 March 2010
Application Fees		\$1600.00
Receipt/Number		
Type of Application		RMA SUB
Zoning of Land		
Legal Description		Lot 1 Dp 68142, Lot 13 Dp 68142 Lot 2 Dp 68142, Lot 11 Dp 68142, Lot 12 Dp 68142 Lot 1 Dp 113775 Blk VII Hokianga SD
Property Address and Location		251 SH12, Omapere 255 SH12, Omapere 3 Waianga Place, Omapere
Valuation Reference No./Property ID		618-380-01 PID 37750 618-380-00 PID 28062 618-38800 PID 28069
Cross References	Bldg	
	RC	
Section 88 Date		
Section 92		
Notification Date		
Amendments/dated		
Notification Date/Closing Date		
Hearing Date		
Decision		
Deposited plan number		
Survey Plan Approval...S223		
Certification...S.224 (c)		
Other Certificate...S.221/222		
Monitoring		Yes <input type="checkbox"/> No <input type="checkbox"/>
Planner		Tammy Wooster

PLANNING COST SHEET

PRE-APPROVAL

RC 2100 461

[illegible]

** Applicant is only to be charged travel time and mileage from nearest Service Centre.*
Enviro/forms/1plancostsheet

**DETERMINATIONS PURSUANT TO SECTIONS 93 AND 94 OF
THE RESOURCE MANAGEMENT ACT 1991**

(Note: for applications other than minor / straight forward ones, also complete the 3 sheet 593 / 94 Determination form, attached to the consent template).

Applicant:..... RC

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

A. **WRITTEN APPROVAL REQUIRED** **Obtained**

Name:	How Affected:	Yes	No

“THAT pursuant to Section 94 Council considers that the above persons/no persons may
sely affected by the granting of this resource consent.”

Planner	.....	Date:.....
	.....	Date:.....

ON-NOTIFICATION

for Non-Notification:

“THAT pursuant to Sections 93 and 94 Council determines, for the reasons outlined above
application need not be notified.”

Resource Planner	.....	Date:.....
ESM/RCM	.....	Date:.....

C. **NOTIFICATION / LIMITED NOTIFICATION**

Decision “THAT pursuant to Sections 93 and 94 Council determines, for the reasons outlined above
that this application be notified / processed by serving notice.”

Resource Planner	.....	Date:.....
ESM/RCM	.....	Date:.....

Queenie Harding

From: Queenie Harding
Sent: Wednesday, 14 April 2010 3:49 p.m.
To: 'Natalie Watson'
Subject: rc 2100461 dec.pdf

Attachments: rc 2100461 dec



rc 2100461 dec.pdf
(2 MB)

the decision is attached for C Bew RC 2100461

kind regards

Queenie Harding
Specialist RMA Support
Environmental Management

Ph. 09 405 2750 or 0800 920 029

Application Fees Summary

COPY

Application Number :
2100461 , Catherine Jane Bew

To create 3 coastal residential lots, a right of way and the cancellation of an existing right of way previously approved under RC 2080118

Fees from Timesheets

Date	Officer	Comment	Units	Rate	Amount
12/03/2010	Mana Blackburn	Lodge application	0.75	80.00	60.00
16/03/2010	Marius Gabriels	assess application for road and drainage requirements	0.17	155.00	26.35
17/03/2010	Lynley Newport	check s.88 letter and allocate	0.50	145.00	72.50
18/03/2010	Mana Blackburn	Interested parties and workflow	0.50	80.00	40.00
31/03/2010	Rex Shand	RC - Site Visit	0.50	155.00	77.50
31/03/2010	Rex Shand	RC - Engineering Assessment	0.75	155.00	116.25
12/04/2010	Tammy Wooster	Assessment	1.00	135.00	135.00
13/04/2010	Tammy Wooster	Draft 95 Report	1.50	135.00	202.50
14/04/2010	Tammy Wooster	Draft Decision Report	1.50	135.00	202.50
14/04/2010	Lynley Newport	check 95 report and sign off decision	0.75	145.00	108.75
14/04/2010	Jessica Phillips	peer review decision and report	0.42	135.00	56.70
19/04/2010	Queenie Harding	complete invoice process	0.50	80.00	40.00
19/04/2010	Queenie Harding	mail out process & file admin	0.35	80.00	28.00
Total from Timesheets					1166.05

Miscellaneous Administration

Description	Amount
SUBDIVISION - NON NOTIFIED - paid	1600.00
Travel Costs - Council	26.00
31/03/2010 share of travel cost	
Hourly Processing Charges - as detailed above	1166.05
General Fee - Base Admin.	190.00
Photocopying etc.	11.80
Subtotal	1393.85
Less Payments	-1600.00
Amount Due	-206.15

COPY

251 State Highway 12
Omapele J
RC 2100461

13 July 2012



The Manager, Resource Consents
Far North District Council TA Certification Division
Private Bag 752
Kaikohe 0000

Survey Ref: 20396 Bew

Territorial Authority Ref: RC 2100461

Deposit of DP 431990 North Auckland Land District

Cadastral Survey Dataset DP 431990 of Lots 1 - 3 Being a Subdivision of Lots 1 and 2 DP 68142 and Easement over Lot 1 DP 113775 Land Registration District of North Auckland lodged by David Brett King was deposited on 28/06/2012.

The following new Computer Register(s) have been issued:

Computer Register: 523296
Area: 1019 square metres
Legal Description: Lot 1 Deposited Plan 431990

Computer Register: 523297
Area: 1580 square metres
Legal Description: Lot 2 Deposited Plan 431990

Computer Register: 523298
Area: 873 square metres
Legal Description: Lot 3 Deposited Plan 431990

National Manager Survey & Title Operations

Christchurch Survey & Title Operations
112 Tuam St
Private Bag 4721
Christchurch Mail Centre
Christchurch 8140
New Zealand
Tel 0800 ONLINE (665463)
Fax 64-3-366 6422
Internet <http://www.linz.govt.nz>

37750?



NZ TRANSPORT AGENCY
WAKA KOTAHI

NZTA Ref: 8/1/4/4/4

Council Ref: RC-2100461-RMASUB

7 May 2012

Resource Consents Manager
Far North District Council
Private Bag 752
Kaikohe 0440

Level 6, HSBC House
1 Queen Street
Private Bag 106602
Auckland 1143
New Zealand
T 64 9 969 9800
F 64 9 969 9813
www.nzta.govt.nz

ENVIRONMENTAL MANAGEMENT

14 MAY 2012

To whom it may concern,

BEW, SUBDIVISION, STATE HIGHWAY 12, OMAPERE

1. Section 93 Minister's Notice

Enclosed is a copy of the Minister's notice, given in terms of Section 93 of the Government Rounding Powers Act 1989 and signed on her behalf under delegated authority, for this subdivision.

2. Legal Situation

Having conditionally approved the scheme plan under Section 105 of the Resource Management Act 1991, the Council is now entitled to approve a legal survey plan in the knowledge that your conditions regarding the Limited Access Road have been met.

3. Copy to Applicant

A copy of the Minister's notice has been sent to the applicant's representative.

Yours faithfully

Richard Forbes
Consultant Resource Planner

Enc: Copy of s93 Notice

FNDG ADMIN

14 MAY 2012

26 April 2012

Processing Centre Manager
Land Information New Zealand
AUCKLAND

Dear Sir/Madam

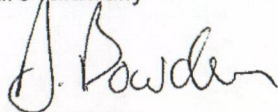
SUBDIVISION ON LIMITED ACCESS ROAD

The section of State highway 12, from Pakanae to Waioitemarama was declared a limited access road by the New Zealand Gazette No. 152, Page 3942 dated 9 November 2000. By virtue of section 93 of the Government Roding Powers Act 1989, that section of State highway is, for certain purposes, deemed not to be a road except for such purpose, to such extent, and on such conditions as I may notify to you. I hereby give notice, at the request of the New Zealand Transport Agency and in terms of section 93 of the Government Roding Powers Act 1989, that this section of State highway is a road for the purpose of the deposit of a plan Lot 1 DP 68142 (CT NA23C/662) and Lot 2 DP 68142 (CT NA23C/663) and the issuing of titles for three new lots (as described below) as approved by the Far North District Council subject to the following conditions and restrictions:

1. Titles to all lots having frontage to the State highway or relying on the State highway for access to be endorsed with the Limited Access Road restriction.
2. All conditions and restrictions as required by the Territorial Authority or by virtue of any enactment in force at this time.

Details of titles created:	Lot 1 DP 431990, CT 523296	0.1019ha
	Lot 2 DP 431990, CT 523297	0.1580ha
	Lot 3 DP 431990, CT 523298	0.0873ha

Yours faithfully



David Bowden
Legal Manager
for Minister of Transport

30/4/2012

Signed by David Bowden (Legal Manager) for Minister of Transport, pursuant to the authority in section 93 of the Government Roding Powers Act 1989 and delegated under section 28 of the State Sector Act 1988, delegation dated 15 August 2007, and subdelegated under section 41 of the State Sector Act 1988, subdelegation dated 9 October 2011



COPY

Toitu te
Land whenua
Information
New Zealand



TA Approvals

Territorial Authority	Far North District Council TA Certification Division	TA Reference	RC 2100461
Survey Number	LT 431990	Survey Purpose	LT Subdivision
Surveyor Reference	20396 Bew	Land District	North Auckland
Surveyor	David Brett King		
Surveyor Firm	Survey & Planning Solutions (2010) Limited		
Dataset Description	Lots 1 - 3 Being a Subdivision of Lots 1 and 2 DP 68142 and Easement over Lot 1 DP 113775		

TA Certificates

Pursuant to Section 224(c) Resource Management Act 1991 I hereby certify 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 consent notice has been issued in respect of those conditions that have not been complied with. ☒

Dated this 20th day of June 2012

Pursuant to section 243(e) of the Resource Management Act 1991, I hereby certify that the Far North District Council has revoked the conditions as to the creation of the existing right of way marked C on Plan 68142 over Lots 1 & 2 Plan 68142 (NA23C/662) appurtenant to Lot 1 Plan 113775 (NA64C/147) ☒

Approved pursuant to section 348 of the Local Government Act 1974 is the Easement "A" being Right of way over Lot 1 Plan 113775 in favour of Lots 2 & 3 as specified in the Schedule of Easements attached as a supporting document to plan 431990 ☒

Signature

Signed by Patrick John Killalea, Authorised Officer, on 20/06/2012 04:59 PM

Receipt Information

Transaction Receipt Number	6333486
Signing Certificate (Distinguished Name)	Killalea, Patrick John
Signing Certificate (Serial Number)	1292374418
Signature Date	20/06/2012

*** End of Report ***

98 Kerikeri Road
P.O. Box 497,
Kerikeri 0245
DX AA 21017
Phone 09 407 3005
Fax 09 407 6005
Email nicole@lawdirect.co.nz
www.lawdirect.co.nz

Monday, 21 May 2012

Far North District Council
Kerikeri Butler Centre

HAND DELIVERY

Attention: Lynley Newport

Re: **Resource Consent RC-2100461-RMASUB**

I am instructed on behalf of Catherine Bew (the Waianga Trust) in connection with the above subdivision.

I attach a copy of the Easement Instrument to be registered in connection with the subdivision which includes the right of way to be registered over Lot 1 DP 113775 as required by clause 3 (a) of the Resource Consent dated 14th April 2010. I undertake to lodge this document for registration together with my clients application for new titles.

I trust this satisfies clause 3 (a) of the Resource Consent dated 14th April 2010.

I look forward to receiving the original Consent Notices as soon as possible. *and s 224 C certificate*
esey
Thank you.

Yours faithfully


Nicole Prosser
Principal

Form B**Easement instrument to grant easement or *profit à prendre*, or create land covenant**

(Sections 90A and 90F Land Transfer Act 1952)

Grantor**CATHERINE JANE BEW AND MICHAEL LOWELL BARICKMAN
EASON PROPERTY HOLDINGS LIMITED****Grantee****CATHERINE JANE BEW AND MICHAEL LOWELL BARICKMAN
EASON PROPERTY HOLDINGS LIMITED****Grant of Easement or *Profit à prendre* or Creation of Covenant**

The Grantor being the registered proprietor of the servient tenement(s) set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, **or creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A*Continue in additional Annexure Schedule, if required*

Purpose (Nature and extent) of easement; <i>profit</i> or covenant	Shown (plan reference) 431990	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Right of Way, Right to Convey Electricity, Right to Convey Telecommunications and Computer Media, Right to Drain Stormwater, Right to Drain Sewerage	A	(Lot 1 DP 113775) NA64C/147	(Lot 2 & 3 DP 431990) 523297, 523298
	B, E	(Lot 2 DP 431990) 523297	(Lot 3 DP 431990) 523298
Right to Drain Sewerage	D, E	(Lot 2 DP 431990) 523297	(Lot 3 DP 431990 and Lot 1 DP 113775) 523298, NA64C/147
	F	(Lot 3 DP 431990) 523298	(Lot 1 DP 113775) NA64C/147

Easements or profits à prendre rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007

The implied rights and powers are hereby **[varied]** **[negatived]** **[added to]** or **[substituted]** by:

[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]

[the provisions set out in Annexure Schedule _____]

Covenant provisions

Delete phrases in [] and insert Memorandum number as required; continue in additional Annexure Schedule, if required

The provisions applying to the specified covenants are those set out in:

[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]

[Annexure Schedule _____]

Insert instrument type

EASEMENT INSTRUMENT

Continue in additional Annexure Schedule, if required

1. No power is implied in respect of any easement for the Grantor to determine the easement for any breach of any provision of this instrument (whether express or implied) or for any other cause, it being the intention of the parties that each easement shall subsist for all time unless it is surrendered.
2. The maintenance provisions in the Fourth Schedule of the Land Transfer Regulations 2002 are modified as follows:
 - (i) The word "equally" in clause 11(2) of the Fourth Schedule of the Land Transfer Regulations 2002 shall be read as "for a reasonable contribution in proportion to their use."
 - (ii) Any maintenance, repair or replacement of the easement facilities on the Servient or dominant land over the stipulated course that is necessary because of any act or omission of the Grant must be carried out promptly by the Grantor at the cost of the Grantor. Where the act or omission is the partial cause of the maintenance repair or replacement the costs payable by the Grantor responsible must be in proportion to the amount attributable to that act or omission (with the balance payable in accordance with clause 11 of the Fourth Schedule to the Land Transfer Regulations 2002).
 - (iii) Any maintenance, repair or replacement of the easement facilities on the Servient or dominant land over the stipulated course that is necessary because of any act or omission of the Grantee must be carried out promptly by the Grantee and at the cost of the Grantee. Where the act or omission is the partial cause of the maintenance repair or replacement the costs payable by the Grantee responsible must be in proportion to the amount attributable to that act or omission (with the balance payable in accordance with clause 11 of the Fourth Schedule to the Land Transfer Regulations 2002.)

Parking area for Lot 2:



Parking area for Lot 3:



98 Kerikeri Road
P.O. Box 497,
Kerikeri 0245
DX AA 21017
Phone 09 407 3005
Fax 09 407 6005
Email nicole@lawdirect.co.nz
www.lawdirect.co.nz

Monday, 21 May 2012

Far North District Council
Kerikeri Butler Centre

HAND DELIVERY

Attention: Lynley Newport

Re: **Resource Consent RC-2100461-RMASUB**

I am instructed on behalf of Catherine Bew (the Waianga Trust) in connection with the above subdivision.

I attach a copy of the Easement Instrument to be registered in connection with the subdivision which includes the right of way to be registered over Lot 1 DP 113775 as required by clause 3 (a) of the Resource Consent dated 14th April 2010. I undertake to lodge this document for registration together with my clients application for new titles.

I trust this satisfies clause 3 (a) of the Resource Consent dated 14th April 2010.

I look forward to receiving the original Consent Notices as soon as possible. *and S 224 C certified copy!*
Thank you.

Yours faithfully



Nicole Prosser
Principal

Form B

**Easement instrument to grant easement or *profit à prendre*, or create
land covenant**

(Sections 90A and 90F Land Transfer Act 1952)

Grantor

CATHERINE JANE BEW AND MICHAEL LOWELL BARICKMAN
EASON PROPERTY HOLDINGS LIMITED

Grantee

CATHERINE JANE BEW AND MICHAEL LOWELL BARICKMAN
EASON PROPERTY HOLDINGS LIMITED

Grant of Easement or *Profit à prendre* or Creation of Covenant

The Grantor being the registered proprietor of the servient tenement(s) set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, **or creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A

Continue in additional Annexure Schedule if required

Purpose (Nature and extent) of easement, <i>profit</i> or covenant	Shown (plan reference) 431990	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Right of Way, Right to Convey Electricity, Right to Convey Telecommunications and Computer Media, Right to Drain Stormwater, Right to Drain Sewerage	A	(Lot 1 DP 113775) NA64C/147	(Lot 2 & 3 DP 431990) 523297, 523298
	B, E	(Lot 2 DP 431990) 523297	(Lot 3 DP 431990) 523298
Right to Drain Sewerage	D, E	(Lot 2 DP 431990) 523297	(Lot 3 DP 431990 and Lot 1 DP 113775) 523298, NA64C/147
	F	(Lot 3 DP 431990) 523298	(Lot 1 DP 113775) NA64C/147

Easements or profits à prendre rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007

The implied rights and powers are hereby **[varied]** **[negatived]** **[added to]** or **[substituted]** by:

[Memorandum number _____], registered under section 155A of the Land Transfer Act 1952]

[the provisions set out in Annexure Schedule _____]

Covenant provisions

Delete phrases in [] and insert Memorandum number as required; continue in additional Annexure Schedule, if required

The provisions applying to the specified covenants are those set out in:

[Memorandum number _____], registered under section 155A of the Land Transfer Act 1952]

[Annexure Schedule _____]

Insert instrument type

EASEMENT INSTRUMENT

Continue in additional Annexure Schedule, if required

1. No power is implied in respect of any easement for the Grantor to determine the easement for any breach of any provision of this instrument (whether express or implied) or for any other cause, it being the intention of the parties that each easement shall subsist for all time unless it is surrendered.
2. The maintenance provisions in the Fourth Schedule of the Land Transfer Regulations 2002 are modified as follows:
 - (i) The word "equally" in clause 11(2) of the Fourth Schedule of the Land Transfer Regulations 2002 shall be read as "for a reasonable contribution in proportion to their use."
 - (ii) Any maintenance, repair or replacement of the easement facilities on the Servient or dominant land over the stipulated course that is necessary because of any act or omission of the Grant must be carried out promptly by the Grantor at the cost of the Grantor. Where the act or omission is the partial cause of the maintenance repair or replacement the costs payable by the Grantor responsible must be in proportion to the amount attributable to that act or omission (with the balance payable in accordance with clause 11 of the Fourth Schedule to the Land Transfer Regulations 2002).
 - (iii) Any maintenance, repair or replacement of the easement facilities on the Servient or dominant land over the stipulated course that is necessary because of any act or omission of the Grantee must be carried out promptly by the Grantee and at the cost of the Grantee. Where the act or omission is the partial cause of the maintenance repair or replacement the costs payable by the Grantee responsible must be in proportion to the amount attributable to that act or omission (with the balance payable in accordance with clause 11 of the Fourth Schedule to the Land Transfer Regulations 2002.)

Nat Watson

From: Tracie Stone [tms@smithpartners.co.nz]
Sent: Tuesday, 29 June 2010 2:32 p.m.
To: Nat@surveyandplanning.co.nz
Subject: SUBDIVISION - 251 STATE HIGHWAY 12 - CATHERINE BEW
Follow Up Flag: Follow up
Flag Status: Red
Attachments: SKMBT_501 10062915250.pdf

Hi Natalie

Please find attached copy of signed client authority & instruction form from the Easons in respect of their consent to the right of way easement as referred to in paragraph 3(a) of the resource consent.

Please advise if you need anything further.

Regards

Tracie Stone | Legal Assistant | Smith and Partners
P +64 9 837 6842 | F +64 9 837 2500
E tms@smithpartners.co.nz
M PO Box 104-065 | Lincoln North | Waitakere City 0654
W www.smithpartners.co.nz



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**CLIENT AUTHORITY AND INSTRUCTION
FOR AN ELECTRONIC TRANSACTION (CORPORATE)**

*(This form is approved by New Zealand Law Society and Registrar-General of Land
For use by a publicly listed company, territorial authority or government department etc.)*

- 1 **CLIENT:** **EASON PROPERTY HOLDINGS LIMITED as Grantor & Grantee**
*(Registered name of corporate as per Certificate of Incorporation or Statutory
Designation. Referred to as 'the Client'.)*

Authorised Signatory **A. MICHAEL MUNRO EASON**
(full name(s))

Authorised Signatory **B. HILARY DE BAZILLE EASON**
(full name(s))
(full name(s))

- 2 **FIRM** Smith & Partners
INSTRUCTED:

- 3 **TRANSACTION:** CREATION OF EASEMENTS

Property Address: 1 WAIANGA PLACE OMAPERE

Date and nature of base document:

- ❖ **Easement** Name of other Party: CATHERINE JANE BEW & SMITH &
PARTNERS TRUSTEE CO. LIMITED
- Title Reference(s): NA23C/662 & NA23C/663
- Easement Created: Right of Way, Right to Convey Power,
Telecommunications, Computer Media, Right to
Drain Stormwater & Sewerage marked "A, D, E
& F" on plan DP
(only purchaser's solicitor to complete)

mw *AE*

4.

AUTHORITY AND INSTRUCTION

I confirm that:

- (a) I am properly and duly authorised by law to sign this Authority on behalf of the Client;
 (b) this authority is binding on the client;
 (c) this form is for the transaction noted above;
 (d) I am 18 years of age or over;
 (e) the Client is not subject to any statutory management order, the appointment of a receiver or liquidator, or similar;
 (f) the Client has passed the necessary resolutions as required by its empowering constitution, rules or statute to authorise the transaction noted above;
 (g) as required by s 164A of the Land Transfer Act 1952, I irrevocably authorise and instruct you to register the instruments above as an electronic *e-dealing*; and
 (h) I understand that by signing this form the Client is legally bound by the electronic instruments certified and registered on its behalf pursuant to this authority and instructions as if such instruments had been signed by me personally on behalf of the Client.

Richard Nixon

Signature of Signatory A - Director

Date

Richard Nixon

Signature of Signatory B - Director

Date

(Important note: Each Signatory named must sign personally. "For and on behalf" is not acceptable)

5. SIGNATORY IDENTIFICATION (Person establishing identity to complete)

Tick the client photo identification used from the options below.

	Client A	Client B
Drivers Licence		
Passport		
Firearms Licence		
Photo Credit Card		
Other Photo ID		

(Attach copy of ID used or details (e.g. passport number) where copying not practicable. Add Client C, D, etc for number of individuals involved.)

I certify that:

- (a) I have witnessed the client(s) sign on this form;
 (b) I have sighted the original form(s) of identity ticked above;
 (c) I have attached a copy of ID(s) used;
 (d) the photo(s) name(s) and signature(s) match the client(s) name(s) and identification provided;

K

Signature of person establishing identity

Full name of person Kay Marie Harvey

Occupation

Registered Nurse

Address

13 Rembrandt Place
Papakura 2113

Attachments:

1. Power of Attorney	
2. Certificate of non-revocation of Power of Attorney	
3. Mortgage details if a fixed sum mortgage	
4. Other:	

Notes:

- Blank spaces should be marked "Not applicable".
- For example, Agreement for Sale, Appointment of Trustee, Property (Relationships) Agreement.
- The client must personally sign or there must be a valid Power of Attorney. Signatures "for and on behalf" are not acceptable.
- Where the person signing this form is doing so under a Power of Attorney the identification required to be established is that of the attorney.
- Attach certificate of non-revocation of power of attorney and the power of attorney (if required).

mm

SCANNED

NEW ZEALAND DRIVER LICENCE

1 EASON

2 HILARY DE BAZILLE

3 13-04-1964

4a 01-02-1978 4b 10-04-2019 4c DONOR

5a AJ527270 5b 954

6 *Hilary Eason*

7 1,6



NEW ZEALAND DRIVER LICENCE

1 EASON

2 MICHAEL MUNRO



3 02-04-1953

4a 12-07-1977 4b 19-05-2018 4c DONOR

5a AJ177558 5b 243

6 *Michael Eason*

7 27 MARYLAND STREET
POINT CHEVALIER
AUCKLAND 1002



Easement instrument to grant easement or *profit à prendre*, or create land covenant
Sections 90A and 90F, Land Transfer Act 1952

Land registration district

NORTH AUCKLAND



BARCODE

Grantor

Surname(s) must be underlined or in CAPITALS.

**EASON PROPERTY HOLDINGS LIMITED,
CATHERINE JANE BEW and SMITH & PARTNERS TRUSTEE CO. LIMITED**

Grantee

Surname(s) must be underlined or in CAPITALS.

**EASON PROPERTY HOLDINGS LIMITED,
CATHERINE JANE BEW and SMITH & PARTNERS TRUSTEE CO. LIMITED**

Grant* of easement or *profit à prendre* or creation or covenant

The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, or **creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Dated this day of 2010

Attestation

Signature [common seal] of Grantor	Signed in my presence by the Grantor _____ Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation Address
	Signed in my presence by the Grantee _____ Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation Address
	Signature [common seal] of Grantee
	Signature [common seal] of Grantee

Certified correct for the purposes of the Land Transfer Act 1952.

[Solicitor for] the Grantee

*If the consent of any person is required for the grant, the specified consent form must be used.

REF: 7003 – AUCKLAND DISTRICT LAW SOCIETY

2007/6225

Annexure Schedule 1

Easement instrument

Dated

Page

1

of

2

pages

Schedule A

(Continue in additional Annexure Schedule if required.)

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Right of Way, Right to Convey Power, Telecommunications, Computer Media, Right to Drain Stormwater, Sewerage	"A"	Lot 1, DP 113775	Lots 2 & 3, DP68142
	"B & E"	Lot 2, DP68142	Lot 3, DP68142
Right to Drain Sewerage	"D & E"	Lot 2, DP68142	Lot 3, DP68142 & Lot 1, DP113775
	"F"	Lot 3, DP68142	Lot 1, DP113775

Easements or profits à prendre
rights and powers (including
terms, covenants, and conditions)

Delete phrases in [] and insert memorandum
number as required.

Continue in additional Annexure Schedule if
required.

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Fifth Schedule of the Property Law Act 2007.

The implied rights and powers are [varied] [negatived] [added to] or [substituted] by:

[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952].

[the provisions set out in Annexure Schedule 2].

Covenant provisions

Delete phrases in [] and insert memorandum number as required.

Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:

[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952].

[Annexure Schedule 2].

All signing parties and either their witnesses or solicitors must sign or initial in this box

Annexure Schedule



Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Easement

Dated

Page 2 of 2 Pages

(Continue in additional Annexure Schedule, if required.)

Rights and Powers

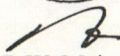
1. No power is implied in respect of any easement for the Grantor to determine the easement for any breach of any provision of this instrument (whether express or implied) or for any other cause, it being the intention of the parties that each easement shall subsist for all time unless it is surrendered.
2. The maintenance provisions in the Fourth Schedule of the Land Transfer Regulations 2002 are modified as follows:
 - i. The word "equally" in clause 11(2) of the Fourth Schedule of the Land Transfer Regulations 2002 shall be read as "for a reasonable contribution in proportion to their use."
 - ii. Any maintenance, repair or replacement of the easement facilities on the Servient or dominant land over the stipulated course that is necessary because of any act or omission of the Grantor must be carried out promptly by the Grantor and at the cost of the Grantor. Where the act or omission is the partial cause of the maintenance repair or replacement the costs payable by the Grantor responsible must be in proportion to the amount attributable to that act or omission (with the balance payable in accordance with clause 11 of the Fourth Schedule to the Land Transfer Regulations 2002).
 - iii. Any maintenance, repair or replacement of the easement facilities on the Servient or dominant land over the stipulated course that is necessary because of any act or omission of the Grantee must be carried out promptly by the Grantee and at the cost of the Grantee. Where the act or omission is the partial cause of the maintenance repair or replacement the costs payable by the Grantee responsible must be in proportion to the amount attributable to that act or omission (with the balance payable in accordance with clause 11 of the Fourth Schedule to the Land Transfer Regulations 2002).

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952




R. W. Muir
Registrar-General
of Land

Search Copy

Identifier NA23C/662
Land Registration District North Auckland
Date Issued 13 December 1972

Prior References

NA19A/254

State Fee Simple
Area 1138 square metres more or less
Legal Description Lot 1 Deposited Plan 68142

Proprietors

Catherine Jane Bew and Michael Lowell Barickman

Interests

Subject to a right of way over part coloured yellow on DP 68142 specified in Easement Certificate 025099 - 13.12.1972 at 10.24 am

The easements specified in Easement Certificate 025099 are subject to Section 37 (1) (a) Counties Amendment Act 1961

D616689.1 Crossing place notice pursuant to Section 91 Transit New Zealand Act 1989 - 27.6.2001 at 9.01 am

D616625.1 Gazette Notice (NZ Gazette 9.11.2000 No 152 p 3942) declaring part of the State Highway 12 in Northland commencing at its intersection with the northern end of Waiotemarama Gorge Road at Pakanae and proceeding in a Southerly direction to its intersection with the southern end of Waiotemarama Gorge Road at Waiotemarama to be limited access road - 27.6.2001 at 9.01 am

025099 EC 1312 1972

Approved by the Registrar General of Land, Wellington. No. 725812

NEW ZEALAND

EASEMENT CERTIFICATE

(IMPORTANT—Registration of this certificate does not of itself create any of the easements specified herein.)

I, SARAH LUCY LETITIA BAXTER of Opononi, married woman

being the registered proprietor of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Auckland

on the 11th day of October 1972 under No. 68142.

are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE DEPOSITED PLAN NO.

Nature of Easement (e.g., Right of Way, etc.)	SERVIENT TENEMENT		Dominant Tenement Allotment No(s).	Title Reference
	Allotment No.	Colour, or Other Means of Identification, of Part Subject to Easement		
Right of Way	Lot 1	coloured yellow	Lot 2	234/662, 663 (formerly pt 19A/254)
Right of Way	Lot 4	coloured yellow	Lots 5 & 6	234/665, 666, 667
Right of Way	Lot 5	coloured yellow	Lots 4 & 6	
Right of Way	Lot 6	coloured yellow	Lots 4 & 5	

NOTE:
Please show each allotment that is a servient tenement separately.

1. Rights and powers:

State whether any
rights or powers set
out here are in
addition to or in
substitution for those
set out in the Seventh
Schedule to the Land
Transfer Act 1952.

2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:

025099

DISTRICT LAND REGISTRY
AUCKLAND NO. 3

Dated this 20th day of November 1972

Signed by the above-named SARAH LUCY LETITIA BAXTER
in the presence of

} S. L. L. Baxter

Witness: M. E. Hill

Occupation: Postmistress

Address: Opunoni



234/662-674

No.

Correct for the purposes of the Land Transfer Act.

EASEMENT CERTIFICATE

from

SARAH LUCY LETITIA BAXTER

for Lots on Plan 68142

situated in Block VII Hokianga S.D.

[Signature]
Solicitor for the Registered Proprietor.

RIGHTS AND POWERS OF GRANTEES IMPLIED IN CERTAIN
EASEMENTS BY SECTION 90D OF THE LAND TRANSFER ACT 1952

"1. RIGHT OF WAY

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee, his servants, tenants, agents, workmen, licensees, and invitees (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times by day and by night to go pass and repass, with or without horses and domestic animals of any kind and with or without carriages, vehicles, motor vehicles, machinery, and implements of any kind, over and along the land over which the right of way is granted or created.

"2. RIGHT TO CONVEY WATER

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to take, convey, and lead water in a free and unimpeded flow (except when the flow is halted for any reasonable period necessary for essential repairs) and in any quantity, consistent with the rights of other persons having the same or similar rights, from the source of supply or point of entry, as the case may be, and following the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule.

"3. RIGHT TO DRAIN WATER

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to drain and discharge water (whether rain, tempest, spring, soakage, or seepage water) in any quantities along the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule (or, where open drains are provided for, similar rights in regard to those drains, with the necessary modifications as are provided for in respect of pipe lines in the additional rights so set out).

"4. RIGHT TO DRAIN SEWAGE

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to drain, discharge, or convey sewage and other waste material and fluid in any quantities along the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule.

"5. ADDITIONAL RIGHTS ATTACHING TO EASEMENTS OF RIGHT TO CONVEY WATER AND OF RIGHT TO DRAIN WATER AND OF RIGHT TO DRAIN SEWAGE

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) for the purposes of the easement concerned—

- To use any line of pipes already laid on the stipulated course or any pipe or pipes in replacement or in substitution for all or any of those pipes:
- Where no such line of pipes exists, to lay, place and maintain, or to have laid, placed, and maintained, a line of pipes of a sufficient internal diameter or over the surface (as the parties decide) of the land over which the easement is granted or created and along the line defined for the purpose where such a line has been so defined:
- In order to construct or maintain the efficiency of any such pipe line, the full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee, his tenants, servants, agents, and workmen, with any tools implements, machinery, vehicles, or equipment of whatsoever nature necessary for the purpose, to enter upon the land over which the easement is granted or created (or, where only the position of the pipe line is defined in the easement, upon such part of the land of the grantor and by such route as is reasonable in the circumstances) and to remain there for any reasonable time for the purpose of laying, inspecting, cleansing, repairing, maintaining, and renewing the pipe line or any part thereof and of opening up the soil of that land to such extent as may be necessary and reasonable in that regard, subject to the condition that as little disturbance as possible is caused to the surface of the land of the grantor and that the surface is restored as nearly as possible to its original condition and any other damage done by reason of the aforesaid operations is repaired."

Particulars entered in the Register-book.

Vol. . folio

the

at o'clock.

Assistant Land Registrar
of the District of North Auckland



Dec 13 10 24 AM '72
[Signature]

DISTRICT LAND REGISTRY
AUCKLAND NO. 3

025099

G. M. PALMER
SOLICITOR
KAIKOHE, N.Z.



025099

WAIANCA STREAM

100-

S. H. No. 12

1919

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R.

1.05

25.00

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284.47

238.0.

100.00


1
M
h

B.
K.
a.



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952




R. W. Muir
Registrar-General
of Land

Search Copy

Identifier NA64C/147
Land Registration District North Auckland
Date Issued 26 September 1986

Prior References

NA23C/669 NA23C/670

Site Fee Simple
Area 1214 square metres more or less
Legal Description Lot 1 Deposited Plan 113775

Proprietors

Eason Property Holdings Limited

Interests

Appurtenant hereto are stormwater rights specified in Easement Certificate C837424.1 - 2.5.1995 at 11.42 am
7878220.2 Mortgage to ASB Bank Limited - 23.10.2008 at 3:26 pm

Tammy Wooster

From: Planningcerts
Sent: Tuesday, 29 May 2012 2:04 p.m.
To: 'Nat Watson'
Subject: Bew RC 2100461

Hello Natalie

The 224(c) check has been done.

Condition 3(b), thank you for showing the setback of 4.5m, however please explain how the photos demonstrate compliance with the sunlight rule?

To show compliance elevations would normally be provided, with the sunlight angle shown.

Condition 3(f), the letter from Chorus does not state that services have been reticulated to the boundary of Lot 1. Please either get a new letter or provide some alternative evidence.

I'm unsure if Rex has already contacted you or not, but I see from his notes that Condition 3(c) has not been met. His note says the entrance has not been constructed to the double width standard which requires 7m at the kerb and 5m at the boundary.

Kind Regards

Tammy Wooster

Resource Planner
Environmental Management
0800 920 029

The entrance has been inspected and is not constructed to the double width standard which requires 7m at the kerb and 5m at the boundary

- A copy of the entrance standard Envels/02 is attached

Work completed

Row 14/06/12

Tammy Wooster

From: Nat Watson [nat@saps.co.nz]
Sent: Tuesday, 29 May 2012 2:49 p.m.
To: Planningcerts
Subject: RE: Bew RC 2100461

Attachments: Catherine Bew 034.jpg; Lot 3.bmp



Catherine Bew Lot 3.bmp (797 KB)
034.jpg (897 KB)...

Hi Tammy,

On Lot 2, the land drops away from the boundary rather than the other way around. Picture 034 shows the house on Lot 2 taken from near the existing entrance on Lot 1. The boundary will be somewhere near the left hand side of the photo - you can see that the land drops away from there.

On Lot 3, the boundary is at approximately the same level as the building where it is closest to the boundary. The land also drops away towards the north east from here. See photo titled 'Lot 3' as well as the contours on the occupation diagram that we sent in with the 224c application.

I will get the applicant to double check their entrance and get back to you.

Cheers,

Natalie Watson
Williams & King
A Division of Survey and Planning Solutions (2010) Ltd
27 Hobson Avenue
PO Box 937, Kerikeri 0230, New Zealand
Ph: (09) 407 6030
Fax: (09) 407 6032

-----Original Message-----

From: Planningcerts [mailto:planningcerts@fndc.govt.nz]
Sent: Tuesday, 29 May 2012 2:33 p.m.
To: 'Nat Watson'
From: Rex Shand
Subject: RE: Bew RC 2100461

Hi Natalie

The photos are not a very board view. A single storey building does not automatically comply if the boundary drops away significantly. I am assuming that there was a concern for that condition to have been imposed; otherwise this would have been sorted during the consent process normally.

If you can confirm the lay of the land or alternatively provide a photo which has a broader view in relation to the new boundaries, then I would be happy to sign off on that condition

If you refer to my email regarding the failed engineering inspection I believe it details what is required. If you are unsure of what that means please contact Rex direct.

Regards
Tammy

-----Original Message-----

From: Nat Watson [mailto:nat@saps.co.nz]
Sent: Tuesday, 29 May 2012 2:20 p.m.
To: Planningcerts

Subject: RE: Bew RC 2100461

Hi Tammy,

We will get Chorus to update their letter and send the revised version in asap.

Regarding the sunlight rule - when the setbacks are considered in relation to the photos, which show single storey buildings, it is obvious that the sunlight rule will not be breached in relation to either of the lots. This is common sense.

We haven't heard from Rex - please confirm what the issue is there.

Regards,

Natalie Watson
Williams & King
A Division of Survey and Planning Solutions (2010) Ltd
27 Hobson Avenue
PO Box 937, Kerikeri 0230, New Zealand
Ph: (09) 407 6030
Fax: (09) 407 6032

-----Original Message-----

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To: 'Nat Watson'
Subject: Bew RC 2100461

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I'm unsure if Rex has already contacted you or not, but I see from his notes that condition 3(c) has not been met. His note says the entrance has not been constructed to the double width standard which requires 7m at the kerb and 5m at the boundary.

Kind Regards

Tammy Wooster

Resource Planner
Environmental Management
0800 920 029

Get it done online at your convenience, visit our website - www.fndc.govt.nz

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Far North District Council | Te Kaunihera o Tai Tokerau Ki Te Raki
Ph. 09 401 5200 | Fax. 09 401 2137 | Email. ask.us@fndc.govt.nz
Address. Memorial Avenue, Private Bag 752, Kaikohe 0440, New Zealand

Please consider the environment before printing this email.







Top Energy Limited

Level 2, John Butler Centre
60 Kerikeri Road
P O Box 43
Kerikeri 0245
New Zealand
PH +64 (0)9 401 5440
FAX +64 (0)9 407 0611

13 April 2012

Ms Natalie Watson
Williams & King
PO Box 937
KERIKERI 0230

Email: nat@saps.co.nz

Dear Natalie

RE: CATHERINE BEW SUBDIVISION – SH12 OMAPERE

Thank you for your correspondence of 12 April 2012 regarding the above subdivision.

We wish to advise that the subdivider has complied with Top Energy's requirements for this subdivision as per condition 3(f) of Resource Consent number RC-2100461-RMASUB.

Yours sincerely

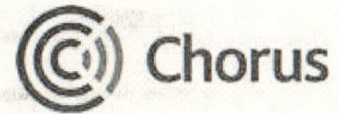
Marcia Wendelborn
Network Project Administrator

DD: 09 401 5623

Email: marcia.wendelborn@topenergy.co.nz

SCANNED

The Subdivision Group
55 Shands Rd, Hornby 8042
PO Box 1374, Christchurch 8140
Telephone: (03) 339 3402
Facsimile: (03) 338 0133
Email: tsg@chorus.co.nz



Sub Div Ref: OPN17508

31 May 2012

Cathrine Bew
251 State Highway 12
PO Box 12
Omapere 0444

Attention: Michael Bew

TELEPHONE NETWORK PROVISIONING – SUB DIVISION SIGN OFF

Subdivision Name: OPN: 3 Lot Subdivision (2 Existing) SH 12, Omapere

Subdivision Location: SH12, Omapere

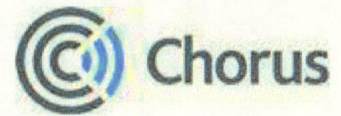
The above subdivision has been reticulated to the boundary of lot 1 only. Chorus Telecommunications Network is now available to provide connections.

It should be noted that this certificate does not cover Service Lead-ins to individual lots. Service Lead-ins can be Provisioned by phoning your Service Provider.

Yours faithfully

Louise Henderson
Sub Division Specialist

The Subdivision Group
55 Shands Rd, Hornby 8042
PO Box 1374, Christchurch 8140
Telephone: (03) 339 3402
Facsimile: (03) 338 0133
Email: tsg@chorus.co.nz



Sub Div Ref: OPN17508

18 June 2012

Cathrine Bew
251 State Highway 12
PO Box 12
Omapere 0444

Attention: Michael Bew

TELEPHONE NETWORK PROVISIONING – SUB DIVISION SIGN OFF

Subdivision Name: OPN: 3 Lot Subdivision (2 Existing) SH 12, Omapere

Subdivision Location: SH12, Omapere

The above subdivision has been reticulated to the boundary of lot 1 only. Chorus Telecommunications Network is now available to provide connections.

It should be noted that this certificate does not cover Service Lead-ins to individual lots. Service Lead-ins can be Provisioned by phoning your Service Provider.

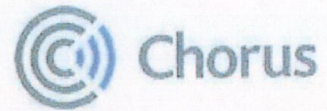
Yours faithfully

Louise Henderson
Sub Division Specialist

20/06/12

The Subdivision Group

55 Shands Road, Hornby 8042
P O Box 1374, Christchurch 8140
Telephone: (03) 339 3402
Facsimile: (03) 338 0133
Email: tsg@chorus.co.nz



11 May 2012

Chorus Ref: OPN17508
Service Co. Ref:
VS24925/IT31934
Your Ref:

Cathrine Bew
251 State Highway 12
Po Box 102
Omapere 0444

Attention: Michael Bew

TELEPHONE NETWORK PROVISIONING - SUB DIVISION SIGN OFF

Subdivision Name: OPN: 3 Lot Subdn SH 12 Omapere (2 Existing)

Subdivision Location: SH 12, Omapere

The above subdivision has been reticulated to Chorus standards and Chorus Telecommunications Network is now available to provide connections.

It should be noted that this certificate does not cover Service Lead-ins to individual lots. Service Lead-ins can be Provisioned by phoning Telecom Residential Sales on '123' or your Service Provider.

Yours faithfully

A handwritten signature in black ink that reads "Don Henderson".

Don Henderson

Subdivision Specialist

RECEIVED



Far North District Council

Private Bag 752, Memorial Ave

Kaikōhe 0440, New Zealand

Freephone: 0800 920 029

Phone: (09) 401 5200

Val Ref: 00618-38001

Fax: (09) 401 2150

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

6 March 2012

Catherine Jane Bew and Others.
PO Box 102
Omapere 0444

Te Kaunihera o Tai Tokerau Ki Te Raki

Dear Sir/Madam

Re: New Water Connection

Water Account: 5012517

Property Address: 251 State Highway 12, Omapere 0473

Thank you for your application to connect to the Omapere water supply. Our contractors have installed meter number 11A668767 and it is located at five meters from the right hand side of the driveway 251 SH12.

If you have any further enquiries please contact a Customer Liaison Officer on 0800 920 029.

Yours faithfully

Wiremu Matene

ACCOUNTS OFFICER

ask.us@fndc.govt.nz

SCANNED

Nat Watson

From: Rachel Kake [Rachel.Kake@fndc.govt.nz]
Sent: Wednesday, 16 May 2012 4:18 p.m.
To: 'Nat Watson'
Cc: Richard Loamanu
Subject: RE: Bew - Separate Sewer Connections
Attachments: Sewer Connection C Bew.pdf

Hi Natalie

Attached is a copy of the receipt for the sewer connection.

If you require any further information please feel free to get in contact.

Kind Regards

Rachel Kake
Development Contributions Administrator
Infrastructure and Asset Management
Ph.09 401 5200 or 0800 920 029

From: Richard Loamanu
Sent: Wednesday, 16 May 2012 10:49 a.m.
To: Rachel Kake
Cc: 'nat@saps.co.nz'
Subject: FW: Bew - Separate Sewer Connections

Hi Rach, Can i please be a pain and ask you super nicely to email Natalie "Williams & King" 251 St hwy 12 Opo "Michael & Catherine Bews" Paid receipt for the sewer connection please

Thank you

Rich

From: Nat Watson [mailto:nat@saps.co.nz]
Sent: Wednesday, 16 May 2012 9:31 a.m.
To: Richard Loamanu
Subject: Bew - Separate Sewer Connections

Hi Richard,

Here is my email address.

Regards,

Natalie Watson

Williams & King

A Division of Survey and Planning Solutions (2010) Ltd

27 Hobson Avenue

PO Box 937, Kerikeri 0230, New Zealand

Ph: (09) 407 6030

Fax: (09) 407 6032

16/05/12

Get it done online at your convenience, visit our website - www.fndc.govt.nz

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Ph. 09 401 5200 | Fax. 09 401 2137 | Email. ask.us@fndc.govt.nz
Address. Memorial Avenue, Private Bag 752, Kaikohe 0440, New Zealand

Please consider the environment before printing this email.

Far North District Council
GST No 52-004-926

****Duplicate Receipt****

Private Bag 752

Memorial Ave

Kaikohe 0400

Phone: 0800 920029

09 4052750

Receipt No 2549686

Date: 09-FEB-2012

Drawer:FIN16

Catherine Jane Bew

PO Box 102

Omapere 0444

DR 31029002

	7,655.67
Bank S	-7,655.67

Receipt Amount:

7,655.67

Amount Tendered:

7,655.67

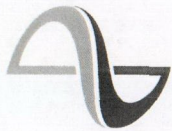
Change Issued:

Rounding Amount:

*Includes GST

COPY

SCANNED



NZ TRANSPORT AGENCY
WAKA KOTAHI

NZTA Ref: 8/1/4/4/4
Council Ref: RC-2100461-RMASUB

7 May 2012

Natalie Watson
Williams & King
PO Box 937
Kerikeri 0230

Dear Natalie



Level 6, HSBC House
1 Queen Street
Private Bag 106602
Auckland 1143
New Zealand
T 64 9 969 9800
F 64 9 969 9813
www.nzta.govt.nz

BEW, SUBDIVISION, STATE HIGHWAY 12, OMAPERE

1. Section 93 Minister's Notice

Enclosed is the original Ministers signed notice in terms of Section 93 of Government Roding Powers Act 1989 for you to lodge with Land Information New Zealand (LINZ) on behalf of your client. A copy of the Notice has been sent directly to the District Council.

2. Appeal Rights.

If you are not satisfied with the decision, your attention is drawn to Section 93 of the Government Roding Powers 1989, which entitles you to appeal to the Planning Tribunal within 30 days of the date of receipt of this notice.

3. Actions Required

To keep the New Zealand Transport Agency (NZTA) informed of the current status of the subdivision, please forward me a copy of the registration confirmation notice issued by LINZ when it is available.

A crossing place notice containing correct land information is necessary to ensure the owners / occupiers of the land retain the legal right to access the State highway from the authorised crossing point. Subdivision would change land information (e.g. title reference, legal description) and a revised crossing place notice is required. However this notice cannot be registered until new titles to the subdivision are issued. The applicant is therefore required to contact the NZTA and provide a copy of all relevant titles when this information becomes available. Therefore please pass a copy of this letter to your client for their action.

Yours faithfully

Richard Forbes
Consultant Resource Planner

Enc. Original S93 Notice

26 April 2012

Processing Centre Manager
Land Information New Zealand
AUCKLAND

Dear Sir/Madam

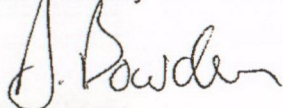
SUBDIVISION ON LIMITED ACCESS ROAD

The section of State highway 12, from Pakanae to Waiotemarama was declared a limited access road by the New Zealand Gazette No. 152, Page 3942 dated 9 November 2000. By virtue of section 93 of the Government Roothing Powers Act 1989, that section of State highway is, for certain purposes, deemed not to be a road except for such purpose, to such extent, and on such conditions as I may notify to you. I hereby give notice, at the request of the New Zealand Transport Agency and in terms of section 93 of the Government Roothing Powers Act 1989, that this section of State highway is a road for the purpose of the deposit of a plan Lot 1 DP 68142 (CT NA23C/662) and Lot 2 DP 68142 (CT NA23C/663) and the issuing of titles for three new lots (as described below) as approved by the Far North District Council subject to the following conditions and restrictions:

1. Titles to all lots having frontage to the State highway or relying on the State highway for access to be endorsed with the Limited Access Road restriction.
2. All conditions and restrictions as required by the Territorial Authority or by virtue of any enactment in force at this time.

Details of titles created:	Lot 1 DP 431990, CT 523296	0.1019ha
	Lot 2 DP 431990, CT 523297	0.1580ha
	Lot 3 DP 431990, CT 523298	0.0873ha

Yours faithfully



David Bowden
Legal Manager
for Minister of Transport

30/4/2012

Signed by David Bowden (Legal Manager) for Minister of Transport, pursuant to the authority in section 93 of the Government Roothing Powers Act 1989 and delegated under section 28 of the State Sector Act 1988, delegation dated 15 August 2007, and subdelegated under section 41 of the State Sector Act 1988, subdelegation dated 9 October 2011

SCANNED



TA Approvals

COPY

Territorial Authority	Far North District Council TA Certification Division	TA Reference	RC 2100461
Survey Number	LT 431990	Survey Purpose	LT Subdivision
Surveyor Reference	20396 Bēw	Land District	North Auckland
Surveyor	David Brett King		
Surveyor Firm	Survey & Planning Solutions Ltd		
Dataset Description	Lots 1 - 3 Being a Subdivision of Lots 1 and 2 DP 68142 and Easement over Lot 1 DP 113775		

TA Certificates

I hereby certify that plan 431990 was approved by the Far North District Council pursuant to section 223 of the Resource Management Act 1991 on the 21st day of July 2010. ☒

The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the granting or reserving of the easement(s) set out in the Memorandum of Easements attached as a supporting document to plan 431990. ☒

Signature

Signed by Murray Allan McDonald, Authorised Officer, on 21/07/2010 12:33 PM

Receipt Information

Transaction Receipt Number 4975182
Signing Certificate (Distinguished Name) McDonald, Murray Allan
Signing Certificate (Serial Number) 1019687753
Signature Date 21/07/2010

*** End of Report ***



Title Plan - LT 431990

Survey Number	LT 431990
Surveyor Reference	20396 Bew
Surveyor	David Brett King
Survey Firm	Survey & Planning Solutions Ltd
Surveyor Declaration	

Survey Details

Dataset Description	Lots 1 - 3 Being a Subdivision of Lots 1 and 2 DP 68142 and Easement over Lot 1 DP 113775		
Status	Initiated		
Land District	North Auckland	Survey Class	Class A Cadastral Survey
Submitted Date		Survey Approval Date	
		Deposit Date	

Territorial Authorities

Far North District

Comprised In

CT NA23C/663
CT NA23C/662

Created Parcels

Parcels	Parcel Intent	Aren	CT Reference
Lot 2 Deposited Plan 431990	Fee Simple Title	0.1580 Ha	523297
Lot 3 Deposited Plan 431990	Fee Simple Title	0.0873 Ha	523298
Area A Deposited Plan 431990	Easement		
Area B Deposited Plan 431990	Easement		
Area D Deposited Plan 431990	Easement		
Area E Deposited Plan 431990	Easement		
Area F Deposited Plan 431990	Easement		
Lot 1 Deposited Plan 431990	Fee Simple Title	0.1019 Ha	523296
Total Area		0.3472 Ha	

Schedule / Memorandum

Land Registration District

North Auckland

Plan Number

DP 431990

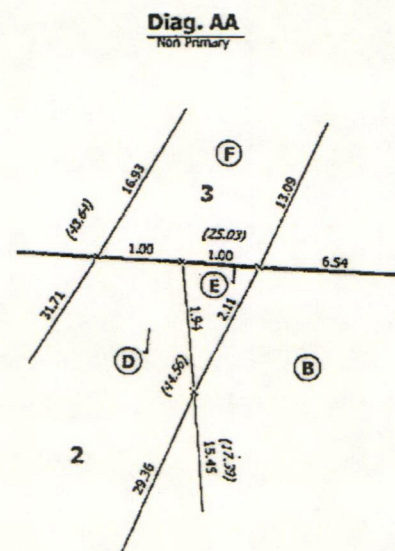
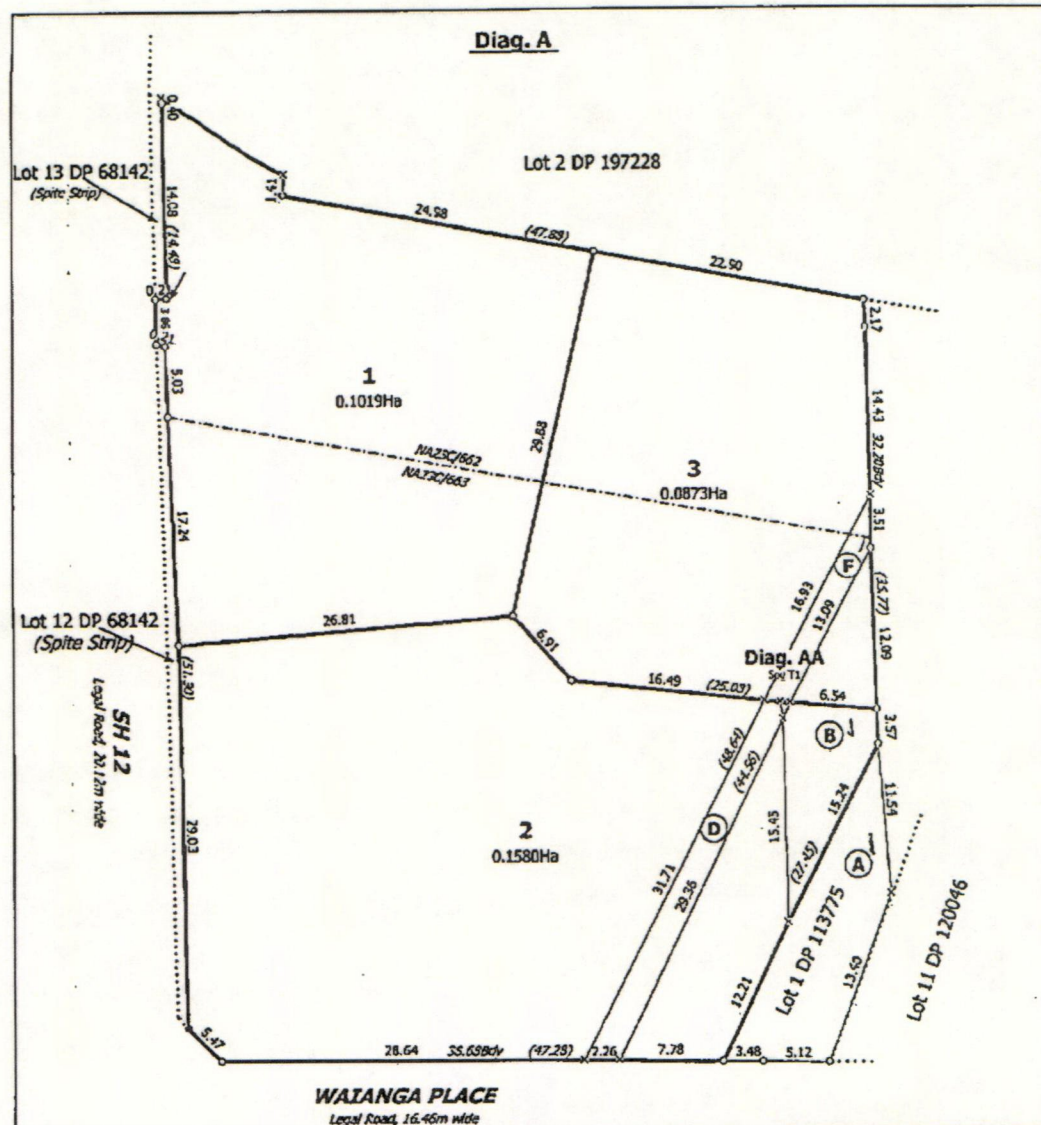
Territorial Authority (the Council)

Far North District

RC 2100461

Memorandum of New Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way Right to Convey Electricity Right to Convey Telecommunications and Computer Media Right to Drain Stormwater Right to drain Sewerage	A	Lot 1 DP 113775	Lots 2 & 3 Hereon
	B E	Lot 2 Hereon	Lot 3 Hereon
Right to drain Sewerage	D E	Lot 2 Hereon	Lot 3 Hereon & Lot 1 DP 113775
	F	Lot 3 Hereon	Lot 1 DP 113775



Land District North Auckland Digitally Generated Plan Generated on: 09/07/2010 10:01am Page 3 of 3	Lots 1 - 3 Being a Subdivision of Lots 1 and 2 DP 68142 and Easement over Lot 1 DP 113775	Surveyor: David Brent King Firm: Survey & Planning Solutions Ltd	Title Plan LT 431990 DRAFT
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CSD Plan - LT 431990

Survey Number	LT 431990
Surveyor Reference	20396 Bew
Surveyor	David Brett King
Survey Firm	Survey & Planning Solutions Ltd
Surveyor Declaration	

Survey Details

Dataset Description	Lots 1 - 3 Being a Subdivision of Lots 1 and 2 DP 68142 and Easement over Lot 1 DP 113775		
Purpose	LT Subdivision		
Status	Initiated	Type	Survey
Land District	North Auckland	Survey Class	Class A Cadastral Survey
Coordinate System	Mount Eden 2000		

Survey Dates

Surveyed Date	24/05/2010	Certified Date	
Submitted Date		Survey Approval Date	
Deposit Date			

Referenced Surveys

Survey Number	Land District	Bearing Correction
DP 68142	North Auckland	0°00'00"
DP 104589	North Auckland	0°00'00"
SO 62318	North Auckland	0°00'00"

Territorial Authorities

Far North District

Comprised In

CT NA23C/663
CT NA23C/662

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 2 Deposited Plan 431990	Fee Simple Title	0.1580 Ha	523297
Lot 3 Deposited Plan 431990	Fee Simple Title	0.0873 Ha	523298
Area A Deposited Plan 431990	Easement		
Area B Deposited Plan 431990	Easement		
Area D Deposited Plan 431990	Easement		
Area E Deposited Plan 431990	Easement		
Area F Deposited Plan 431990	Easement		



Toitu te
Land whenua
Information
New Zealand



CSD Plan - LT 431990

Created Parcels

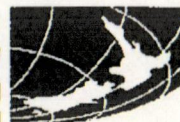
Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 431990	Fee Simple Title	0.1019 Ha	523296
Total Area		0.3472 Ha	



Mark and Observation

Survey Number DP 431990
Coordinate System Mount Eden 2000

From	To	Code	Bearing	Adpt Surv	Distance	Adpt Surv
SM 1025 SO 62318	SM 1026 SO 62318	bb0	180°28'05"	M	591.77	M
SM 1026 SO 62318	SM 1027B DP 409674	bb3	165°20'30"	A SO 62318	160.02	A SO 62318
SM 1027B DP 409674	SM 1028 SO 62318	bb4	207°36'40"	A SO 62318	98.08	A SO 62318
SM 1028 SO 62318	SM 1029 SO 62318	bb5	206°44'20"	A SO 62318	335.57	A SO 62318
SM 1025 SO 62318	SM 1024 SO 62319	bb1	339°16'05"	M	665.66	M
SM 1025 SO 62318	IB 2 DP 431990	bb2	180°05'50"	M	270.60	M
IB 2 DP 431990	IB 1 DP 431990	bb18	180°05'50"	M	56.00	M
IB 1 DP 431990	SM 1026 SO 62318	bb6	180°55'10"	M	265.20	M
IB 1 DP 431990	IB3 DP 431990	bb7	84°09'30"	M	58.71	M
IB3 DP 431990	IB 1LT 104589	bb9	84°09'30"	M	46.00	M
IB 1LT 104589	IS IX DP 41589	bb11	13°05'00"	A DP 104589	58.23	A DP 104589
IS IX DP 41589	IS V DP 68412	bb12	275°10'00"	A DP 104589	57.92	A DP 104589
IS V DP 68412	IB IV DP 68412	bb13	275°05'00"	A DP 104589	61.89	A DP 104589
IB IV DP 68412	IB 1 DP 431990	bb14	178°32'00"	M	78.12	M
IB IV DP 68412	SM 1026 SO 62318	bb15	180°22'30"	M	343.28	M
IB3 DP 431990	IS V DP 68412	bb10	1°04'00"	M	66.64	M
IB IV DP 68412	PEG (1) DP 68142	bb16	16°38'00"	A DP 68142	16.27	A DP 68142
PEG (1) DP 68142	PEG (2) DP 68142	bb25	178°37'20"	A DP 68142	14.08	A DP 68142
PEG (2) DP 68142	PEG (3) DP 68142	bb27	287°16'30"	A DP 68142	0.21	A DP 68142
PEG (3) DP 68142	IB IV DP 68412	bb28	251°50'00"	A DP 68142	5.05	A DP 68142
IB IV DP 68412	PEG (4) DP 68142	bb17	51°47'00"	A DP 68142	17.06	A DP 68142
PEG (4) DP 68142	PEG 2 DP 431990	bb30	99°54'00"	A DP 68142	24.98	C
PEG 2 DP 431990	PEG (5) DP 68142	bb50	99°54'00"	A DP 68142	22.90	C
PEG (5) DP 68142	PEG (6) DP 68142	bb32	177°24'00"	A DP 68142	2.17	A DP 68142
PEG (6) DP 68142	UNMK 4 DP 431990	bb33	177°24'00"	A DP 68142	14.43	C
UNMK 4 DP 431990	PEG (7) DP 68142	bb63	177°24'00"	A DP 68142	3.51	C
PEG (7) DP 68142	IS V DP 68412	bb34	0°55'00"	A DP 68142	12.28	A DP 68142
PEG (7) DP 68142	PEG 5 DP 431990	bb35	177°24'00"	A DP 68142	12.09	C
PEG 5 DP 431990	PEG (8) DP 68142	bb54	177°24'00"	A DP 68142	3.57	C
PEG (8) DP 68142	UNMK 3 DP 431990	bb37	208°56'00"	A DP 68142	15.24	C
UNMK 3 DP 431990	PEG (9) DP 68142	bb61	208°56'00"	A DP 68142	12.21	C
PEG (9) DP 68142	UNMK 5 DP 431990	bb38	270°00'00"	A DP 68142	7.78	C
UNMK 5 DP 431990	UNMK 6 DP 431990	bb65	270°00'00"	A DP 68142	2.26	C
UNMK 6 DP 431990	PEG (10) DP 68142	bb66	270°00'00"	A DP 68142	28.64	C
PEG (10) DP 68142	PEG (11) DP 68142	bb40	314°19'00"	A DP 68142	5.47	A DP 68142
PEG (11) DP 68142	IB 1 DP 431990	bb41	189°59'00"	M	24.90	M
PEG (3) DP 68142	PEG (12) DP 68142	bb29	178°37'30"	A DP 68142	3.86	A DP 68142
PEG (12) DP 68142	PEG (13) DP 68142	bb42	107°16'30"	A DP 68142	0.21	A DP 68142



Mark and Observation

Survey Number DP 431990
Coordinate System Mount Eden 2000

From	To	Code	Bearing	Adpt Surv	Distance	Adpt Surv
PEG (13) DP 68142	PEG (14) DP 68142	bb43	178°37'30"	A DP 68142	5.03	A DP 68142
PEG (14) DP 68142	IB IV DP 68412	bb44	324°45'00"	A DP 68142	9.02	A DP 68142
IB 2 DP 431990	PEG (14A) DP 68142	bb19	11°21'30"	M	15.08	M
PEG (14A) DP 68142	PEG (14) DP 68142	bb46	113°56'00"	C	0.16	C
PEG (14) DP 68142	PEG 1 DP 431990	bb45	178°37'30"	A DP 68142	17.24	C
PEG 1 DP 431990	PEG (11) DP 68142	bb48	178°37'30"	A DP 68142	29.03	C
IB 1 DP 431990	PEG(10A) DP 68142	bb8	22°13'00"	M	22.42	M
PEG(10A) DP 68142	PEG (10) DP 68142	bb47	255°18'00"	C	0.26	C
IB 2 DP 431990	PEG 1 DP 431990	bb20	125°10'00"	M	4.32	M
IB 2 DP 431990	PEG 2 DP 431990	bb21	51°41'00"	M	45.77	M
IB 2 DP 431990	PEG 3 DP 431990	bb22	91°53'00"	M	30.31	M
IB 2 DP 431990	PEG 4 DP 431990	bb23	99°56'00"	M	35.47	M
IB 2 DP 431990	PEG 5 DP 431990	bb24	97°22'00"	M	60.43	M
PEG 2 DP 431990	PEG 3 DP 431990	bb51	190°50'00"	C	29.88	C
PEG 3 DP 431990	PEG 4 DP 431990	bb52	137°48'00"	C	6.91	C
PEG 4 DP 431990	UNMK 7 DP 431990	bb53	93°44'00"	C	16.49	C
UNMK 7 DP 431990	UNMK 2 DP 431990	bb67	93°44'00"	C	1.00	C
UNMK 2 DP 431990	UNMK 8 DP 431990	bb60	93°44'00"	C	1.00	C
UNMK 8 DP 431990	PEG 5 DP 431990	bb69	93°44'00"	C	6.54	C
PEG 1 DP 431990	PEG 3 DP 431990	bb49	86°48'00"	C	26.81	C
PEG (1) DP 68142	UNMK (1) DP 68142	bb26	358°37'20"	A DP 68142	0.40	A DP 68142
PEG (4) DP 68142	UNMK (2) DP 68142	bb31	358°37'20"	A DP 68142	1.41	A DP 68142
PEG (9) DP 68142	PEG (15) DP 68142	bb39	90°00'00"	C	3.48	C
PEG (15) DP 68142	PEG (16) DP 68142	bb55	90°00'00"	C	5.12	C
PEG (16) DP 68142	UNMK 1 DP 431990	bb56	21°24'00"	C	13.40	C
UNMK 1 DP 431990	PEG (17) DP 68142	bb58	21°24'00"	A DP 68142	20.80	C
PEG (17) DP 68142	IS V DP 68412	bb57	337°31'00"	A DP 68142	21.75	A DP 68142
UNMK 1 DP 431990	PEG (8) DP 68142	bb59	358°57'00"	C	11.54	C
UNMK 3 DP 431990	UNMK 9 DP 431990	bb62	358°57'00"	C	15.45	C
UNMK 9 DP 431990	UNMK 2 DP 431990	bb71	358°57'00"	C	1.94	C
UNMK 4 DP 431990	UNMK 7 DP 431990	bb64	207°29'00"	C	16.93	C
UNMK 7 DP 431990	UNMK 6 DP 431990	bb68	207°29'00"	C	31.71	C
PEG (7) DP 68142	UNMK 8 DP 431990	bb36	207°10'00"	C	13.09	C
UNMK 8 DP 431990	UNMK 9 DP 431990	bb70	207°10'00"	C	2.11	C
UNMK 9 DP 431990	UNMK 5 DP 431990	bb72	207°10'00"	C	29.36	C

*** End of Report ***

Schedule / Memorandum

Land Registration District

North Auckland

Plan Number

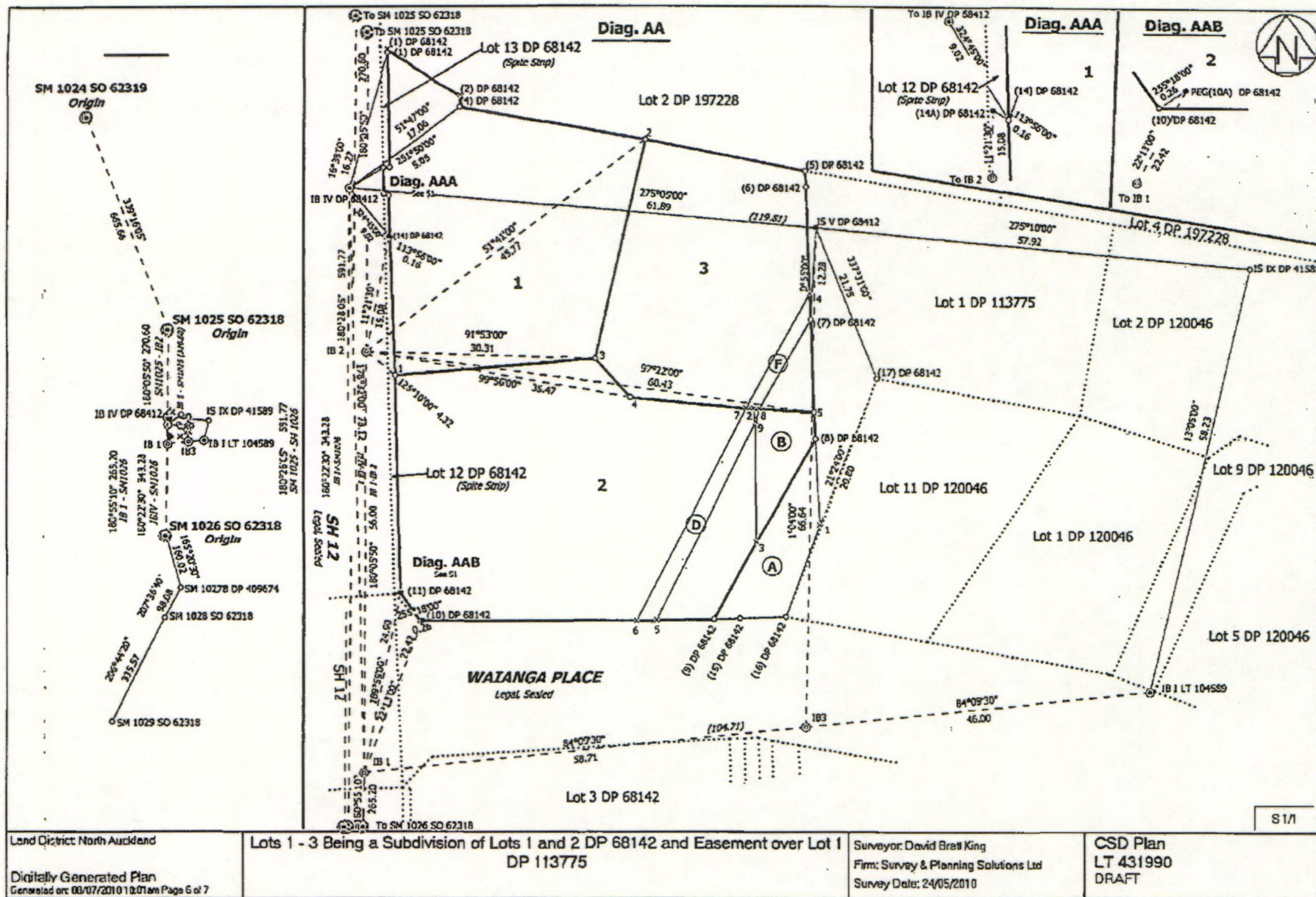
DP 431990

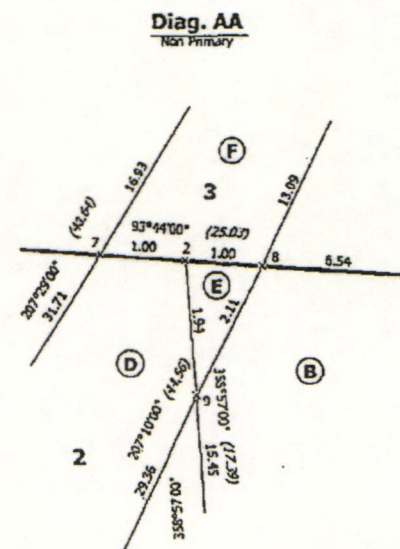
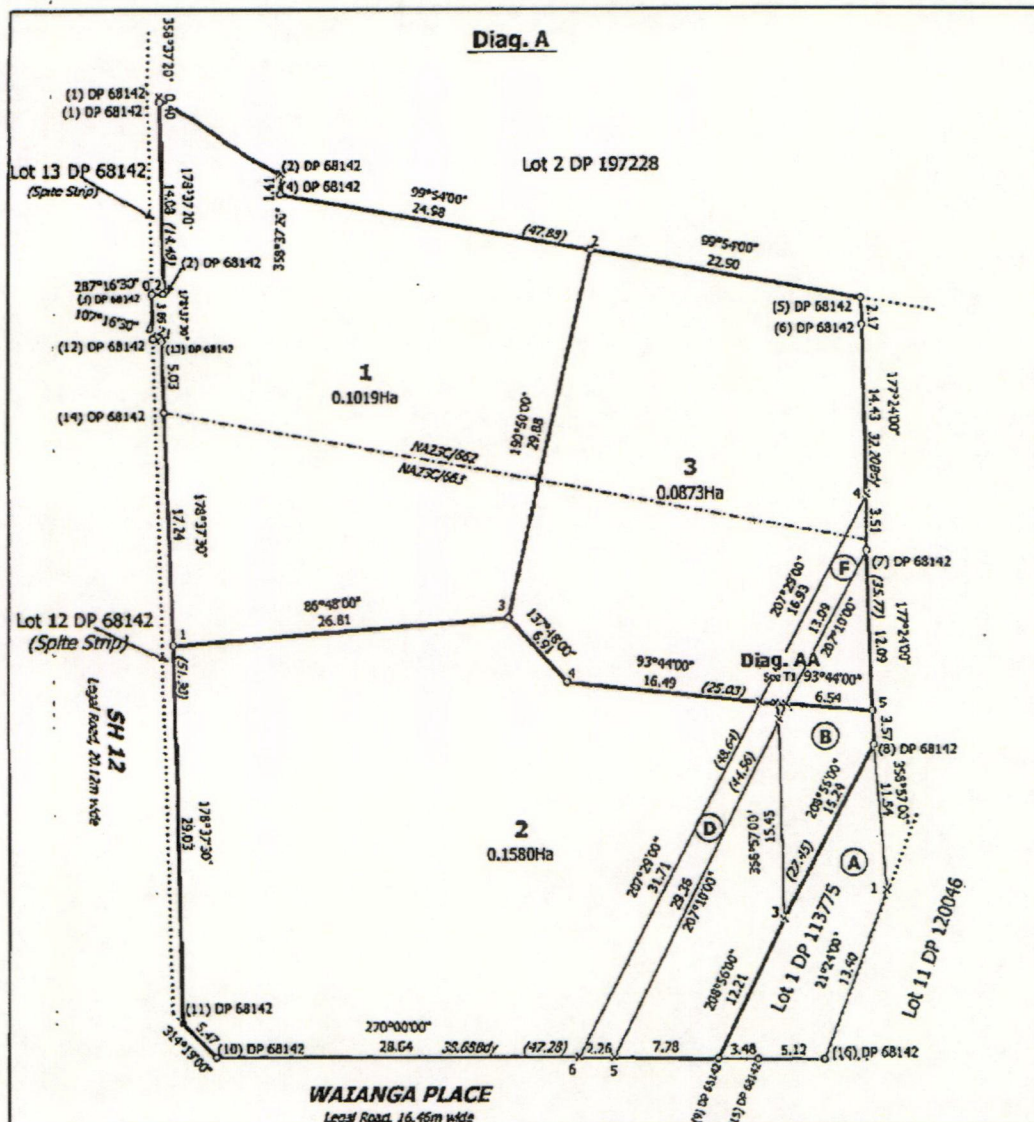
Territorial Authority (the Council)

Far North District

RC 2100461

Memorandum of New Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way Right to Convey Electricity Right to Convey Telecommunications and Computer Media Right to Drain Stormwater Right to drain Sewerage	A	Lot 1 DP 113775	Lots 2 & 3 Hereon
	B E	Lot 2 Hereon	Lot 3 Hereon
Right to drain Sewerage	D E	Lot 2 Hereon	Lot 3 Hereon & Lot 1 DP 113775
	F	Lot 3 Hereon	Lot 1 DP 113775





T1/1

CSD Plan
LT 431990
DRAFT

18 JUN 2012

Nat Watson

DEVELOPMENTS & CONSENTS

From: Nat Watson [nat@saps.co.nz]
Sent: Monday, 18 June 2012 11:10 a.m.
To: 'Sharon Tipene'
Subject: RC 2100461 - Catherine Bew
Attachments: Sign Off - SH 12, Omapere (OPN17508).doc

Hi Sharon,

Catherine Bew has advised that the entrance from Waianga Place has been upgraded to comply with the double width standard for FNDCS02.

I will bring a cheque over shortly to cover the re-inspection fee \$158.00 - as well as the fee for the s243(e) certificate - \$429.00 (total of \$587.00) - I understand that Rex has already done the re-inspection (Thursday last week).

Also attached is the sign off from Chorus, which has been sent to Tammy Wooster previously.

PAID

Regards,

Natalie Watson

Williams & King

A Division of Survey and Planning Solutions (2010) Ltd

27 Hobson Avenue

PO Box 937, Kerikeri 0230, New Zealand

Ph: (09) 407 6030

Fax: (09) 407 6032

18/06/12

Sharon Tipene

From: Rachel Kake
Sent: Thursday, 24 May 2012 11:53 a.m.
To: Sharon Tipene
Subject: RE: DCF 5645/1 - RC 2100461

Hi Sharon

That is correct - i have removed the amount of \$4,343.61. The remaining amount of \$295.07 is all that is payable.

Thanks Rachel

Rachel Kake
Development Contributions Administrator
Infrastructure and Asset Management
Ph.09 401 5200 or 0800 920 029

From: Sharon Tipene
Sent: Thursday, 24 May 2012 11:37 a.m.
To: Rachel Kake
Subject: DCF 5645/1 - RC 2100461

Hi Rachel

I have today received 224c application for RC 2100461 Waianga Place, Omapere and applicant has submitted payment for payment of DCF.

I am a bit confused as there is DCF 5645 which was lodged 17 March 2010 and shows an outstanding balance of \$4,343.61.

You than have DCF 5645/1 wherein applicant has paid \$9005.62 and has a balance owing of \$295.07.

I have in my possession a cheque for \$295.07 being payment of DCF 5645/1.

I am somewhat confused about DCF 5645 with outstanding balance of \$4,343.61? Will this be cancelled ?

Regards

Sharon Tipene
Technical Support Officer, Planning
Enviromental Management.

APPLICATION FOR SUBDIVISION CONSENT

Applicant

Resource Application No.

Baw, Catherine

RC 2100461

Date Received	11 March 2010
Application Fees	\$1600.00
Receipt/Number	
Type of Application	RMA SUB
Zoning of Land	
Legal Description	Lot 1 Dp 68142, Lot 13 Dp 68142 Lot 2 Dp 68142, Lot 11 Dp 68142, Lot 12 Dp 68142 Lot 1 Dp 113775 Blk VII Hokianga SD
Property Address and Location	251 SH12, Omapere 255 SH12, Omapere 3 Waianga Place, Omapere
Valuation Reference No./Property ID	618-380-01 PID 37750 618-380-00 PID 28062 618-38800 PID 28069
Cross References	Bldg RC
Section 88 Date	
Section 92	
Notification Date	
Amendments/dated	
Notification Date/Closing Date	
Hearing Date	
Decision	
Deposited plan number	
Survey Plan Approval...S223	
Certification...S.224 (c)	
Other Certificate...S.221/222	
Monitoring	Yes <input type="checkbox"/> No <input type="checkbox"/>
Planner	Tammy Wooster

PLANNING COST SHEET

PRE-APPROVAL

RC 2100 461

[illegible]

* Applicant is only to be charged travel time and mileage from nearest Service Centre.
Enviro/forms/1plancostsheet



TA Approvals

COPY

Territorial Authority	Far North District Council TA Certification Division	TA Reference	RC 2100461
Survey Number	LT 431990	Survey Purpose	LT Subdivision
Surveyor Reference	20396 Bew	Land District	North Auckland
Surveyor	David Brett King		
Surveyor Firm	Survey & Planning Solutions Ltd		
Dataset Description	Lots 1 - 3 Being a Subdivision of Lots 1 and 2 DP 68142 and Easement over Lot 1 DP 113775		

TA Certificates

I hereby certify that plan 431990 was approved by the Far North District Council pursuant to section 223 of the Resource Management Act 1991 on the 21st day of July 2010. ☒

The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the granting or reserving of the easement(s) set out in the Memorandum of Easements attached as a supporting document to plan 431990. ☒

Signature

Signed by Murray Allan McDonald, Authorised Officer, on 21/07/2010 12:33 PM

Receipt Information

Transaction Receipt Number	4975182
Signing Certificate (Distinguished Name)	McDonald, Murray Allan
Signing Certificate (Serial Number)	1019687753
Signature Date	21/07/2010

*** End of Report ***



Title Plan - LT 431990

Survey Number	LT 431990
Surveyor Reference	20396 Bew
Surveyor	David Brett King
Survey Firm	Survey & Planning Solutions Ltd
Surveyor Declaration	

Survey Details

Dataset Description	Lots 1 - 3 Being a Subdivision of Lots 1 and 2 DP 68142 and Easement over Lot 1 DP 113775		
Status	Initiated		
Land District	North Auckland	Survey Class	Class A Cadastral Survey
Submitted Date		Survey Approval Date	
		Deposit Date	

Territorial Authorities

Far North District

Comprised In

CT NA23C/663
CT NA23C/662

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 2 Deposited Plan 431990	Fee Simple Title	0.1580 Ha	523297
Lot 3 Deposited Plan 431990	Fee Simple Title	0.0873 Ha	523298
Area A Deposited Plan 431990	Easement		
Area B Deposited Plan 431990	Easement		
Area D Deposited Plan 431990	Easement		
Area E Deposited Plan 431990	Easement		
Area F Deposited Plan 431990	Easement		
Lot 1 Deposited Plan 431990	Fee Simple Title	0.1019 Ha	523296
Total Area		0.3472 Ha	

Schedule / Memorandum

Land Registration District

North Auckland

Plan Number

DP 431990

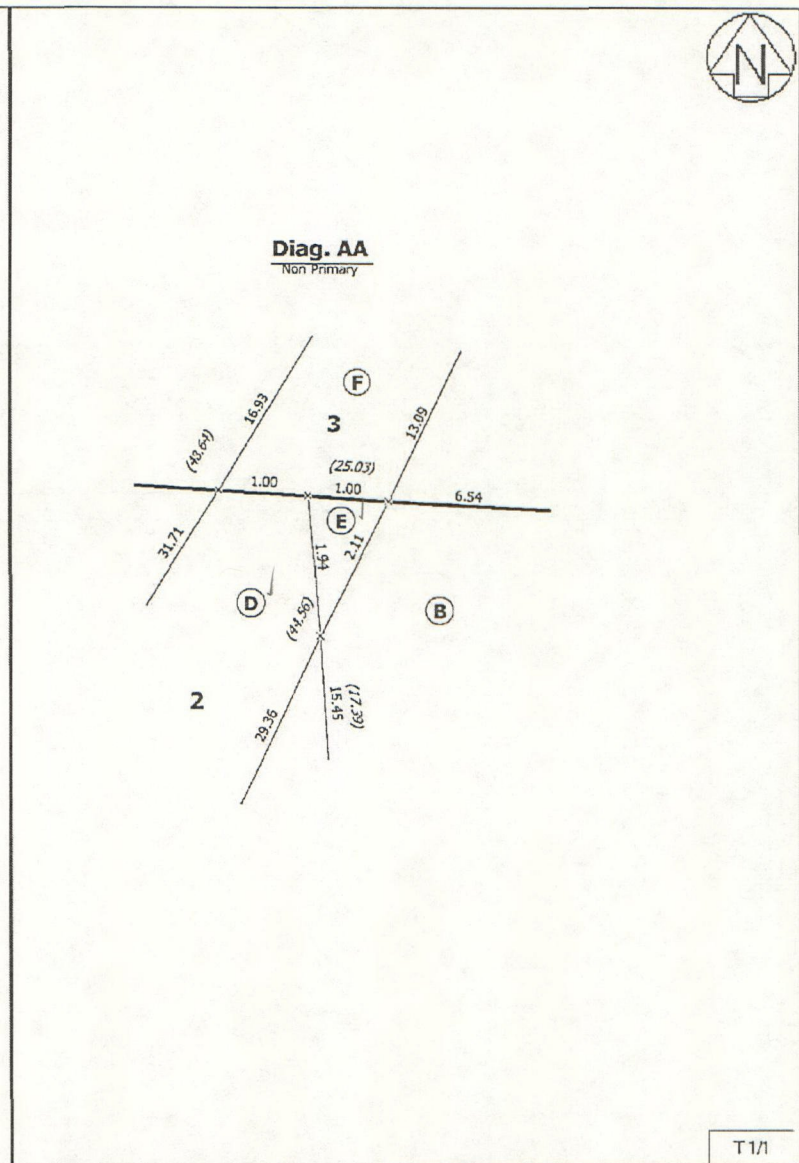
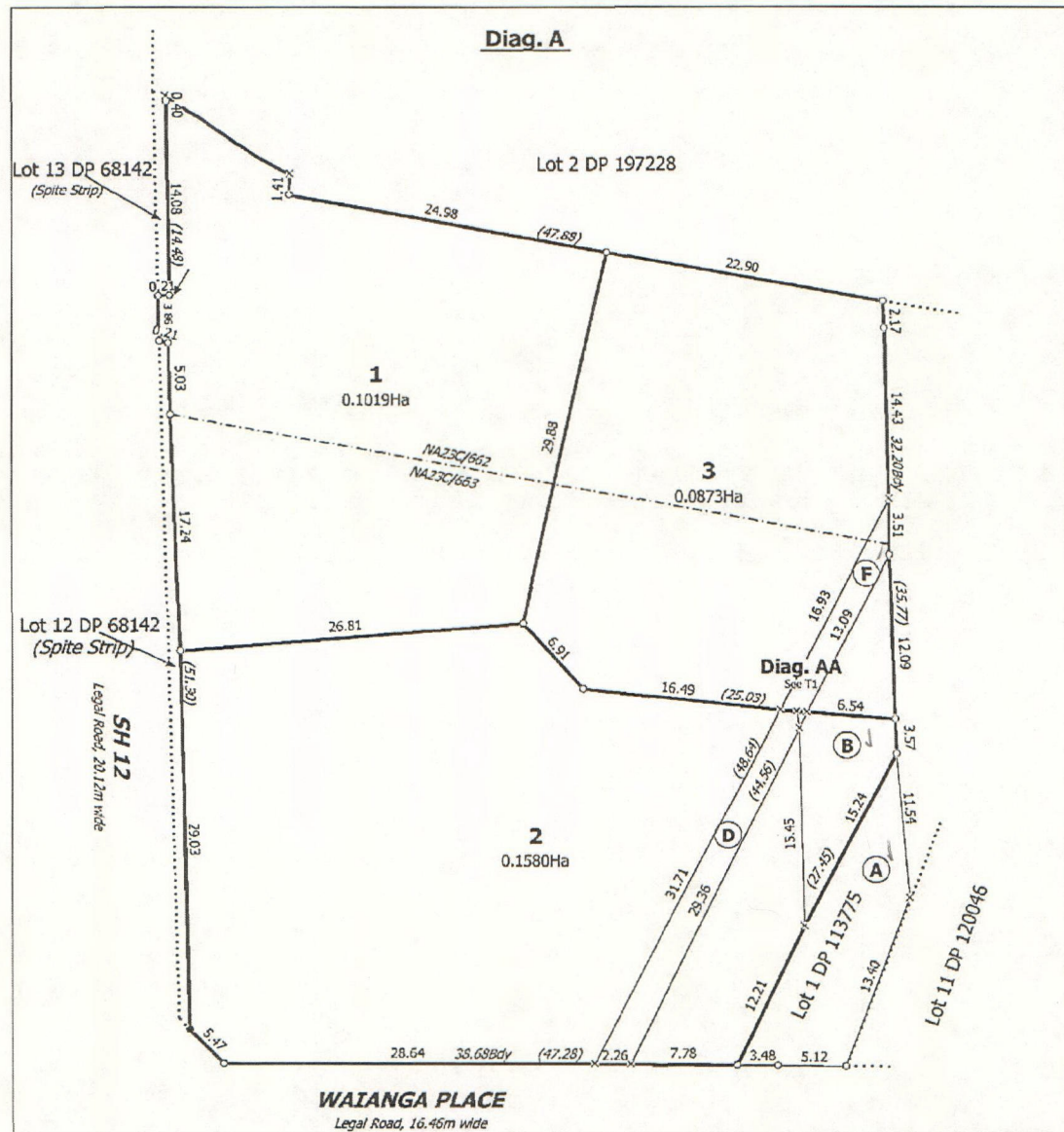
Territorial Authority (the Council)

Far North District

RC 2100461

Memorandum of New Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way Right to Convey Electricity Right to Convey Telecommunications and Computer Media Right to Drain Stormwater Right to drain Sewerage	A	Lot 1 DP 113775	Lots 2 & 3 Hereon
	B E	Lot 2 Hereon	Lot 3 Hereon
Right to drain Sewerage	D E	Lot 2 Hereon	Lot 3 Hereon & Lot 1 DP 113775
	F	Lot 3 Hereon	Lot 1 DP 113775



<p>Land District North Auckland</p> <p>Digitally Generated Plan Generated on: 06/07/2010 10:01am Page 3 of 3</p>	<p>Lots 1 - 3 Being a Subdivision of Lots 1 and 2 DP 68142 and Easement over Lot 1 DP 113775</p>	<p>Surveyor: David Brett King Firm: Survey & Planning Solutions Ltd</p>	<p>Title Plan LT 431990 DRAFT</p>
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T 1/1



CSD Plan - LT 431990

Survey Number	LT 431990
Surveyor Reference	20396 Bew
Surveyor	David Brett King
Survey Firm	Survey & Planning Solutions Ltd
Surveyor Declaration	

Survey Details

Dataset Description	Lots 1 - 3 Being a Subdivision of Lots 1 and 2 DP 68142 and Easement over Lot 1 DP 113775		
Purpose	LT Subdivision		
Status	Initiated	Type	Survey
Land District	North Auckland	Survey Class	Class A Cadastral Survey
Coordinate System	Mount Eden 2000		

Survey Dates

Surveyed Date	24/05/2010	Certified Date	
Submitted Date		Survey Approval Date	
Deposit Date			

Referenced Surveys

Survey Number	Land District	Bearing Correction
DP 68142	North Auckland	0°00'00"
DP 104589	North Auckland	0°00'00"
SO 62318	North Auckland	0°00'00"

Territorial Authorities

Far North District

Comprised In

CT NA23C/663
CT NA23C/662

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 2 Deposited Plan 431990	Fee Simple Title	0.1580 Ha	523297
Lot 3 Deposited Plan 431990	Fee Simple Title	0.0873 Ha	523298
Area A Deposited Plan 431990	Easement		
Area B Deposited Plan 431990	Easement		
Area D Deposited Plan 431990	Easement		
Area E Deposited Plan 431990	Easement		
Area F Deposited Plan 431990	Easement		



CSD Plan - LT 431990

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 431990	Fee Simple Title	0.1019 Ha	523296
Total Area		0.3472 Ha	



Mark and Observation

Survey Number DP 431990
Coordinate System Mount Eden 2000

From	To	Code	Bearing	Adpt Surv	Distance	Adpt Surv
SM 1025 SO 62318	SM 1026 SO 62318	ob0	180°28'05"	M	591.77	M
SM 1026 SO 62318	SM 1027B DP 409674	ob3	165°20'30"	A SO 62318	160.02	A SO 62318
SM 1027B DP 409674	SM 1028 SO 62318	ob4	207°36'40"	A SO 62318	98.08	A SO 62318
SM 1028 SO 62318	SM 1029 SO 62318	ob5	206°44'20"	A SO 62318	335.57	A SO 62318
SM 1025 SO 62318	SM 1024 SO 62319	ob1	339°16'05"	M	665.66	M
SM 1025 SO 62318	IB 2 DP 431990	ob2	180°05'50"	M	270.60	M
IB 2 DP 431990	IB 1 DP 431990	ob18	180°05'50"	M	56.00	M
IB 1 DP 431990	SM 1026 SO 62318	ob6	180°55'10"	M	265.20	M
IB 1 DP 431990	IB3 DP 431990	ob7	84°09'30"	M	58.71	M
IB3 DP 431990	IB ILT 104589	ob9	84°09'30"	M	46.00	M
IB ILT 104589	IS IX DP 41589	ob11	13°05'00"	A DP 104589	58.23	A DP 104589
IS IX DP 41589	IS V DP 68412	ob12	275°10'00"	A DP 104589	57.92	A DP 104589
IS V DP 68412	IB IV DP 68412	ob13	275°05'00"	A DP 104589	61.89	A DP 104589
IB IV DP 68412	IB 1 DP 431990	ob14	178°32'00"	M	78.12	M
IB IV DP 68412	SM 1026 SO 62318	ob15	180°22'30"	M	343.28	M
IB3 DP 431990	IS V DP 68412	ob10	1°04'00"	M	66.64	M
IB IV DP 68412	PEG (1) DP 68142	ob16	16°38'00"	A DP 68142	16.27	A DP 68142
PEG (1) DP 68142	PEG (2) DP 68142	ob25	178°37'20"	A DP 68142	14.08	A DP 68142
PEG (2) DP 68142	PEG (3) DP 68142	ob27	287°16'30"	A DP 68142	0.21	A DP 68142
PEG (3) DP 68142	IB IV DP 68412	ob28	251°50'00"	A DP 68142	5.05	A DP 68142
IB IV DP 68412	PEG (4) DP 68142	ob17	51°47'00"	A DP 68142	17.06	A DP 68142
PEG (4) DP 68142	PEG 2 DP 431990	ob30	99°54'00"	A DP 68142	24.98	C
PEG 2 DP 431990	PEG (5) DP 68142	ob50	99°54'00"	A DP 68142	22.90	C
PEG (5) DP 68142	PEG (6) DP 68142	ob32	177°24'00"	A DP 68142	2.17	A DP 68142
PEG (6) DP 68142	UNMK 4 DP 431990	ob33	177°24'00"	A DP 68142	14.43	C
UNMK 4 DP 431990	PEG (7) DP 68142	ob63	177°24'00"	A DP 68142	3.51	C
PEG (7) DP 68142	IS V DP 68412	ob34	0°55'00"	A DP 68142	12.28	A DP 68142
PEG (7) DP 68142	PEG 5 DP 431990	ob35	177°24'00"	A DP 68142	12.09	C
PEG 5 DP 431990	PEG (8) DP 68142	ob54	177°24'00"	A DP 68142	3.57	C
PEG (8) DP 68142	UNMK 3 DP 431990	ob37	208°56'00"	A DP 68142	15.24	C
UNMK 3 DP 431990	PEG (9) DP 68142	ob61	208°56'00"	A DP 68142	12.21	C
PEG (9) DP 68142	UNMK 5 DP 431990	ob38	270°00'00"	A DP 68142	7.78	C
UNMK 5 DP 431990	UNMK 6 DP 431990	ob65	270°00'00"	A DP 68142	2.26	C
UNMK 6 DP 431990	PEG (10) DP 68142	ob66	270°00'00"	A DP 68142	28.64	C
PEG (10) DP 68142	PEG (11) DP 68142	ob40	314°19'00"	A DP 68142	5.47	A DP 68142
PEG (11) DP 68142	IB 1 DP 431990	ob41	189°59'00"	M	24.90	M
PEG (3) DP 68142	PEG (12) DP 68142	ob29	178°37'30"	A DP 68142	3.86	A DP 68142
PEG (12) DP 68142	PEG (13) DP 68142	ob42	107°16'30"	A DP 68142	0.21	A DP 68142



Mark and Observation

Survey Number DP 431990
Coordinate System Mount Eden 2000

From	To	Code	Bearing	Adpt Surv	Distance	Adpt Surv
PEG (13) DP 68142	PEG (14) DP 68142	bb43	178°37'30"	A DP 68142	5.03	A DP 68142
PEG (14) DP 68142	IB IV DP 68412	bb44	324°45'00"	A DP 68142	9.02	A DP 68142
IB 2 DP 431990	PEG (14A) DP 68142	bb19	11°21'30"	M	15.08	M
PEG (14A) DP 68142	PEG (14) DP 68142	bb46	113°56'00"	C	0.16	C
PEG (14) DP 68142	PEG 1 DP 431990	bb45	178°37'30"	A DP 68142	17.24	C
PEG 1 DP 431990	PEG (11) DP 68142	bb48	178°37'30"	A DP 68142	29.03	C
IB 1 DP 431990	PEG(10A) DP 68142	bb8	22°13'00"	M	22.42	M
PEG(10A) DP 68142	PEG (10) DP 68142	bb47	255°18'00"	C	0.26	C
IB 2 DP 431990	PEG 1 DP 431990	bb20	125°10'00"	M	4.32	M
IB 2 DP 431990	PEG 2 DP 431990	bb21	51°41'00"	M	45.77	M
IB 2 DP 431990	PEG 3 DP 431990	bb22	91°53'00"	M	30.31	M
IB 2 DP 431990	PEG 4 DP 431990	bb23	99°56'00"	M	35.47	M
IB 2 DP 431990	PEG 5 DP 431990	bb24	97°22'00"	M	60.43	M
PEG 2 DP 431990	PEG 3 DP 431990	bb51	190°50'00"	C	29.88	C
PEG 3 DP 431990	PEG 4 DP 431990	bb52	137°48'00"	C	6.91	C
PEG 4 DP 431990	UNMK 7 DP 431990	bb53	93°44'00"	C	16.49	C
UNMK 7 DP 431990	UNMK 2 DP 431990	bb67	93°44'00"	C	1.00	C
UNMK 2 DP 431990	UNMK 8 DP 431990	bb60	93°44'00"	C	1.00	C
UNMK 8 DP 431990	PEG 5 DP 431990	bb69	93°44'00"	C	6.54	C
PEG 1 DP 431990	PEG 3 DP 431990	bb49	86°48'00"	C	26.81	C
PEG (1) DP 68142	UNMK (1) DP 68142	bb26	358°37'20"	A DP 68142	0.40	A DP 68142
PEG (4) DP 68142	UNMK (2) DP 68142	bb31	358°37'20"	A DP 68142	1.41	A DP 68142
PEG (9) DP 68142	PEG (15) DP 68142	bb39	90°00'00"	C	3.48	C
PEG (15) DP 68142	PEG (16) DP 68142	bb55	90°00'00"	C	5.12	C
PEG (16) DP 68142	UNMK 1 DP 431990	bb56	21°24'00"	C	13.40	C
UNMK 1 DP 431990	PEG (17) DP 68142	bb58	21°24'00"	A DP 68142	20.80	C
PEG (17) DP 68142	IS V DP 68412	bb57	337°31'00"	A DP 68142	21.75	A DP 68142
UNMK 1 DP 431990	PEG (8) DP 68142	bb59	358°57'00"	C	11.54	C
UNMK 3 DP 431990	UNMK 9 DP 431990	bb62	358°57'00"	C	15.45	C
UNMK 9 DP 431990	UNMK 2 DP 431990	bb71	358°57'00"	C	1.94	C
UNMK 4 DP 431990	UNMK 7 DP 431990	bb64	207°29'00"	C	16.93	C
UNMK 7 DP 431990	UNMK 6 DP 431990	bb68	207°29'00"	C	31.71	C
PEG (7) DP 68142	UNMK 8 DP 431990	bb36	207°10'00"	C	13.09	C
UNMK 8 DP 431990	UNMK 9 DP 431990	bb70	207°10'00"	C	2.11	C
UNMK 9 DP 431990	UNMK 5 DP 431990	bb72	207°10'00"	C	29.36	C

*** End of Report ***

Schedule / Memorandum

Land Registration District

North Auckland

Plan Number

DP 431990

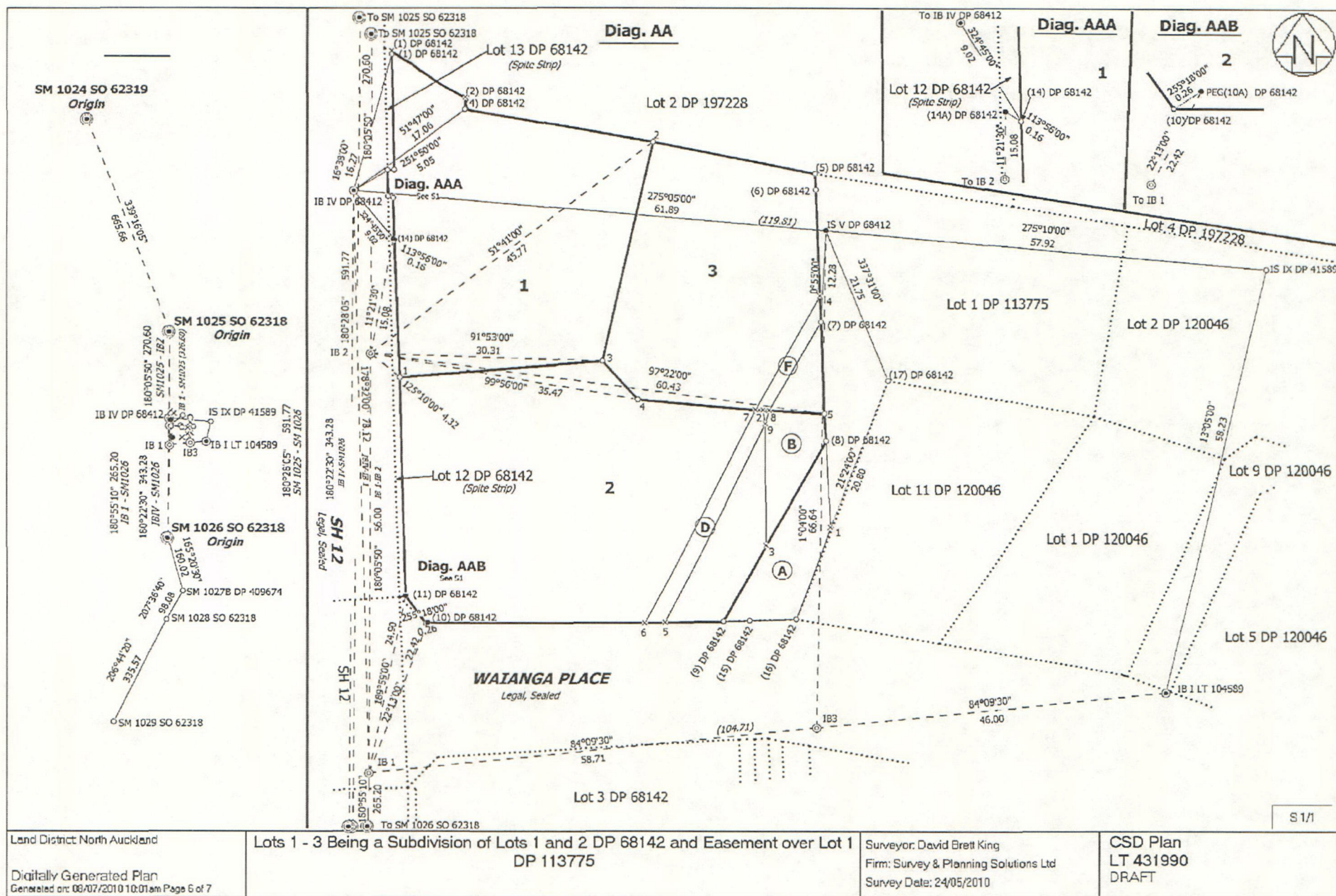
Territorial Authority (the Council)

Far North District

RC 2100461

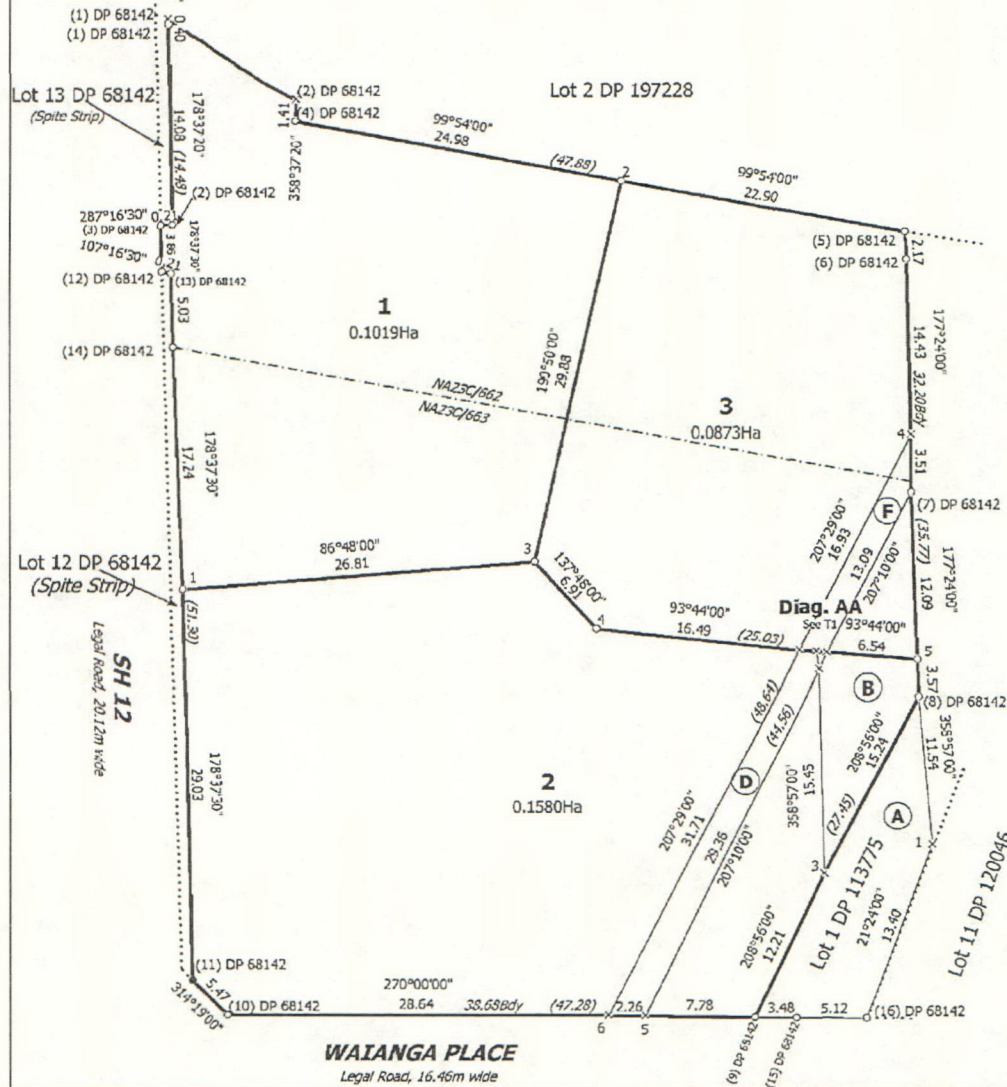
Memorandum of New Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way Right to Convey Electricity Right to Convey Telecommunications and Computer Media Right to Drain Stormwater Right to drain Sewerage	A	Lot 1 DP 113775	Lots 2 & 3 Hereon
	B E	Lot 2 Hereon	Lot 3 Hereon
Right to drain Sewerage	D E	Lot 2 Hereon	Lot 3 Hereon & Lot 1 DP 113775
	F	Lot 3 Hereon	Lot 1 DP 113775



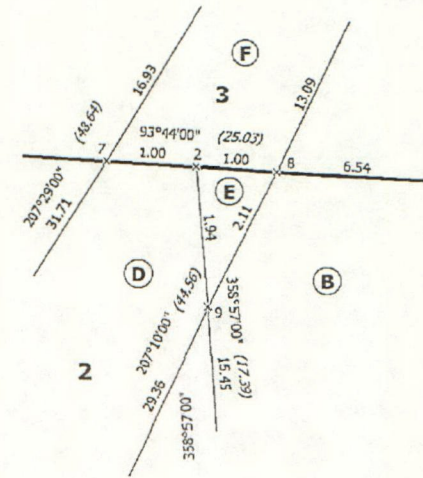


Diag. A



Diag. AA

Non Primary



T 1/1

Land District: North Auckland

Digitally Generated Plan
Generated on: 08/07/2010 10:01am Page 7 of 7

Lots 1 - 3 Being a Subdivision of Lots 1 and 2 DP 68142 and Easement over Lot 1 DP 113775

Surveyor: David Brett King
Firm: Survey & Planning Solutions Ltd
Survey Date: 24/05/2010

CSD Plan
LT 431990
DRAFT

WILLIAMS & KING

A Division of Survey & Planning Solutions Ltd
LAND SURVEYORS - RESOURCE PLANNERS

Kaitaia, Kerikeri & Paihia
www.surveyandplanning.co.nz

FAR NORTH DISTRICT COUNCIL
JB CENTRE

- 8 JUL 2010

DEVELOPMENTS & CONSENTS

Ref: 20396

8th July 2010

Far North District Council
John Butler Centre
60 Kerikeri Road
Kerikeri

Attention: Resource Consents Manager

Dear Sir,

**Re: RC 2100461 – DP 431990 (Catherine Bew) – Application Pursuant to
Section 223 of the Resource Management Act**

Please find enclosed a cheque for \$350.00 being councils s223 certificate signing fee. Online plans and easement schedule have been prepared. Digital notification has been initiated. Please arrange to have 223 certificate signed.

Yours sincerely
Williams & King



Gareth Johnston
Surveyor

Paihia Office

11A Davis Crescent
P.O. Box 61 Paihia, New Zealand
Telephone: 09 402 8244
Facsimile: 09 402 8296
Email: paihia@surveyandplanning.co.nz

After Hours:

Chris Williams 09 407 6035
chris@surveyandplanning.co.nz
Brett King 09 407 7885
king@surveyandplanning.co.nz

Kerikeri Office

27 Hobson Ave
P.O. Box 937 Kerikeri, New Zealand
Telephone: 09 407 6030
Facsimile: 09 407 6032
Email: kerikeri@surveyandplanning.co.nz

08 July 2010



Sharon Mary-Anne Tipene
Far North District Council TA Certification Division
Private Bag 752
Kaikohe 0440

Surveyor Ref: 20396 Bew

Territorial Authority Ref:

Territorial Authority Notification: LT 431990 Far North District Council TA Certification Division

Surveyor David Brett King from Survey Firm Survey & Planning Solutions Ltd advises that Cadastral Survey Dataset LT 431990 requires TA Certification.

Licensed Cadastral Surveyor

Queenie Harding

From: Queenie Harding
Sent: Monday, 19 April 2010 10:14 a.m.
To: 'Natalie Watson'
Subject: rc 2100461 inv.pdf

Attachments: rc 2100461 inv



rc 2100461 inv.pdf
(343 KB)

the invoice for C J Bew is attached RC 2100461

kind regards

Queenie Harding
Specialist RMA Support
Environmental Management

Ph. 09 405 2750 or 0800 920 029

DETERMINATION AS TO WHETHER A RESOURCE CONSENT APPLICATION SHOULD BE NOTIFIED OR NON NOTIFIED UNDER SECTIONS 95A, 95B & 95C, OF THE RESOURCE MANAGEMENT ACT 1991

1. Application details

Council Reference: RC-2100461-RMASUB
Reporting Planner: Tammy Wooster
Applicant: Catherine Bew
Description of Application: To create 3 coastal residential lots, a right of way and the cancellation of an existing right of way all previously approved under RC 2080118
Property Address: 251 State Highway 12, Omapere 0473
Legal Description: Lot 1 & 2 DP 68142 & Lot 1 DP 113775
Date Received: 11 March 2010
Site Visit: Not required
Consultation by Applicant: During RC 2080118

2. Has the applicant requested that the application be publicly notified? (Section 95A(2)(a)).

No.

3. Does a rule in the district plan or a national environmental standard require public notification of the application? (Section 95A(2)(b)).

No.

4. Distributions

Internal:	Date Sent:	Comments Received
Engineers:	18/03/2010	Yes
WDE:	18/03/2010	Yes

External:	Date Sent:	Comments Received
DOC:	18/03/2010	No
NZTA:	18/03/2010	No

5. District Plan Zoning & Notations

Zone: Coastal Residential

Other Notations (OLU, Coastal hazard etc): None

6. Full description of application & reasons for the consent application

The proposal is for the re-approval of resource consent 2080118 for the purposes of obtaining a new development contribution assessment under the amended Development Contributions Policy which came into effect in July 2009.

The proposed subdivision seeks to create 3 sites, from two existing titles:

- Lot 1 containing 974m²;
- Lot 2 containing 1566m²
- Lot 3 containing 934m².

The applicant is also proposing to cancel an existing right of way, identified as C on the submitted scheme plan. The proposal also includes the creation of a new right of way over an adjoining lot to enable access for Lots 2 & 3 to be via Waianga Place Road rather than the State Highway.

The subdivision is a controlled activity as it complies with all permitted and controlled standards within the District Plan.

7. Description of site

The subject sites are already developed with both Lot 3 and Lot 2 having an existing dwelling on them. Lot 3 also has an additional building on its lot. There is vegetation on the site, especially in the area of Lot 3. Access to the subject sites is currently from State Highway 12, via a right of way.

7A. Pursuant to section 95D, will the activity have, or is likely to have adverse effects on the environment that are more than minor?

The proposal is for the re-approval of resource consent 2080118 for the purposes of obtaining a new development contribution assessment under the amended Development Contributions Policy which came into effect in July 2009.

The applicant's agent has not advised that the new proposal differs from what was submitted under resource consent 2080118. However there has been a change in the size of proposed Lot 3, as it has increased to 934m², when it was previously 865m². This has resulted in Lot 2 being slightly smaller in size.

It has also been noted that the resource consent 2080118 does not include a separate resolution for the creation of the required right of way over a neighbouring site. Therefore the decision will need to be amended to rectify this.

While the submitted survey plan shows that the applicant wishes to cancel the existing right of way C, no resolution for this was incorporated into resource consent 2080118. Therefore the decision will need to be amended to rectify this.

The application submitted with resource consent 2080118 clearly stated the need to cancel and create a right of way, as does this new application.

At the time resource consent 2080118 was being processed, the only affected party was NZTA, this has not changed. Their approval was obtained during the processing of 2080118.

It is considered that no further written approvals are required as this is simply a re-approval to obtain lower development contributions.

Since the granting of resource consent 2080118 there have been no rule changes in the District Plan, that would affect this proposal. However this report should be read in conjunction with the 93 & 94 report approved under resource consent 2080118.

7B Overall effects consideration conclusion

It is considered that this proposal will result in no more than minor effects.

8. Do any special circumstances exist which would lead to the conclusion that the application should be notified? (Section 95A(4))

No.

9. Recommendation:

That the application **need not be publicly notified** in accordance with Section 95A of the Resource Management Act 1991.

10. Are the activity's adverse effects on any person minor or more than minor (but not less than minor)? (Section 95E)

No person are considered to be effected.

11. Is a person an affected order holder? (section 95F)

No, there are no customary rights orders presently within the Far North District.

12. Limited notification or non-notification?

Non notification.

13. Recommendation:

That the application be processed on a **non-notified** basis as there are no affected persons or affected order holders, or a rule or national environmental standard precludes limited notification and the application does not require public notification.

Report & Recommendation prepared by: Tammy Wooster, Resource Planner

J.R. Wooster

Dated: 14 April 2010

Peer Reviewed by: Jessica Phillips, Resource Planner

J. Phillips

Dated: 14 April 2010

- 14 Decision: That the above recommendation be adopted.

Lynley Newport

Dated: 14 / 4 / 2010

Lynley Newport

Team Leader, Resource Consents

(ACTING UNDER DELEGATED AUTHORITY)

025099 EC 1312 1972

Approved by the Registrar General of Land, Wellington. No. 725812

NEW ZEALAND

EASEMENT CERTIFICATE

(IMPORTANT—Registration of this certificate does not of itself create any of the easements specified herein.)

I, SARAH LUCY LETITIA BAXTER of Opononi, married woman

being the registered proprietor of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Auckland

on the 11th day of October 1972 under No. 68142.

are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE
DEPOSITED PLAN NO.

NOTE:
Please show each allotment that is a servient tenement separately.

Nature of Easement (e.g., Right of Way, etc.)	SERVIENT TENEMENT		Dominant Tenement Allotment No(s).	Title Reference
	Allotment No.	Colour, or Other Means of Identification, of Part Subject to Easement		
Right of Way	Lot 1	coloured yellow	Lot 2	234/662, 663 (formerly pt 19A/254)
Right of Way	Lot 4	coloured yellow	Lots 5 & 6	234/665, 666, 667
Right of Way	Lot 5	coloured yellow	Lots 4 & 6	
Right of Way	Lot 6	coloured yellow	Lots 4 & 5	

1. Rights and powers:

State whether any
rights or powers set
out here are in
addition to or in
substitution for those
set out in the Seventh
Schedule to the Land
Transfer Act 1952.

2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:

025099

DISTRICT LAND REGISTRY
AUCKLAND NO. 3

Dated this 20th day of November 1972

Signed by the above-named
in the presence of

SARAH LUCY LETITIA BAXTER

} S. L. L. Baxter

Witness: M. E. Hill

Occupation: Postmistress

Address: Opaononi



234662-674

No.

Correct for the purposes of the Land Transfer Act.

EASEMENT CERTIFICATE

from

SARAH LUCY LETITIA BAXTER

for Lots on Plan 68142

situated in Block VII Hokianga S.D.

Solicitor for the Registered Proprietor.

RIGHTS AND POWERS OF GRANTEES IMPLIED IN CERTAIN EASEMENTS BY SECTION 90D OF THE LAND TRANSFER ACT 1952

"1. RIGHT OF WAY

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee, his servants, tenants, agents, workmen, licensees, and invitees (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times by day and by night to go pass and repass, with or without horses and domestic animals of any kind and with or without carriages, vehicles, motor vehicles, machinery, and implements of any kind, over and along the land over which the right of way is granted or created.

"2. RIGHT TO CONVEY WATER

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to take, convey, and lead water in a free and unimpeded flow (except when the flow is halted for any reasonable period necessary for essential repairs) and in any quantity, consistent with the rights of other persons having the same or similar rights, from the source of supply or point of entry, as the case may be, and following the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule.

"3. RIGHT TO DRAIN WATER

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to drain and discharge water (whether rain, tempest, spring, soakage, or seepage water) in any quantities along the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule (or, where open drains are provided for, similar rights in regard to those drains, with the necessary modifications as are provided for in respect of pipe lines in the additional rights so set out).

"4. RIGHT TO DRAIN SEWAGE

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) from time to time and at all times to drain, discharge, or convey sewage and other waste material and fluid in any quantities along the stipulated course (where a course is stipulated) across the land over which the easement is granted or created, together with the additional rights incidental thereto set out in clause 5 of this Schedule.

"5. ADDITIONAL RIGHTS ATTACHING TO EASEMENTS OF RIGHT TO CONVEY WATER AND OF RIGHT TO DRAIN WATER AND OF RIGHT TO DRAIN SEWAGE

The full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee and his tenants (in common with the grantor, his tenants, and any other person lawfully entitled so to do) for the purposes of the easement concerned—

- To use any line of pipes already laid on the stipulated course or any pipe or pipes in replacement or in substitution for all or any of those pipes;
- Where no such line of pipes exists, to lay, place and maintain, or to have laid, placed, and maintained, a line of pipes of a sufficient internal diameter or over the surface (as the parties decide) of the land over which the easement is granted or created and along the line defined for the purpose where such a line has been so defined;
- In order to construct or maintain the efficiency of any such pipe line, the full, free, uninterrupted, and unrestricted right, liberty, and privilege for the grantee, his tenants, servants, agents, and workmen, with any tools implements, machinery, vehicles, or equipment of whatsoever nature necessary for the purpose, to enter upon the land over which the easement is granted or created (or, where only the position of the pipe line is defined in the easement, upon such part of the land of the grantor and by such route as is reasonable in the circumstances) and to remain there for any reasonable time for the purpose of laying, inspecting, cleansing, repairing, maintaining, and renewing the pipe line or any part thereof and of opening up the soil of that land to such extent as may be necessary and reasonable in that regard, subject to the condition that as little disturbance as possible is caused to the surface of the land of the grantor and that the surface is restored as nearly as possible to its original condition and any other damage done by reason of the aforesaid operations is repaired."

Particulars entered in the Register-book.

Vol. , folio

the

at o'clock.

Assistant Land Registrar
of the District of North Auckland



Dec 13 10 24 AM '72

DISTRICT LAND REGISTRAR
AUCKLAND NO. 3

025099


G. M. PALMER

SOLICITOR

KAIKOHE, N.Z.



025099



The
Common
Seal of

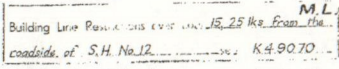


Diagram B
Not to Scale.

Approved

S. Lucy L. Baxter
Agent or Registered Owner

This space reserved for plan numbers

68142

RC No: 2100461

Date: 14-4-2010

The following has been completed:

- ✓ Workflow updated
- ✓ Scanned and attached decision
- ✓ Emailed decision to agent
- Posted original to agent

INVOICE TO FOLLOW PLEASE.

WILLIAMS & KING

A Division of Survey & Planning Solutions Ltd

LAND SURVEYORS - RESOURCE PLANNERS

Kaitaia, Kerikeri & Paihia

www.saps.co.nz

Ref: 20396

15 March 2010

Lynley Newport
Far North District Council
John Butler Centre
62 Kerikeri Road
Kerikeri 0230

Dear Lynley,

Re: Bew Subdivision (RC 2100461-RMASUB) – Section 88(3) Assessment

We have received notice that the above application has been determined to be incomplete as it does not include a recent written approval from New Zealand Transport Agency and current comments from Telecom and Top Energy.

RC 2080118 was the resource consent issued for an earlier corresponding subdivision. This resource consent included conditions requiring the consent holder to provide evidence that the requirements of power and telephone service providers have been met, and to provide Section 93 certification that all Transit NZ (New Zealand Transport Agency) requirements have been met. The Applicant accepts those conditions in relation to the present application.

On this basis, could you please initiate the further processing of this application?

Yours sincerely
Williams & King



Natalie Watson
Resource Planner

Given:

- ① previous consent
- ② 2 existing dwellings +
we can add more p + t; and
- ③ will send to NZTA in
any event - only one
lot retaining access
directly onto SH.

this is
acceptable, + appln
can be accepted +
allocated.

After Hours:

Chris Williams 09 407 6045

chris@saps.co.nz

Brett King

09 407 7885

king@saps.co.nz

Kerikeri Office

27 Hobson Ave

P.O. Box 937 Kerikeri, New Zealand

Telephone: 09 407 6030

Facsimile: 09 407 6032

Email: kerikeri@saps.co.nz



**Far North
District Council**

Private Bag 752, Memorial Ave

Kaikōhe 0400, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

RC-2100461-RMASUB

For: 251 State Highway 12, Omapere

12 March 2010

Catherine Jane Bew
C/- Williams & King
PO Box 937
Kerikeri 0245

Dear Sir / Madam

**RE: RESOURCE CONSENT at 251 State Highway 12, Omapere 0473 –
APPLICATION BY Catherine Jane Bew**

The preliminary assessment of the above application has been completed.

Pursuant to Section 88(3) of the Resource Management Act 1991, it has been determined that the application is incomplete since it does not include the following information that is/are required for us to make proper assessment of the proposal.

1. As a result of the application site achieving access off the State Highway, and the State Highway being declared limited access road, the New Zealand Transport Agency (NZTA) is considered to be an affected party.

While it is acknowledged that correspondence between Williams & King and NZTA (previously Transit) has been included in the application stating that the NZTA provide their approval subject to conditions of consent, it is considered that given the time lapse since 2007, that new written approval is required.

The requirement for new written approval is also in acknowledgement of NZTA's change in policies recently, and the requirement for Council to treat this application as a new consent.

2. In addition to the above, it is also considered that new comments from Telecom and Top Energy will be required similarly due to the age of the comments.

The application is however not returned herewith although Section 88(3) allows the Council to do so. However, should no response to this request be received within 60 working days, the application will be considered to be withdrawn.

For the purpose of calculating time for processing this application, this application is suspended from the date of the lodgement. Once the above information has been provided, the further processing of this application will be initiated.

Yours faithfully

Jessica Phillips
Resource Planner – Environmental Management Department

FAR NORTH DISTRICT COUNCIL

THE FAR NORTH DISTRICT PLAN

IN THE MATTER OF

The Resource Management Act 1991

AND

IN THE MATTER OF

an application for Resource Consent
under the aforesaid Act by

Catherine Jane Bew

FILE NUMBER RC-2080118-RMASUB

That pursuant to **Section 37** of the Resource Management Act 1991, the Council hereby extends the time period for processing this resource consent from 20 working days to 40 to account for staff resourcing and increased workloads.

That pursuant to Sections **104, 104A, 108 and 220** of the Resource Management Act 1991, the Council grants its consent to Catherine Jane Bew to subdivide a property at 255 State Highway 12, Omapere, being more particularly described as Lot 1 DP 68142 & Lot 2 DP 68142, contained in certificate of title reference NA-23C/663 & NA-23C/663, subject to the following conditions:

1. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by **Williams and King Ltd.** referenced **20369**, dated **06/08/07** and attached to this consent with the Council's "Approved Plan" stamp affixed to it.
2. That, prior to approval under **Section 223** of the Act, the survey plan shall show:
 - (a) All easements duly granted or reserved
3. That before a certificate is issued pursuant to **Section 224** of the Act, the applicant shall:
 - (a) Provide evidence that agreement has been reached with the owner of Lot 1 DP 113775 for the creation of ROW "C" and provide a Solicitor's undertaking to have the easements registered against the appropriate titles.
 - (b) Provide evidence that existing buildings on the respective lots comply with the permitted standard for setback and sunlight rule requirements for the Coastal Residential zone of the plan.
 - (c) Upgrade the entrance from Waianga Place to provide a double width entrance complying with the Council's engineering standard **FNDC/S/02**.

- (d) Provide a formed and sealed or concreted access on ROW easements 'A' & 'B' to 3m carriageway width.
- (e) Provide formed and metalled parking and manoeuvring areas for 2 vehicles within lots 2 & 3.
- (f) Provide evidence that the requirement of power and telephone service providers have been met.
- (g) Provide evidence that each lot has a separate metered connection to Council's Reticulated Water Supply complying with the requirements of Council's Utilities Manager.
- (h) Provide evidence that each lot has a separate connection to Council's Sanitary Sewer complying with the requirements of Council's Utilities Manager.
- (i) Provide Section 93 certification that all Transit NZ requirements have been met.
- (j) Secure the conditions below by way of a Consent Notice issued under **Section 221** of the Act, to be registered against the title of the affected Lots. The costs of preparing, checking and executing the Notice shall be met by the Applicant.

To be registered against all lots:

- (i) Any new dwelling erected on site shall require a geotechnical assessment and foundations specifically designed by a suitably qualified Chartered Professional Engineer, the details of which shall be submitted in conjunction with the Building Consent Application.

To be registered against lot 1:

- (ii) All stormwater from roofs, paved surfaces and tank overflows shall be piped and discharged into the open drain along western boundary or into the stream along the northern boundary.
- (iii) No building shall be set within **10m** of the Waianga stream, complying with the setback requirement from smaller rivers in the Plan.

After consideration of the application under Section 104, the following reasons are given for this decision pursuant to Section 113 of the Act:

- A. Consideration was given to the Far North District Plan. Particular consideration was given to **Chapters 13, 15** and the associated appendices of the District Plan. The application corresponds to a '**Controlled Activity**.'
- B. The principal issue of contention was '**Allotment**' size. The proposal complies with all other subdivision requirements of the District Plan, and it is able to achieve the other requirements via conditions of consent.

The Plan allows a minimum lot size of 800m² on sewered sites in the Coastal Residential zone. The site is not identified as being within a hazard-prone area. All other requirements of the Plan can be achieved with the subdivision application. The application has been assessed as a **Controlled Activity**, and potential adverse effects are deemed no more than minor.

The proposal has also been reviewed by the Resource Consents Engineer, who identified works to be done for access upgrade and carriageway. Due to the site's proximity to the State Highway, Transit New Zealand is identified as an 'Affected party' to the proposal. After many negotiations, an agreement was reached between the applicant and Transit NZ, which requires that an 'Encumbrance' be registered against the title of the affected lot in favour of 'Transit'. These have all included in the consent conditions.

Subject to these consent conditions and pursuant to **Section 104A(b)**, adverse effects on the environment are deemed to be no more than minor.

The Iwi and Department of Conservation were served a copy of the application, as Interested Parties. No response was received from these parties within the specified timeframe.

- C. Written approval from adjoining owners has not been sought, as the Council is of the opinion that no one will be adversely affected by the granting of consent to the proposal. Transit New Zealand provided their written approval subject to conditions of consent and registration of an encumbrance against the title of the affected lots.
- D. The imposed conditions will ensure that the effect of the consent will be compliance with the relevant provisions of the applicable District Plans; and that such conditions will adequately avoid, or mitigate to a minor impact level, the expected adverse effects on the environment.
- E. There are no apparent conflicts with the purpose of the Act, nor with the matters or principles noted in Sections 6, 7 and 8 of the Act, nor with the objectives and policies of the two relevant District Plans.

STATUTORY INFORMATION/ADVICE NOTES

The following matters are noted as being relevant to the land, and possibly requiring additional action for statutory or code compliance. The applicant and any prospective purchasers should be aware of these matters; and hence the information will be placed on the property file and will be cited in any related Project or Land Information Memorandum that may be issued by the Council.

- (1) Pursuant to **Section 102** of the Local Government Act 2002, the Far North District Council has prepared and adopted a Development Contributions Policy. Under this Policy, the activity to which this Consent relates is subject to Development Contributions.

You will be advised of the assessment of the Development Contributions payable under separate cover in the near future.

It is important to note that the Development Contributions must be paid prior to commencement of the work or activity to which this Consent relates or, in the case of a subdivision, prior to the issue at a **Section 224 (c)** Certificate.

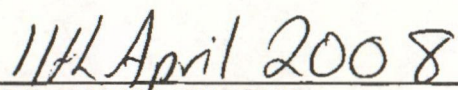
Further information regarding Councils Development Contributions Policy may be obtained from the Long Term Community Consultation Plan (LTCCP) or Councils web page at www.fndc.govt.nz

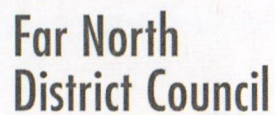
- (2) If during the course of undertaking the site works there is a discovery made of any archaeological find, or suspected find, the work on that portion of the site should cease immediately and the NZ Historic Places Trust and a representative of the relevant local Iwi contacted. It is unlawful to modify, damage or destroy an archaeological site without prior authority from the Trust under the Historic Places Act 1993

DECISION PREPARED BY: Victoria Araba, Resource Planner

CONSENT GRANTED UNDER DELEGATED AUTHORITY:


Pat Killalea **RESOURCE CONSENTS MANAGER**


11th April 2008 **DATE**
RC-2080118-RMASUB



ENGINEERING REPORT	
TO RESOURCE PLANNER:	Tammy Wooster
ON PLANNING APPLICATION NO:	RC-2100461-RMASUB
APPLICANT:	Catherine Jane Bew
PROPERTY LOCATION:	251 State Highway 12, Omapere 0473
FROM:	(Development Engineer)
Clock start date:	11 March 2010
ASPECT	COMMENTS/ CONDITIONS REQUIRED
Site Suitability: Topography, Stability, Erosion Flooding, Ground Cover, etc	Reapproval Apply original conditions ⇒ I have removed 3(a) - Now NZTA
Access onto Site Adequacy for Use Traffic Flows, etc Need for upgrading adjacent areas	both entrances still need to be upgraded entrance of SH 12 need input from NZTA * provide evidence that NZTA has issued a notice pursuant to s 93 of the Govt Funding Powers confirming that their requirements have been complied with
Drainage Stormwater and Effluent Disposal	
Earthworks: Controls required etc	

Earthworks:

Controls required etc

ASPECT	COMMENTS/ CONDITIONS REQUIRED
Easements:	
ROW, water, drainage, power	
Services:	
Water, Irrigation, Power, Telephone	
Street Lighting	
Amenities:	
Internal Accessways	
Surfacing of Car Parks etc	
Upgrading Contributions:	
Roading, water, sewerage, Stormwater, footpaths	
Engineering Fees	
Other:	
Signed: <i>Ans</i>	Date: <i>3/03/0</i> Mileage: <i>40</i> Time: <i>0.5</i>
	<i>shw</i> <i>0.75</i>

APPLICATION ASSESSMENT Resource Manager page 1 of 2

This form is to be included in all consent application files received by Council.

APPLICATION: RC-2100461-RMASUB for Catherine Jane Bew

ADMINISTRATION CHECKLIST – Standard letters (as advised by RCM)

- ☒ *cons. received 16-3-2010* Application Complete ☒ *S88 12-3-2010* Application Incomplete
- ☐ Time Recording ☐ Letter Required
- ☒ S88 Letter *12-3-2010*
- ☒ Planner *Tummy.* ☐
- ☐ Interested Parties List Attached : Please tick which is appropriate
- ☒ Department of Conservation ☐ Northland RC
- ☐ Community Board ☒ Other *UDE Rex NZTA*
- ☐ Application advised of applicant receipt – date _____
- ☐ Copy of application to Engineer – date _____

ASSESSMENT

- ☐ Subdivision ☐ Landuse ☐ Discharge
- Pre-applicant meeting held? _____ (record sheet to be attached)

Activity status

TDP - _____

PDP - _____

Comments *Please order RC 2080118 - copy now in file*

note: they haven't located the pipes exactly, want to do so pre-s223 then provide easement to Council

Telecom, Top Energy + NZTA comments/approvals from 2007

RESOURCE CONSENT INFORMATION

Resource Planners

To be loaded into pathway by Technical Support Officer must be completed during initial assessment.

RC Number:	RC-2100461-RMALUC	Applicant:	Catherine Jane Bew
RFS Type:	Land Use		
Hearing Date:			
Activity (TDP/PDP):			
No. of lots:			
Types of lots::			
Zone (TDP/PDP):			
Area of Site:			
Proposal:	reapproval of RC 2080118 to create 3 coastal residential lots, Right of Way and Revocation of Right of Way		

APPLICATION ASSESSMENT

This form is to be included in all consent application files received by Council.

APPLICANT: Catherine Jane Bew

ADMINISTRATION CHECKLIST – Standard letters (as advised by RCM)

- | | |
|--|---------------------------------------|
| <input type="checkbox"/> Transit New Zealand | <input type="checkbox"/> NZHPT |
| <input type="checkbox"/> Department of Conservation | <input type="checkbox"/> Northland RC |
| <input type="checkbox"/> Community Board | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Applicant advised of application receipt – date _____ | |
| <input type="checkbox"/> Copy of application to Engineer – date _____ | |

ASSESSMENT

- | | | |
|--------------------------------------|----------------------------------|------------------------------------|
| <input type="checkbox"/> Subdivision | <input type="checkbox"/> Landuse | <input type="checkbox"/> Discharge |
|--------------------------------------|----------------------------------|------------------------------------|

Pre-application meeting held? _____ (record sheet to be attached)

Activity status

TDP - _____

PDP - _____

Comments

SECTION 92 CONSIDERATION

Additional information required?

- | | |
|-----------------------------|--|
| <input type="checkbox"/> No | <input type="checkbox"/> Yes – Date sent _____ |
|-----------------------------|--|

Additional information received – Date _____

Refer to Section 94 form for decision regarding notification once all information has been received.

APPLICATION ASSESSMENT – SUBDIVISION

APPLICANT: Catherine Jane Bew

AGENT ----- **Related Files** -----

(Note - this form is available in RMA folder to complete electronically and to add any other requirements or to delete parts which may not be applicable to a particular application)

SUMMARY OF SUBDIVISION PROPOSAL

Title date	
Legal Description	
Site Area	
Number of Lots proposed	
Lot sizes	
Access (SH/Council/ROW/Road to vest)	
Site features (Flora/fauna/ archaeological/ water body)	
Land use consent required (Building setback/earthworks)	
Written approvals provided (Neighbours/ Utilities/ TNZ/DOC)	
Notification requested by applicant	

Applicable zones Planning Map Resource Maps (OL, Heritage Precinct, Heritage site, etc)	TDP	RPDP	Comments

Transitional District Plan

	Controlled standard	Discretionary standard	Compliance
Allotment size			
Other criteria <ul style="list-style-type: none"> Title date No of lots Access width Other 			

Revised Proposed District Plan

12.8.1 Allotment size			
12.8.1.2 Allotment Dimension			
12.8.1.3 Amalgamation of land in Rural zone with urban zone			
12.8.1.4 Lots subdivided by zone boundaries			
12.8.1.5 Lots divided by an OL, OLF or ONF			
12.8.1.6 Access, Utilities, Road, Reserves			
12.8.1.7 Savings as to previous approvals			
12.8.1.8 Proximity to transmission Lines			
12.8.2.1 Property access			
12.8.2.2 Natural and other Resources			
12.8.2.3 Water supply			
12.8.2.4 Stromwater disposal			
12.8.2.5 Sanitary Sewerage Disposal			
12.8.2.6 Energy Supply			
12.8.2.7 Telecommunication			
12.8.2.8 Easements for any purpose			
12.8.2.9 Preservation of Heritage resources, vegetation, fauna, landscape and land set aside for conservation purpose			
12.8.2.10 Access to reserves & water ways			

12.8.2.11 Land use incompatibility			
12.8.2.12 Proximity to airport			
12.8.3 Land subject to a consent under integrated development			
12.9A Restricted Discretionary Activities Subdivision within 100m of minerals zone			
12.9A.2 Subdivision within Golf Living sub zone			
12.9.1 Minimum net area for vacant new Lots and new Lots which accommodate structures. Refer to table 7 'Discretionary Activity Status'			
12.9.2 Management Plans			
12.9.3 Development Bonus			
12.10 Assessment Criteria			
12.11 Non complying subdivision			
12.12 Structure Plans			
14.0 Transportation			
14.1.6.1.2 Access (attach rules)			
14.1.6.1.3 & 14.1.6.1.3 14.1.6.1. Limited Access Roads (see note 4)			

MATTERS TO NOTE

- 1 Response from Community Board
- 2 Response from TNZ
- 3 Response from Utilities
- 4 Are any financial contributions payable?
- 5 Are any esplanade reserves or strips necessary?
- 6 Are any covenants / consent notices / building line restrictions necessary?
- 7 Are any amalgamation conditions required?
- 8 Are any new assets to be vested to Council?
- 9 Section 106 – Refusal of Subdivision

Pre 93/94 Report Reporting Planner & Team Leader Assessment

(To be completed within 3 days of allocation)

RC RC-2100461-RMALUC Applicant: Catherine Jane Bew

Responsible Planner:

Description of Activity:

Category of Activity:

Site Visit Undertaken?

Yes

☐

No

☐

All written approvals provided?

Further information required?

Issues requiring consideration:

Further issues raised by Team Leader:

Likely processing method (non-notified, limited or full notification) & reasons:

Section 93/94 report to be prepared by:

Date: _____

Decision report to be prepared by:

Date: _____

20 working days:

Date: _____

Planner's initials:

Date: _____

Team Leader's initials:

Date: _____

WILLIAMS & KING

A Division of Survey & Planning Solutions Ltd
LAND SURVEYORS - RESOURCE PLANNERS

Kaitaia, Kerikeri & Paihia

www.saps.co.nz

FAR NORTH DISTRICT COUNCIL
JOB CENTRE

11 MAR 2010

DEVELOPMENTS & CONSENTS

Ref 20396

March 9, 2010

RC 2100461

The Resource Consents Manager
Far North District Council
Memorial Drive
Private Bag 752
Kaikohe

Dear Sir,

**Re: Proposed Subdivision (Including New Right of Way and
Revocation of Existing Right of Way) for Catherine Bew
State Highway 12 / Waianga Place, Omapere**

Please find enclosed an application form and Assessment of Environment Effects in support of our clients' subdivision use application.

We have assessed the application as being a controlled activity in the District Plan, and attach our client's cheque for \$1600.00 (assuming non notification).

It is respectfully requested that Council consider this application as soon as is possible. Please do not delay in contacting me should you require further information.

Yours faithfully
Williams & King, Kerikeri



Natalie Watson
Resource Planner

Attachments:

1. Fees Cheque for \$1600.00
2. Application Form (Form 9)
3. Planner's Report Including an Assessment of Environmental Effects

Kerikeri Office

27 Hobson Ave
P.O. Box 937 Kerikeri, New Zealand
Telephone: 09 407 6030
Facsimile: 09 407 6032
Email: kerikeri@saps.co.nz

After Hours:

Chris Williams 09 407 6045
chris@saps.co.nz
Brett King 09 407 7885
king@saps.co.nz

APPLICATION FOR RESOURCE CONSENT
Pursuant to Section 88, Resource Management Act 1991

TO: Far North District Council

1. I, Catherine Bew, apply for the following type of resource consent:
Subdivision Consent plus Proposed Right of Way and Revocation of Right of Way.
2. The name(s) and address(s) of the owner of land to which the application relates is/are as follows:
Catherine Bew
PO Box 102
Omapere
3. The location of the proposed activity is as follows:
255 State Highway 12, Omapere
4. No additional resource consents are needed for the proposed activity.
5. I attach, in accordance with the Fourth Schedule of the Resource management Act 1991, an assessment of environmental effects in the detail that corresponds with the scale and significance of the effects that the proposed activity may have on the environment.
6. I attach any information required to be included in this application by the district plan, the regional plan, the Resource Management Act 1991, or any regulations made under that Act.(if any), required to be included in the application by the district or regional plan(s), or regulations.
Proposed Scheme Plan (see below), Computer Freehold Registers, Location & Cadastral Maps, Google Earth Aerial Photograph, Service Authority Consultation, and Fraser Thomas Ltd Engineering Report.
7. As this is an application for a subdivision consent, I attach information that is sufficient to adequately define -
 - a) The position of all new boundaries; and
 - b) The areas of all new allotments; and
 - c) The location and areas of new reserves to be created, including any esplanade reserves and esplanade strips; and
 - d) The locations and areas of any existing esplanade reserves, esplanade strips, and access strips; and
 - e) 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 to be vested in the Crown or local authority under Section 237A of the Resource Management Act 1991; and
 - f) The location and areas of land to be set aside as new roads.

Signature of applicant }
or person authorised to }
sign on behalf. }

N A Watson

N A Watson
Resource Planner

Date *9/3/10*

Address for service of applicant:

WILLIAMS & KING
PO BOX 937
KERIKERI

Telephone Numbers: {Business} **09 407 6030** {Facsimile} **09 407 6032**

Catherine Bew**PROPOSED SUBDIVISION and CREATION /
REVOCATION OF RIGHTS OF WAY****State Highway 12 / Waianga Place****Omapere****PLANNER'S REPORT INCLUDING AN ASSESSMENT OF
ENVIRONMENTAL EFFECTS**Williams & King¹

Kerikeri

1 Introduction

Our client, Catherine Bew, owns a property on the corner of State Highway 12 and Waianga Place, in Omapere (zoned Coastal Residential in the Far North Operative Proposed District Plan). The property consists of two Computer Freehold Registers ("CFRs"), and subdivision consent is sought to adjust these CFRs to rationalise the boundaries in relation to existing dwellings on the property, whilst creating a third CFR. A new right of way and services easement over an adjoining property is required and an existing right of way easement will be revoked.

This subdivision has already been approved (RC 2080118), however re-approval is sought to enable the subdivision to be assessed under the 2009/2010 Development Contribution Policy.

This assessment accompanies the Resource Consent Application made by our clients, and is provided in accordance to Section 88 of the Resource Management Act 1991.

It is intended to provide the necessary information for an understanding of the proposal and any actual or potential effects the proposed activity may have on the environment.

1

Williams & King, Surveyors, Planners, Resource Managers Kerikeri, Paihia and Kaitia
PO Box 937 Kerikeri Phone (09) 407 6030 Fax (09) 407 6032 Email: nat@surveyandplanning.co.nz



2 Description of Proposal

2.1 Purpose of the Proposal

The purpose of the proposal is to subdivide Lots 1 and 2 DP 68142 to create three coastal residential allotments. Lots 1, 2 and 3 will have areas of 974m², 1566m² and 934m² respectively. The proposed subdivision will also rectify an existing situation, whereby one of the dwellings on the property straddles a site boundary.

Access to proposed Lot 1 (which is presently vacant) is via the existing entrance off State Highway 12.

Lots 2 and 3 will use an existing driveway over an adjoining property (Lot 1 DP 113775) for access from Waianga Place, and a right of way and services easement (easement A) is proposed to facilitate this. An additional easement over Lot 2 in favour of Lot 3 is proposed to enable the extension of access and the provision of services to that lot.

As a result of the proposal the right of way over Lot 1 DP 68142 in favour of Lot 2 DP 68142 (labeled area C) shall be revoked.

Easements over an existing sewerage connection line are proposed – these are shown as D, E and F. Note that the easements are presently shown in an approximate position (based on an architectural site plan as no as-built information was found) and are only shown as being in favour of the existing and proposed lots that use this connection. As detailed in section 5.6 of this report, it is proposed that the location and sizing of the connection pipe will be determined prior to approval of the survey pursuant to section 223 of the Resource Management Act 1991 (the Act) and at that stage will be made in favour of Far North District Council.

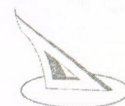
A scheme plan is attached in **Appendix 1**. Note that all area and dimensions (including easements) are subject to final survey.

2.2 Site Description

The subject sites to be subdivided are legally described as Lots 1 and 2 DP 68142 and are held in the CFRs NA23C/662 and NA23C/663 respectively – see **Appendix 2**. These sites contain areas of 1138m² and 2350m².

Lot 1 DP 113775 is an adjoining lot with a panhandle entrance from Waianga Place. Access and supply of services to Lots 2 and 3 is proposed over the panhandle portion of this allotment via a right of way and services easement.

The property is situated on the corner of State Highway 12 and Waianga Place, in Omapere in the southern Hokianga. The address is 255 State Highway 12, Omapere. The property has views to the Recreation Reserve on the western side



of State Highway 12, and to the outer Hokianga Harbour. Waianga Stream (1m wide where it passes the subject site) is located to the north of the site, and existing open stormwater drains along State Highway 12 discharge to this watercourse. A location map and cadastral index map are attached in **Appendix 3**. An aerial photograph is provided in **Appendix 4**.

The property contains two existing dwellings and a shared driveway and parking area, accessed off a 50km/hr portion of State Highway 12. The existing metalled driveway to the dwellings is to be partially removed, although proposed Lot 1 will continue to use the existing entrance from State Highway 12 (this is an authorised crossing place – refer to CFR NA23C/662 in **Appendix 2**). The proposed easement over Lot 1 DP 113775 currently contains a limestone driveway; however the entrance is unformed and has no kerb crossing.

The larger existing dwelling occupies the southern portion of the property, and is located on a high point within the site. The smaller existing dwelling straddles the present boundary between Lots 1 and 2 DP 68142. The undeveloped areas of the property are in mown lawn, with established gardens/landscaping, particularly along the road boundary, around the existing entrance off State Highway 12, along the margin of Waianga Stream, and to the south and west of the larger dwelling.

Photographs of the site and existing buildings are presented below:



Plate 1: The Larger Dwelling, Located on a High Point.



Plate 2: The Smaller Dwelling.



Plate 3: Existing Metalled Driveway Providing Access of SH12.



Plate 4: Proposed ROW & Services Easement over Lot 1 DP 113775.



3 Planning Provisions

3.1 Far North District Plan (“District Plan”)

The site is zoned Coastal Residential and is not subject to any Resource Features in the District Plan. The land on the opposite side of State Highway 12 from the subject land is marked with a Coastal Hazard 1 & 2 notation. The property is not recorded as being susceptible to flooding in the District Plan Potential Flooding Maps.

As the property is sewered, a minimum lot size of 800m² applies in the Coastal Residential Zone as a controlled activity. The proposed subdivision achieves the controlled activity minimum lot size. Each lot is easily able to accommodate an allotment dimension of 15 metres by 15 metres that does not encroach into the permitted activity setbacks of 3 metres from road boundary and 1.2 metres from internal boundaries, in accordance with the controlled activity standard of 13.8.1.2.

Existing buildings on Lots 2 and 3 have been considered in relation to all proposed boundaries in terms of the land use standards of the Coastal Residential Zone, as follows:

10.8.5.1.5 Sunlight

No part of any building shall exceed a height of 2m plus the shortest horizontal distance between that part of the building and the nearest site boundary except that buildings may exceed this standard for a distance of 10m along any boundary other than a road boundary, provided that the maximum height of any building where it exceeds the standard is 2.7m.

Existing buildings on Lots 2 and 3 are single storied – refer to the photographs in Section 2.2 of this report. The building on Lot 2 is set back a minimum of 4.5 metres from the proposed boundary with Lots 1 and 3, and is easily able to comply with Rule 10.8.5.1.5. The building on Lot 3 is set back 4.9 metres from the proposed boundary with Lot 2, and the part of the building closest to the boundary is approximately 3.2 metres high. The maximum height provided for as a permitted activity under Rule 10.8.5.1.5 is 6.5 metres and 6.9m for Lots 2 and 3 respectively, and the proposal meets this standard.

10.8.5.1.6 Impermeable Surfaces

The maximum total site area covered by buildings and other impermeable surfaces shall be 50% or 1000m², whichever is the lesser.

For Lots 2 and 3, 50% of the total site area is the lesser value, being 783m² and 467m² respectively. Existing buildings, water tanks and concreted areas do not amount to more than 50% of the total site area of each of those lots – see Appendix 1.



810.8.5.1.7 Setback from Boundaries

- (a) *The minimum building setback from road boundaries shall be 3m; and*
- (b) *The minimum setback from any boundary apart from a road boundary is 1.2m except that no setback is required for a maximum total length of 10m along any one such boundary; and*
- (c) *Not less than 50% of that part of the site between the road boundary and a parallel line 2m therefrom shall be landscaped.*

Existing dwellings are situated more than 3 metres from State Highway 12 and Wainga Place, and are more than 1.2 metres from all other proposed boundaries.

Access to the proposed lots has been considered in relation to the permitted activity Vehicle Access rules of 15.1.6.1.2. Relevant rules are listed and addressed as follows:

15.1.6.1.2(a) *For all zones other than the Commercial and Industrial Zones, the access carriageway from the property boundary to any parking or loading space shall be 3m wide and with a minimum overhead clearance of 4m, provided that:*

- (i) *It serves no more than five residential units;*
- (ii) *It serves:*
 - *No more than one loading space or,*
 - *More than 1 loading space and there is a passing bay at the road boundary.*
- (iii) *There is 60m clear visibility at any point along the full length of the access;*
- (iv) *The access is:*
 - *Less than 60m long or,*
 - *60m long or longer and passing bays are provided at no less than 60m intervals.*

15.1.6.1.2(c) *The construction of private access, in addition to the specifics also covered within this Rule, is to be undertaken in accordance with Appendix 3B in Part 4 of this Plan. In particular, minimum access widths and maximum centerline gradients (both for impermeable and unsealed carriageways) are set out in the Appendix 3B table.*

15.1.6.1.2(d) *The following restrictions shall apply to vehicle access over footpaths:*

- (i) *No more than two crossings per site;*

15.1.6.1.2(e) *Vehicle access shall not be permitted:*

- (i) *Onto a State Highway or a limited access road unless authorised by New Zealand Transport Agency or Council, as appropriate pursuant to Rule 15.1.6.1.7.*

15.1.6.1.2(f) *Provision shall be made such that there is no need for vehicles to reverse off a site where:*

- (i) *Access is gained from a State Highway, a limited access road, or a collector road.*

15.1.6.1.2(g) *Private access off roads in the rural and coastal zones the entrance is to be constructed in accordance with Council's Engineering Standards and Guidelines.*

- (i) *Where the access is off a sealed road in the rural and coastal zones the entrance plus splays is to be sealed to the centerline of the roadside water channel or where no drain exists for a minimum distance of 2m from the existing seal edge.*
- (ii) *Where the entrance serves two or more properties, the carriageway is to be 6m wide and is to extend for a minimum distance of 6m from the edge of the carriageway.*



15.1.6.1.2(q) Where registered users of an access share in the cost of maintenance of the access, with individual liability for an apportionment of costs, these shall be written into the legal document creating, granting or reserving the access.

15.1.6.1.2(r) Runoff from impermeable surfaces shall, wherever practicable, be directed to grass swales and/or shall be managed in such a way as will reduce the volume and rate of stormwater runoff and contaminant loads.

15.1.6.1.2(s) A private accessway may serve a maximum of 8 residential units.

Appendix 7A:

Zone	No. Dwelling Units	Legal Width	Carriageway Width	Max Gradient Sealed/Unsealed	Kerb	Foot path	Stormwater Drain
Coastal Residential	1	-	3.0m	1:6 / 1:4	-	-	Yes
Coastal Residential	2	5.0m	3.0	Refer 15.1.6.1.2 / 1:4	-	-	Yes

The proposal will require formation of a new driveway over adjoining Lot 1 DP 113775. This will be formed to provide a 3.0 metre metalled driveway, with a sealed entrance in accordance with 15.1.6.1.2(g)(ii). The existing entrance off State Highway 12 is depicted below.



Plate 5: Existing Entrance off State Highway 12.

Each accessway has clear visibility for its entire length. The proposal does not offend Rule 15.1.6.1.2(d), in that no more than one crossing over a footpath per allotment is proposed.

There is sufficient manoeuvring area on Lot 1 so that a vehicle will not need to reverse onto State Highway 12 to exit the site. New Zealand Transport Agency has been contacted to satisfy Rule 15.1.6.1.2(e).

In summary, the proposal is considered to be a controlled activity.



3.2 Regional Plans

The property is within the 'area of benefit' for stormwater and wastewater. Existing dwellings on the property connect to these services (via an open connection to Council's open roadside stormwater drains and a piped connection to the wastewater reticulated system) and a new dwelling on Lot 1 will also make use of these services, as described in the Fraser Thomas Ltd Engineering Report ("Engineering Report") in **Appendix 6**.

4 Consultation

There are no relevant rules or national environmental standards relating to public notification. Furthermore, public notification is not requested, and it is considered that the actual and potential adverse effects of the proposal will be less than minor. As such, it is submitted that public notification is not required in terms of 95A of the Act.

Under Section 95E Council must determine whether there are any affected parties.

New Zealand Transport Agency ("NZTA") is an affected party, as the application sites have frontage to State Highway 12. Consultation with NZTA has resulted in an agreement being reached that a memorandum of encumbrance will be applied to Lot 1 for the purpose of avoiding reverse sensitivity relating to noise from the State Highway – refer to correspondence in **Appendix 7**. Condition 3(i) on RC 2080118 requires that a Section 93 certificate be obtained, and this can be re-applied to the new consent.

We are of the opinion that there are no other parties who will be adversely affected by the proposal for the following reasons:

- There are no adverse effects, in terms of the matters over which Council has reserved control, which would have a minor or more than minor impact on any person.
- Existing structures on the site are able to comply with the permitted activity land use standards of the Coastal Residential Zone;
- The resultant allotments will remain consistent with the character and intensity of the surrounding environment, in terms of allotment area, land use and density of development.

As consultation with NZTA has resulted in an agreement being reached, and it is considered that there are no other affected parties, we respectfully request that the application is processed on a non-notified basis.



5 Environmental Effects and Mitigation

5.1 Existing Uses, Structures and Utilities

The property contains two existing dwellings, as depicted in the scheme plan (**Appendix 1**) and section 2.2 of this report. These dwellings can be incorporated into proposed Lots 2 and 3 in such a way that complies with the permitted activity land use standards of the Coastal Residential Zone.

Area A is a proposed right of way and services easement over adjoining Lot 1 DP 113775, in favour of Lots 2 and 3. Easements B and E, for the purpose of right of way and services are over Lot 2 in favour of Lot 3. Area C is an existing right of way, which will be revoked to ensure that legal access to proposed Lot 2 can only be gained from Waianga Place.

Proposed easements D, E and F, provide the right to drain sewage, in the approximate location of an existing sewerage connection line over proposed Lots 2 and 3. The location of the line has been transcribed from an architectural site plan, so is not necessarily accurate. The proposed easements allow Lots 2 and 3 and adjoining Lot 1 DP 113775 to drain sewage to the Council's reticulated system. Refer to section 5.6 of this report for further information regarding these proposed easements.

Existing dwellings collect rainwater from roof surfaces for domestic water supply (although it is understood that the dwelling on Lot 2 is connected to the Council's reticulated water supply and another water meter would be available for use by Lot 3). Water tanks are accommodated within the proposed boundaries of Lots 2 and 3. A future dwelling on Lot 1 will connect to Council's supply. Refer to the Engineering Report in **Appendix 6**.

Telecom (now Chorus) and Top Energy have been contacted for their requirements – see **Appendix 5**. Telecom has nil requirements, while Top Energy requires each lot to be reticulated.

In summary, existing uses and structures can be accommodated by the proposed subdivision, and servicing is able to be adequately achieved, without having any significant adverse effects on the environment.

5.2 Flora, Fauna and Habitats

The property is in a medium density kiwi habitat. Undeveloped areas of the site contain lawns and landscaping/ vegetated areas, particularly along the boundaries of the property. The likely house site for Lot 1 is located on the south-eastern corner of the property, upon an area of lawn. As such, the effect of the proposal on flora, fauna and habitats is considered to be less than minor.



5.3 Soil Conservation

As the property is located in an urban environment, the effect of the proposal on productive soils is considered to be negligible.

Earthworks required to implement the proposal will be minimal as each of the two proposed access ways are already formed (the driveway over Lot 1 DP 113775 will require minor additional work). Preparation of a building site on Lot 1 will require minor trimming, for which the volumes and depths required will be within the permitted activity standards for the Coastal Residential Zone. The Engineering Report (**Appendix 6**) recommends that all earthworks are subject to implementation of adequate measures in accordance with ARC TP90 to minimise erosion.

5.4 Natural & Other Hazards

Nearby land on the opposite side of State Highway 12 of the subject land is marked with a Coastal Hazard 1 & 2 notation. This does not affect the land subject to this application. The property is not recorded as being susceptible to flooding in the District Plan Potential Flooding Maps.

The Engineering Report (**Appendix 6**) provides a full description of soils and geology of the property. It notes that the existing dwellings show no signs of subsidence or movement, but recommends that a consent notice be recorded on the titles of the each lot to require specifically designed foundations for all future dwellings, due to the known instability issues in the Hokianga area and the recorded soft soils.

We believe that the proposal creates suitable and stable allotments, and that proposed Lot 1 can be physically developed in a manner that will not cause or aggravate any effects relating to natural hazards.

5.5 Sites of Archaeological, Cultural and Historical Significance

There are no sites of archaeological, cultural or historic significance recorded within the site or on adjoining properties. No archaeological evidence was observed during our site visit.

We believe that the proposal can proceed without affecting any sites of archaeological, cultural or historic significance. If necessary, the standard advice note could be applied, outlining the applicant's responsibilities under the Historic Places Act 1993.

5.6 Stormwater and Sewage

The property is within the area of benefit for stormwater and sewage. The Engineering Report (**Appendix 6**) describes the manner in which existing dwellings and a future dwelling on Lot 1 will connect to Council's systems.



The stormwater system consists of open connection to open roadside drains, which discharge to Waianga Stream, to north of the subject site, then eventually the Hokianga Harbour. Stormwater from existing dwellings is directed to the roadside drains via swale and concrete lined open drains.

Sewage generated from existing dwellings is understood to discharge via a piped connection cutting through the south eastern corner of the property to the Council drain that runs along the southern side of Waianga Place. It is understood that Lot 1 DP 113775 is also connected to this line. It is recommended that a future dwelling on Lot 1 connect to Council's reticulation via a manhole located on the opposite side of State Highway 12.

Servicing of the sites in terms of stormwater and wastewater disposal is considered to be able to be adequately achieved, and can be carried out in such a way that will have no more than minor effect on the environment.

5.7 Traffic and Access

The property has legal frontage to, and access from, State Highway 12 and Waianga Place, both being within 50 km per hour speed zones.

The proposal will theoretically generate an additional ten daily one-way traffic movements. State Highway 12 and Waianga Place are considered to be of sufficient standard to accommodate the additional traffic movements. The effects of additional traffic on the safe and efficient operation of State Highway 12 are considered to be offset by the relocation of entrances to Lots 2 and 3 to Waianga Place – the numbers of vehicles using entrances directly off State Highway 12 will effectively be reduced. Consultation with New Zealand Transport Agency has been undertaken, and as a result agreement has been reached, as outlined in Section 4 of this report.

The entrance to the property from Waianga Place requires upgrading to construct a double width complying with the FNDC/S/02 standard for urban crossings.

It is considered that access to each lot can be achieved in a safe and efficient manner; and that the effects of additional traffic will be mitigated by the relocation of access to the existing dwellings to Waianga Place.

5.8 Visual Landscape, Character and Amenity

The proposal creates lots that are consistent with the area and dimensions of sites in the surrounding environment and are also consistent with the controlled activity provisions for subdivision in the Coastal Residential Zone. The effects of the proposal on the landscape values and character of the area are therefore considered to be negligible. Both existing dwellings, and a future dwelling on Lot 1, are able to comply with the permitted land use criteria of the Coastal Residential Zone, therefore it is anticipated that amenity values such as privacy and open space can be maintained, and that the proposal will not have any noticeable adverse effect on those values.



6 Conclusion

In terms of section 104 and 104A of the Resource Management Act 1991, we consider that:

- The effects on the environment are minor or less.

We also note that:

- The scale of the proposal is consistent with nearby developments;
- Agreement between NZTA and the Applicant has been reached; and
- No further written approvals have been sought as we are of the opinion that there will be no other affected parties.

For these reasons it is requested that this application be considered to be a non-notified application, and that the Council grant consent to the proposal, under delegated authority, as detailed in the application and supporting information.

Signed NA Watson

Date 11/3/10

N A Watson,
Resource Planner

WILLIAMS & KING
Kerikeri

7 Appendices

Appendix 1 Scheme Plan

Appendix 2 Computer Freehold Registers

Appendix 3 Location Map & Cadastral Index Map

Appendix 4 Google Earth Aerial Photograph

Appendix 5 Telecom & Top Energy Consultation

Appendix 6 Fraser Thomas Ltd Engineering Report

Appendix 7 Correspondence with New Zealand Transport Agency



APPENDIX 1: SCHEME PLAN

APPENDIX 2: COMPUTER FREEHOLD REGISTERS



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier **NA23C/662**
Land Registration District **North Auckland**
Date Issued 13 December 1972

Prior References
NA19A/254

Estate Fee Simple
Area 1138 square metres more or less
Legal Description Lot 1 Deposited Plan 68142

Proprietors
Catherine Jane Bew and Smith & Partners Trustee Co. Limited

Interests

Subject to a right of way over part coloured yellow on DP 68142 specified in Easement Certificate 025099 - 13.12.1972 at 10.24 am
The easements specified in Easement Certificate 025099 are subject to Section 37 (1) (a) Counties Amendment Act 1961
D616689.1 Crossing place notice pursuant to Section 91 Transit New Zealand Act 1989 - 27.6.2001 at 9.01 am
D616625.1 Gazette Notice (NZ Gazette 9.11.2000 No 152 p 3942) declaring part of the State Highway 12 in Northland commencing at its intersection with the northern end of Waiotemarama Gorge Road at Pakanae and proceeding in a Southerly direction to its intersection with the southern end of Waiotemarama Gorge Road at Waiotemarama to be limited access road - 27.6.2001 at 9.01 am

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B. K. 21

S. H. No 12

19.19

WAIANCA STREAM

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R.

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284.47

100.00



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier **NA23C/663**
Land Registration District **North Auckland**
Date Issued 13 December 1972

Prior References

NA19A/254

Estate	Fee Simple
Area	2350 square metres more or less
Legal Description	Lot 2 Deposited Plan 68142

Proprietors

Catherine Jane Bew and Smith & Partners Trustee Co. Limited

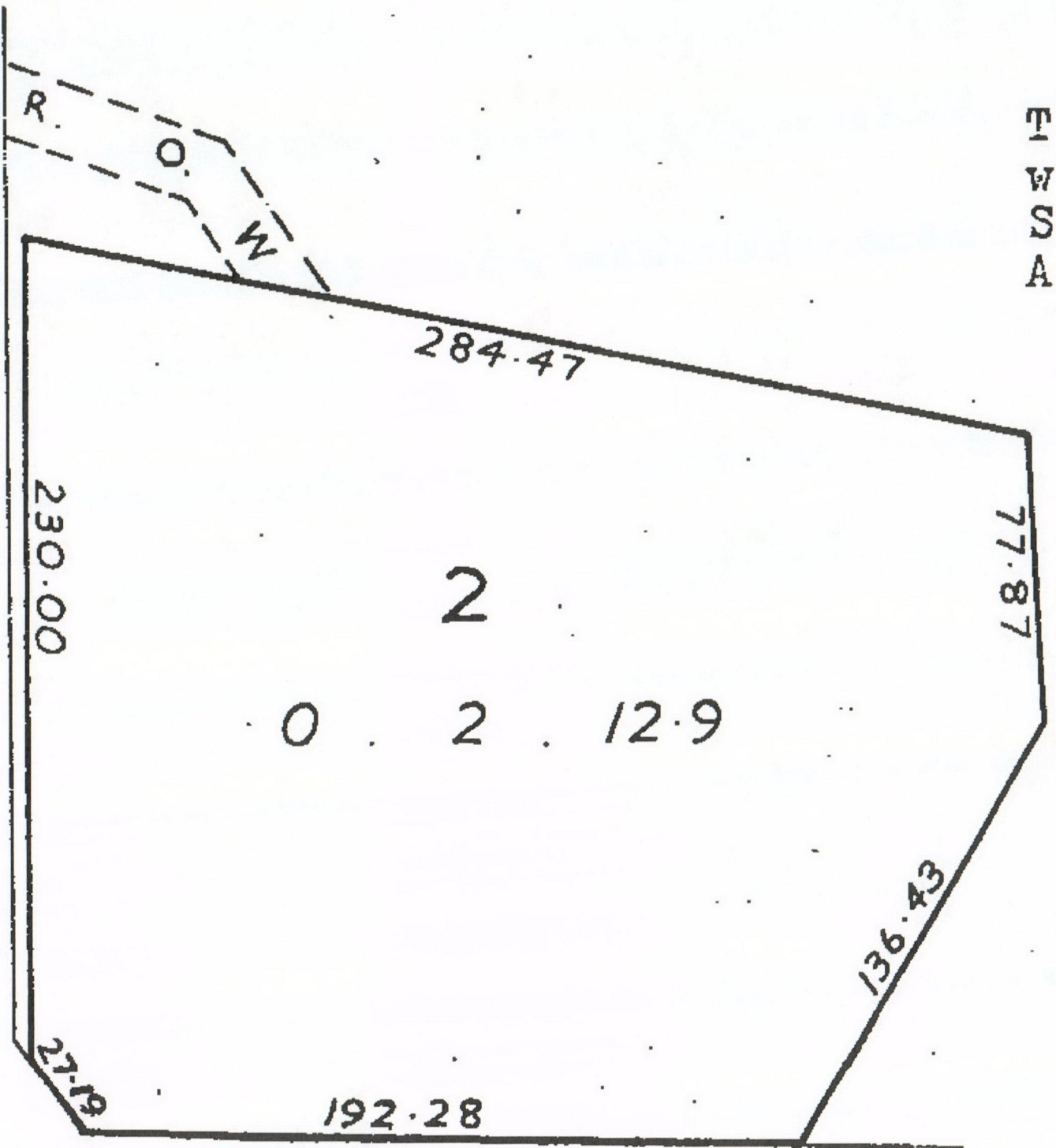
Interests

Appurtenant hereto is a right of way specified in Easement Certificate 025099 - 13.12.1972 at 10.24 am
The easements specified in Easement Certificate 025099 are subject to Section 37 (1) (a) Counties Amendment Act 1961

D616625.1 Gazette Notice (NZ Gazette 9.11.2000 No 152 p 3942) declaring part of the State Highway 12 in Northland commencing at its intersection with the northern end of Waiotemarama Gorge Road at Pakanae and proceeding in a Southerly direction to its intersection with the southern end of Waiotemarama Gorge Road at Waiotemarama to be limited access road - 27.6.2001 at 9.01 am

D616689.2 Crossing place notice pursuant to Section 91 Transit New Zealand Act 1989 - 27.6.2001 at 9.01 am

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ROAD

(28.18)

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77.87

136.43

192.28

27.19

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10

S
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NO. 12



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy


R.W. Muir
Registrar-General
of Land

Identifier **NA64C/147**
Land Registration District **North Auckland**
Date Issued 26 September 1986

Prior References

NA23C/669 NA23C/670

Estate Fee Simple
Area 1214 square metres more or less
Legal Description Lot 1 Deposited Plan 113775

Proprietors

Eason Property Holdings Limited

Interests

Appurtenant hereto are stormwater rights specified in Easement Certificate C837424.1 - 2.5.1995 at 11.42 am
7878220.2 Mortgage to ASB Bank Limited - 23.10.2008 at 3:26 pm



Approvals
Pursuant to a resolution of the Hokianga County Council passed on the 20th day of May 1988 approving pursuant to Section 305 of the Local Government Act 1974 this Survey plan and certifying that the survey plan is in accordance with the requirements and provisions of the operative district scheme for the area to which the survey plan relates the common seal of the Hokianga County Council was affixed herein the Presence of:-

Chairman John Klarsch

County Clerk [Signature]

Approved

[Signature] P. J. Berts

[Signature] [Name]

Registered Owners

Bearing and Coordinate
Datum Old Cadastral
origin Mt Eden 700 000 mN
300 000 mE

New CTs Allocated Lot 1 64c/147
Lot 2 64c/148

Total Area 1943 m²

Comprised in C.T. 235/669 (All)
C.T. 235/670 (All)

Trevor James Shaw
Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to the proviso to section 33(2) of the Surveyors Act 1968 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.

Dated at Whangarei this 27th day
of April 1988 Signature [Signature]

Field Book p. [Blank] Traverse Book 1071 p. 187
Reference Plans

Examined D. Hartley Correct W. Gibbs.

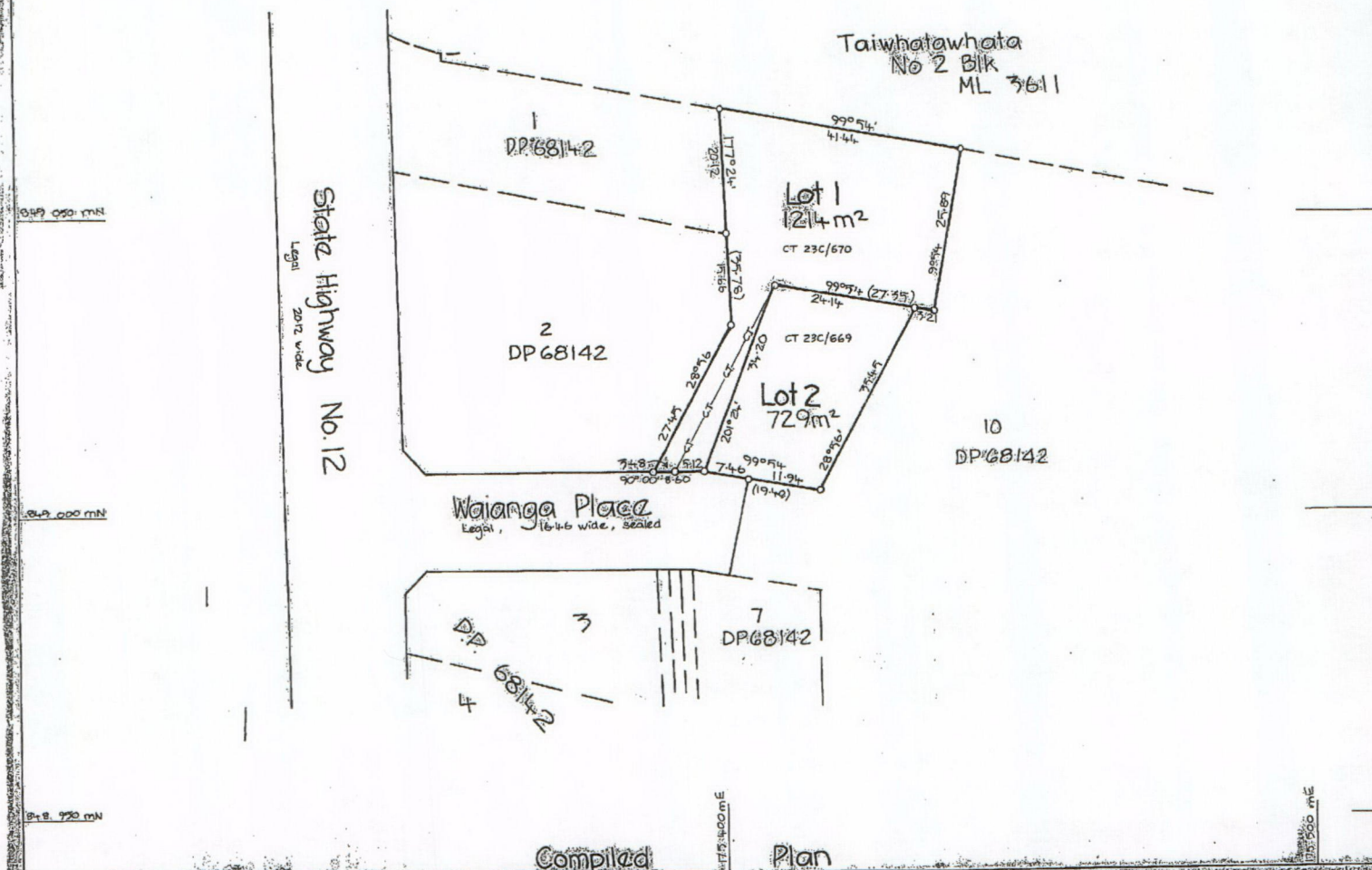
Approved as to Survey
25 18 186 [Signature] Chief Surveyor

Deposited this 26th day of September 1988
[Signature] Assistant District Land Registrar

File
Received 17 AUG 1988
Instructions

DP 113715

L & S FORM 103



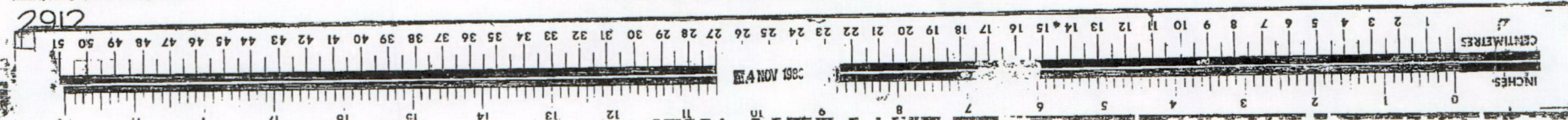
LAND DISTRICT North Auckland
SURVEY BLK. & DIST. VII Hokianga
NZMS 261 SHT RECORD MAP No

Plan of Lots 1 & 2 Being a Subdivision
of Lots 8 & 9 DP 68142

TERRITORIAL AUTHORITY Hokianga County
Surveyed by Simpson, Shaw & Co
Scale 1:500 Date March 1986

Printed by Starling Imports Ltd. Auckland, New Zealand.

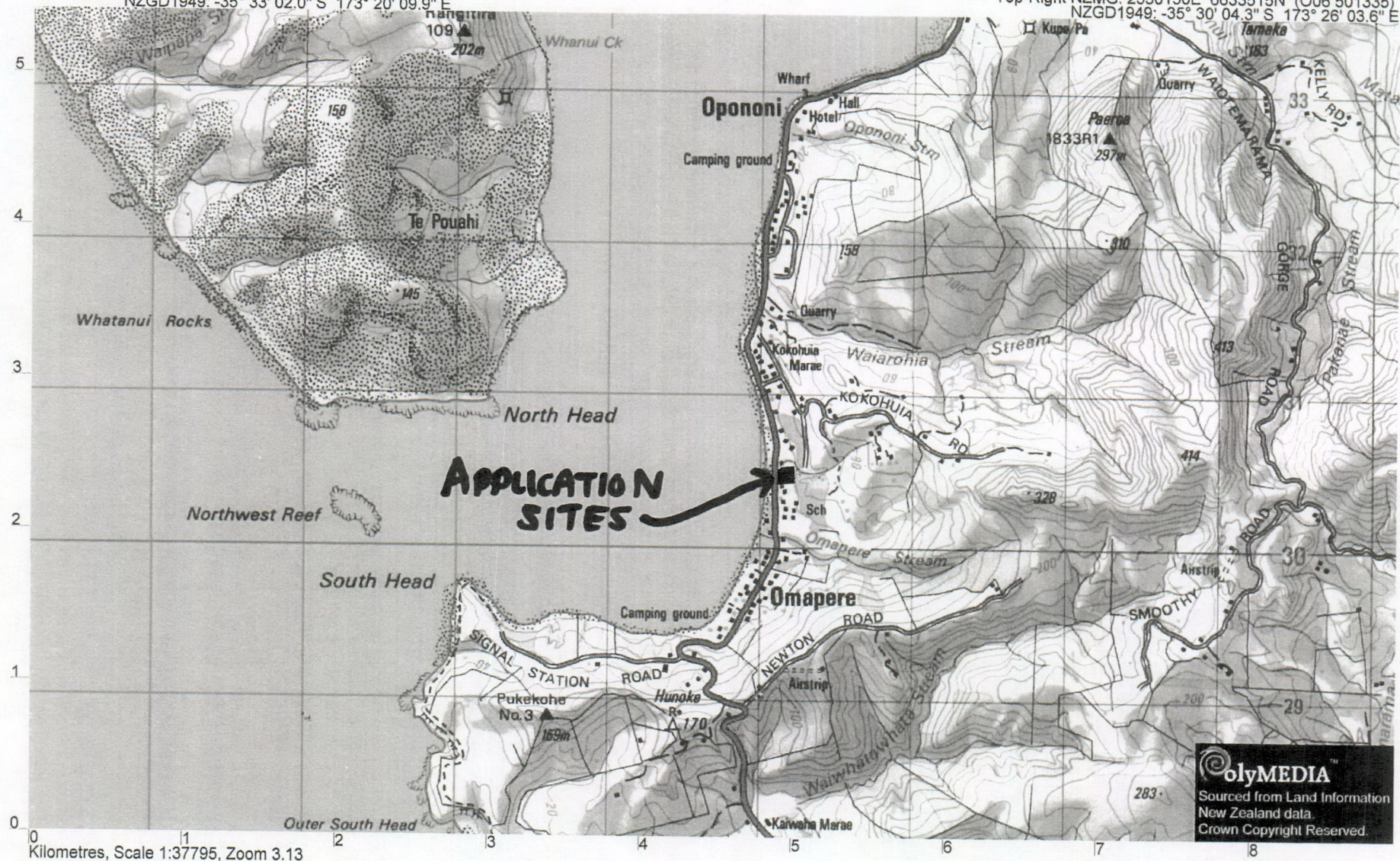
W.R. HAWKEY, SURVEYOR GENERAL, DEPARTMENT OF LANDS AND SURVEY NEW ZEALAND WELLINGTON



APPENDIX 3: LOCATION MAP & CADASTRAL INDEX MAP

Bottom-Left NZMG: 2541200E 6628095N (O06 412281)
NZGD1949: -35° 33' 02.0" S 173° 20' 09.9" E

Top-Right NZMG: 2550150E 6633515N (O06 501335)
NZGD1949: -35° 30' 04.3" S 173° 26' 03.6" E



APPLICATION SITES

LOT 2
DP 197228
0.3697 ha

LOT 13
DP 68142
0.0000 ha

251

LOT 1
DP 68142
0.1138 ha

255

LOT 1
DP 113775
0.1214 ha

Sh 12

LOT 12
DP 68142
0.0000 ha

LOT 2
DP 68142
0.2350 ha

1

LOT 11
DP 120046
0.0783 ha

5

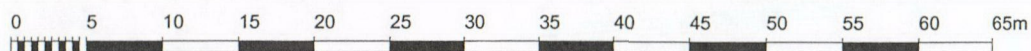
Waianga Place

2

LOT 3
DP 68142
0.0809 ha

12

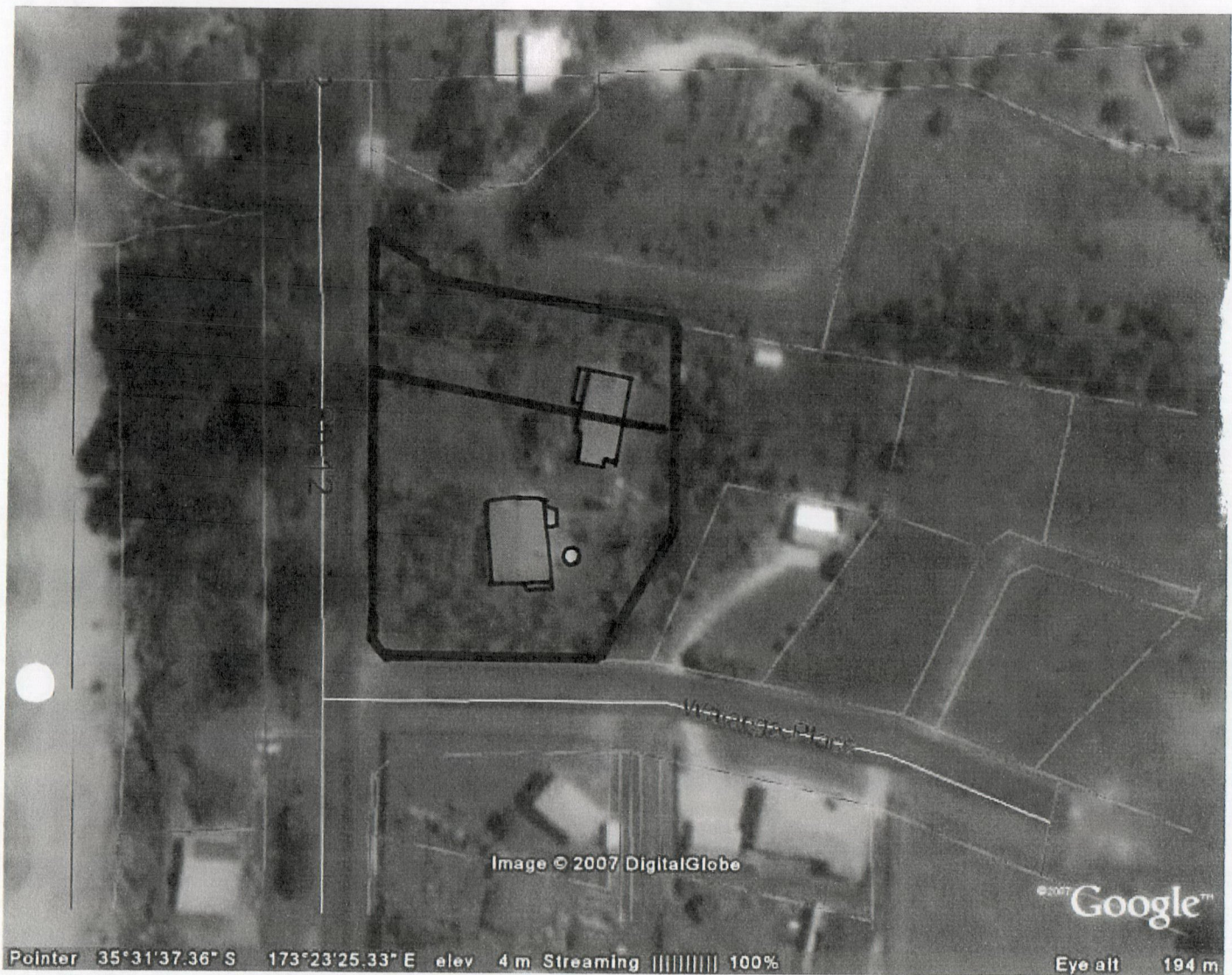
LOT 1
DP 116674
0.0739 ha



QuickMap
Custom Software Ltd

Any person wishing to rely on the information shown on this map must independently verify the information
Scale 1:500 Topographical and Cadastral map derived from LINZ data. Printed 18/07/2007 10:15

APPENDIX 4: GOOGLE EARTH AERIAL PHOTOGRAPH



Pointer 35°31'37.36" S 173°23'25.33" E elev 4 m Streaming ||||| 100%

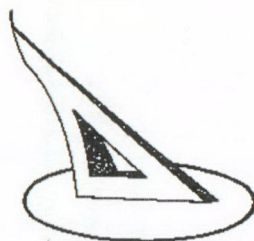
Eye alt 194 m

APPENDIX 5: TELECOM & TOP ENERGY CONSULTATION

PH: 09 407 6030

FAX: 09 407 6032

EMAIL: nat@surveyandplanning.co.nz



WILLIAMS & KING

A Division of Survey & Planning Solutions Ltd

62 Kerikeri Road
PO BOX 937, KERIKERI
NEW ZEALAND

TO: Top Energy Limited

ATTN: Heather Fitchett

DATE: 18 July, 2007

FAX NO: 09 401 5611

REF: 20396

FAXED

NO OF PAGES (INC. THIS COVER SHEET) 3

Proposed Subdivision – Catherine Bew – SH12/Waianga Place, Omapere

Attached is an A4 reduced copy of the scheme plan and a locality plan for a subdivision of Lots 1 and 2 DP 68142. Could you please provide your requirements, if any.

The proposal creates 3 Lots from two existing titles. A copy of this fax will be sent to Council with the application. We will advise you of their application reference number once it comes to hand and when we have received your reply.

Thank you

Yours faithfully,
Williams & King

Natalie Watson
Resource Planner

Land Surveyors – Planners – Resource Managers

Offices in Paihia and Kerikeri

CONNECTING
NEW ZEALANDERS

27 JUL 2007
[Signature]

Telecom

Work Management Group
PO Box 442
WHANGAREI

Telephone: 09 4374212
Facsimile: 09 4374202
Email: duncan.hamilton@telecom.co.nz

Our Ref: NIL/5420

25 July, 2007

Williams & King Surveyors
PO Box 937
KERIKERI

**RE: PROPOSED SUBDIVISION AT: SH12 / WAIANGA PLACE FOR
CATHERINE BEW**

Your Ref: 20396

NIL REQUIREMENT

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

Telecom requirements for this proposal are nil.

This certificate does not cover Service lead-ins from the road to individual lots. When telephone service is required by a lot purchaser, the Service leads can be provisioned by phoning 123, Telecom Residential Sales and Service, at least 48 hours prior to commencing trenching. Adjustments to the telephone network may result in a short delay in providing service.

Telecom standard new connection charges will apply to any new connection made to this subdivision. Please contact Telecom Residential Sales and Service, by phoning 123, for an assessment of these fees.

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

Yours sincerely

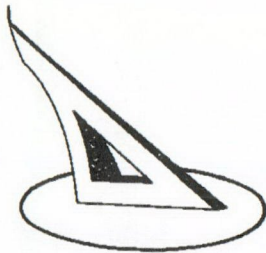
M. D. Hamilton

Duncan Hamilton
Network Deployment Specialist



PH: 09 407 6030
FAX: 09 407 6032

EMAIL: nat@surveyandplanning.co.nz



WILLIAMS & KING

A Division of Survey & Planning Solutions Ltd

62 Kerikeri Road
PO BOX 937, KERIKERI
NEW ZEALAND

TO: Telecom NZ – Design Division

ATTN: Duncan Hamilton

DATE: 18 July, 2007

FAX NO: 09 437 4202

REF: 20396

FAXED

NO OF PAGES (INC. THIS COVER SHEET) 3

Proposed Subdivision – Catherine Bew – SH12/Waianga Place, Omapere

Attached is an A4 reduced copy of the scheme plan and a locality plan for a subdivision of Lots 1 and 2 DP 68142. Could you please provide your requirements, if any.

The proposal creates 3 Lots from the two existing titles.

A copy of this fax will be sent to Council with the application. We will advise you of their application reference number once it comes to hand and when we have received your reply.

Thank you

Yours faithfully,
Williams & King

Natalie Watson
Resource Planner

Land Surveyors – Planners – Resource Managers

Offices in Paihia and Kerikeri

25 JUL 2007

Top Energy Limited
Station Road
P O Box 243
Kaikohe 0400
New Zealand
Telephone +64-9 401 5440
Facsimile +64-9 401 5611
Web www.topenergy.co.nz

24 July 2007

Natalie Watson
Williams & King
P O Box 937
Kerikeri 0245

Dear Natalie

Proposed Subdivision: - C Bew – State Highway 12/Waianga Place - Omapere

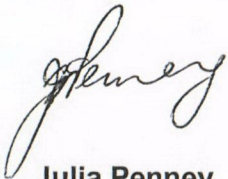
Thank you for your facsimile and a copy of your proposed subdivision scheme plan.

Top Energy requires each lot to be reticulated.

Costs for supply will be provided to a prospective electricity consumer after application and on site survey has been completed.

In order to get a letter from Top Energy upon completion of your subdivision a copy of the Resource Consent Decision must be provided.

Yours sincerely



Julia Penney
Network Administrator

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APPENDIX 6: FRASER THOMAS LTD ENGINEERING REPORT

1 August 2007

38009

CATHERINE BEW
THREE LOT SUBDIVISION AT WAIANGA PLACE, OMAPERE

Engineering Report

This report addresses the engineering issues relevant to the proposed subdivision of the above property into three residential allotments.

The specific issues addressed are land stability, foundations, and earthworks; roads; stormwater drainage; wastewater; water supply; and power and telecommunications.

This report is based on:

- A site walkover assessment, with the surveyor, of the proposed subdivision and surrounding area.
- A desk study of the property history, see attached titles.
- Communication with the FNDC regarding Areas of Benefit and reticulation in the area.

The proposed subdivision is located at the intersection of State Highway 12 and Waianga Place. The subject site is located on the lower flank of a west facing slope of approximately 12%, (see Figure 1 and Subdivision Plan supplied by Williams & King Ltd dated May 2007). SH12 is located at the base of the slope. The lowest point on the property is estimated to be 11m above sea level in the Hokianga Harbour.

There are two existing dwellings located on the proposed subdivision with a shared existing wastewater connection to FNDC's reticulation.

ZONING

This subdivision is zoned Coastal Residential in the Far North District Council's (FNDC) Revised Proposed District Plan (RPDP).



Figure 1. Google Earth image with QuickMap overlay showing 20m contours and parcel boundaries. Subject property highlighted in yellow.

LAND STABILITY, FOUNDATIONS AND EARTHWORKS

Published geological information for the area identifies this site as being on the boundary of two soil categories and three underlying rock types. At the bottom of the site near SH12 the soils are of the coastal sand dune complex being excessively to somewhat excessively drained Pinaki sand and Whananaki sand. These soils are underlain by sand: quartz and feldspar, forming fixed dunes, with minor swamp deposits; unconsolidated to very soft, and also unweathered, or weathered to brown-stained, very soft clayey sand to depths of 5m.

The elevated areas along the eastern boundary are identified as soils of the rolling to hilly land being imperfectly to very poorly drained Omanaia clay loam with coarse structured subsoil, underlain by conglomerate: rounded, gravel to boulder sized fragments of muddy limestone and basalt in a matrix of volcanic sandstone, thickly

interbedded with brown sandstone in places; widely fractured; moderately hard to hard. Weathered to soft reddish brown clay containing moderately soft cores to depths of 20m.

The north-eastern corner of the property is mapped as being underlain by muddy limestone: grey, 40-85% calcium carbonate, in places interbedded with minor green sand or multicoloured mudstone; closely to moderately fractured; moderately hard to hard. Weathered to soft brown clay to depths of 2m.

The two existing dwellings do not show any signs of subsidence or movement.

The eastern half of the property generally has slopes of 12% facing west, which drop to SH12 with a maximum slope of 20%.

Due to the known instability issues throughout the Hokianga area and that the soils are mapped as very soft soils, we recommend that the allotments have Consent Notices placed on the titles requiring specific foundations designed by an Engineer.

The earthworks associated with the formation of accessways are considered to be minor as they are already partially formed. The soils are mapped as being prone to erosion, therefore adequate measures should be implemented in accordance with ARC TP90 during construction to minimize erosion.

ROADS

The proposal is to use existing access points onto SH12 and Waianga Place.

The speed environment is 50 km/hr.

At present, both dwellings predominantly use the single access point onto SH12, and only use the access onto Waianga Place as a service driveway to the back of the property.

The proposal is to improve the access onto Waianga Place, with a shared ROW serving proposed Lots 2 & 3 and Lot 1 DP 113775. Proposed Lot 1 will use the existing access onto SH12.

This is an acceptable proposal as it decreases the traffic movements onto SH12, and the extra movements onto Waianga Place are considered minor.

STORMWATER DRAINAGE

The subdivision is located within the FNDC Stormwater Area of Benefit, see attached map. The Council's plans show the existing open drain along the southern boundary of the proposed subdivision and where this drain discharges into an open drain along SH12 at the south-western corner. Stormwater then flows north along the western boundary and into a culvert which discharges into Waianga Stream near the north-

western corner of the subdivision. The stream then flows under SH12 and into Hokianga Harbour. A minor amount of sheet flow enters the site from up-hill properties to the east.

The existing dwellings do not have formal piped connections to the Council's reticulation, however they are connected to Council's open drains. The tank overflows from the dwelling on Lot 2 are directed to the open drain along the southern boundary. The overflows from the water tank on Lot 3 discharge to the north into a concrete lined drain, which transitions to a grassed swale flowing into Waianga Stream. These are considered to be adequate connections.

We recommend that Lot 1 discharge to the open drain along its western boundary or into the stream along the northern boundary.

We do not anticipate that the proposed subdivision will exceed the permitted impermeable surface cover of 50% as outlined in the RPDP.

We do not believe there is any need for stormwater mitigation due to the proximity of the site to the Hokianga Harbour and that the increase in runoff can be considered minor.

WASTEWATER

The subdivision is located within the FNDC Wastewater Area of Benefit, see attached map. The Council's plans show a gravity main along the southern boundary of Waianga Place.

It is our understanding that there is a single sewer connection to this line which leads to the subject properties and the adjoining lot to the east (Lot 1 DP 113775), see attached "Site Plan" (by Hans Mitt Design, Feb 1998 from the FNDC's property file). We do not know the size of the connection to the Council's mainline or the pipe leading up to the last "Y-junction" shown on the Site Plan. It is doubtful that the pipes have been installed in the exact locations shown on the Site Plan.

To our knowledge, this system has been installed and operating without issue for eight years. We note that when the sewer lines were installed, they were installed as per the engineering standards of the time. The current standards require separate connections for each proposed allotment. We believe that the existing connections are adequate in terms of hydraulic capacity and should not be altered. The pipes should be located, sizing confirmed, and surveyed as "AS BUILT" with easements in favour of the Council placed over the pipes. Easements will enable the Council to conduct future maintenance operations. The survey will also identify pipeline depths so that minimum cover can be ensured under the Right of Way.

We recommend that Lot 1 connect to Council's reticulation at the manhole opposite the entrance onto SH12, or into the gravity sewer line along the western side of SH12. The exact connection location can be determined during specific design.

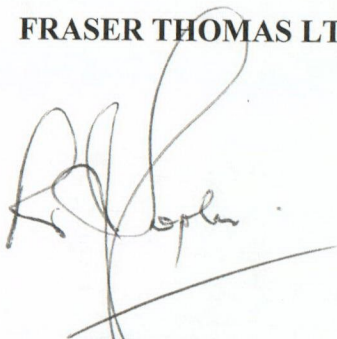
WATER SUPPLY

The existing dwellings use on-site roofwater collection tanks for their domestic water supply. However, the subdivision is located within the FNDC Water Area of Benefit (see attached map) and two water meters are installed. We understand that the house on Lot 2 is connected. A water connection can be made available at the boundary of each proposed allotment.

POWER AND TELECOMMUNICATIONS

We understand that power and telecom can be made available to the boundary of each proposed allotment.

FRASER THOMAS LTD

A handwritten signature in black ink, appearing to read 'R J Toplis', is written over a horizontal line.

R J TOPLIS

J:\38009\report_070801.bcp.doc

Attachments:

Subdivision Plan (Williams & King Surveyor May 2007)
FNDC Stormwater AoB (FNDC 17/07/2007)
FNDC Wastewater AoB (FNDC 17/07/2007)
Site Plan (Hans Mitt Design Feb 1998)
FNDC Water AoB (FNDC 15/06/2005)

APPENDIX 7: CORRESPONDENCE WITH NEW ZEALAND TRANSPORT AGENCY

TNZ Ref: 12/1/5
Your Ref: 20396

16th August 2007

P. O. Box 937
Kerikeri
New Zealand

Attn: Natalie Watson

Dear Madam

**PROPOSED SUBDIVISION - CATHERINE BEW
STATE HIGHWAY 12, WAIANGA PLACE, OMAPERE**

Thank you for your letter dated 7th August 2007, relating to a proposal for a 3-lot subdivision on State Highway 12, at Waianga Place, Omapere.

This letter is to inform you that Transit has received the proposal and is in the process of assessment. The assessment will involve a site visit by our network consultants to collect relevant access data and this will be assessed against Transit's current access management policies and practices.

Please be advised that we will respond to you when the appropriate reporting has been completed.

If you have any enquiries, please do not hesitate to contact me on phone (09) 368 2000 or email consultant.planning@transit.govt.nz

Yours faithfully



Jennifer Slepian
Consultant Resource Planner

10 SEP 2007
MW



TNZ Ref: 12/1/5

Your Ref: RC-2080118-RMASUB

6 September 2007

Williams & King Surveyors Ltd
PO Box 937
Kerikeri

Attn: Natalie Watson

Dear Madam

**RE: PROPOSED SUBDIVISION- CATHERINE BEW, STATE
HIGHWAY 12, WAIANGA PLACE, OMAPERE**

Thank you for your initial letter relating to the above proposal dated 7 August 2007. The section of State Highway adjacent to the property is a Limited Access Road. Briefly this means that:

(a) A Limited Access Road is not a road for the purpose of subdivision unless the Minister issues a Notice in terms of Section 93 of the Transit New Zealand Act 1989, and

(b) Vehicular access is permissible only at a crossing place or road from which vehicular access has been authorised by Transit New Zealand

In order to protect the operation of the State highway, Transit requires that the Council adds a condition to any consent granted for the proposed subdivision requiring the applicant to obtain a Section 93 Notice from Transit prior to a certificate is issued pursuant to Section 224 of the Resource Management Act 1991.

Please note that Transit's response to this proposal is largely confined to traffic effects on the State highway.

We have carefully considered this proposal and will be prepared to approve it in principle at this stage providing the following conditions are met:

- That a consent notice be registered on any subdivision application approved by the Council, against the newly created title with wording to the following affect:

The design and construction of any new dwelling on the site within 40m of the boundary with the State Highway shall comply with the following standards) in order to mitigate any ongoing adverse effects in terms of reverse sensitivity:

1. NZS2107:2000 – Noise;

- (i) *internal sound levels do not exceed 35dba Leq(24hr) in bedrooms;*
and

Bew.doc

Auckland Regional Office

Level 13 • Qantas House • 191 Queen Street • PO Box 1459 • Auckland • New Zealand

Telephone 09 368 2000 • Facsimile 09 368 2059

- (ii) *internal sound levels do not exceed 40dba Leq(24hr) for other habitable rooms.*

At the design stage the developer shall provide Transit New Zealand with an acoustic report from a qualified acoustic engineer (approved by Transit New Zealand) that demonstrates how the design of the development will comply with the above listed standards.

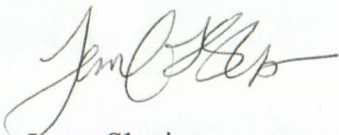
At the time of applying for Building Consent for any dwelling, the above report shall be submitted as part of any application to demonstrate to the Council's satisfaction that the proposed dwelling has been designed to comply with NZS2107:2000 (Noise).

This recommendation is made for the following reasons:

- The proposal is likely to generate 10 additional ecms per day to the State highway.
- Sight distances from CP 106 and Waianga Place intersection are considered excellent.
- The site is within an urban area and a 50 km/hr speed zone.
- The section of the State highway has good crash history.
- The proposal is partly accessed from a side road, which is consistent with Transit accessway management policy.
- The proposal is unlikely to have adverse effects on the safe, efficient and sustainable operation of the State highway.

This response is Transit New Zealand's current view of the situation. Please note that if this proposal is put on hold for any length of time and resubmitted at a later date Transit may need to review its comments in the light of any traffic, safety or policy change.

Yours faithfully



Jenny Slepian
Consultant Resource Planner

Cc: Warren King, Works Infrastructure
Victoria Araba, Far North District Council

WILLIAMS & KING

A Division of Survey & Planning Solutions Ltd
LAND SURVEYORS - RESOURCE PLANNERS

Kaitaia, Kerikeri & Paihia

www.surveyandplanning.co.nz

Ref: 20396

FNDC Ref: 2080118-RMASUB

TNZ Ref: 12/1/5

18 December 2007

Transit New Zealand
PO Box 1459
Auckland

Attention: Deepak Rama

Dear Deepak

Re: Proposed Subdivision for Catherine Bew - SH 12; Omapere - Acceptance in Principle of Proposed Encumbrance

We received a letter from Transit NZ on 6 September 2007 outlining that Transit would be prepared to approve the subdivision in principle provided that a consent notice be registered on any subdivision application approved by Council against the newly created title to require that the design and construction of any new dwelling on the site within 40m of the boundary with the State Highway complies with noise levels to mitigation any on-going reverse sensitivity effects. We responded by e-mail to Transit NZ Planner Jenny Slepian acknowledging the potential noise nuisance; but stating that anyone building on the proposed vacant lots would be aware of the proximity of the State Highway and would therefore take steps to provide acoustic insulation to the level that they feel is appropriate or necessary.

In response; Jenny Slepian outlined an alternative method of dealing with potential reverse sensitivity effects; using a memorandum of encumbrance between the applicant and Transit NZ. Ms Slepian noted that Transit uses this condition on any subdivision where there is the potential for a new dwelling to be constructed within 80m of the State Highway, as is required under the Planning Policy Manual.

We replied that the applicant would prefer the option of the memorandum of encumbrance and subsequently, a copy of that document was emailed to us. We queried, and sought the removal of the \$10.00 annual fee, as this wasn't included on the memorandum of encumbrance included on Transit NZ's website.

You later advised that the \$10.00 fee would only apply if someone, for example a neighbour, made some kind of complaint. We also discussed the fact that the encumbrance couldn't be formalised until the new titles were created (i.e. following approval of the subdivision by Council and completion of the required legal plans and

Kerikeri Office

62 Kerikeri Rd, ANZ Building
PO Box 937, Kerikeri, N.Z.

Telephone: 09 407 6030

Facsimile: 09 407 6032

Email: chris@surveyandplanning.co.nz

After Hours:

Chris Williams 09 407 6035

chris@surveyandplanning.co.nz

Brett King 09 407 7885


king@surveyandplanning.co.nz

conditions of consent; and issuance of all relevant Council and Land Information NZ certificates).

The purpose of this letter is to confirm that the applicant will accept the application of the memorandum of encumbrance (attached); and to request that Transit provide written approval to the application as soon as possible. We will request that Council apply a condition on the resource consent requiring that the applicant obtain a section 93 notice from Transit NZ prior to receiving a s224(c) certificate.

Please do not hesitate to contact me should you wish to discuss the contents of this letter.

Yours sincerely
Williams & King

A handwritten signature in black ink, appearing to read 'N. Watson'.

Natalie Watson
Resource Planner

Attachment

- 1 Memorandum of Encumbrance

Nat Watson

From: Ailsa MacDonald [Ailsa.MacDonald@transit.govt.nz]
Sent: Tuesday, 18 December 2007 8:49 a.m.
To: nat@surveyandplanning.co.nz
Subject: RE: FW: Proposed Subdivision for Catherine Bew - SH 12,Omapere

Follow Up Flag: Follow up

Flag Status: Red

Dear Natalie,

Apologies for the late reply as I only work on Tuesdays and Thursdays at Transit. For Deepak, ring 3682000, and ask for Deepak Rama, or extension 7054.

Regards,

Ailsa Macdonald
Consultant Resource Planner

>>> "Natalie Watson" <nat@surveyandplanning.co.nz> 14/12/2007 3:52 p.m. >>>
Hi Alisa,

I haven't heard back from anyone yet on this one. Would you be able to give me a phone number for Deepak Rama?

Thanks,

Natalie Watson
Williams & King, Kerikeri

-----Original Message-----

From: Ailsa MacDonald [mailto:Ailsa.MacDonald@transit.govt.nz]
Sent: Thursday, 6 December 2007 10:58 a.m.
To: nat@surveyandplanning.co.nz
Subject: Re: FW: Proposed Subdivision for Catherine Bew - SH 12,Omapere

Dear Natalie,

Thanks for your email. I have forwarded it to the appropriate Planner in our department who is working on this encumbrance document, Deepak Rama. He should be in contact shortly.

Regards,

Ailsa Macdonald
Consultant Resource Planner

>>> "Natalie Watson" <nat@surveyandplanning.co.nz> 6/12/2007 10:42 a.m. >>>
Hi Alisa,

I understand that you will be taking over Jenny Slepian's applications.

Could you please refer to the email below, regarding a draft encumbrance document that has been prepared by Transit in relation to a proposed subdivision at State Highway 12 in Omapere for our client, Catherine Bew.

I would appreciate a response on this one, as this is the only outstanding issue in relation to the application.

Please call me if there are any issues.

9/03/2010

Kind regards,

Natalie Watson
Survey & Planning Solutions Ltd
t/a Williams & King
PO Box 937, Kerikeri, New Zealand
ph +64 9 407 6030
fax +64 9 407 6032

-----Original Message-----

From: Natalie Watson [mailto:nat@surveyandplanning.co.nz]
Sent: Wednesday, 31 October 2007 2:52 p.m.
To: 'Steven Lloyd'
Subject: FW: Proposed Subdivision for Catherine Bew - SH 12, Omapere

Hi Steve,

Attached is a draft encumbrance document relating to reverse sensitivity that we received on behalf of our client, Catherine Bew, who is seeking to subdivide a property off SH 12 in Omapere (TNZ Ref: 12/1/5).

Catherine is generally happy with the document; however she wanted me to question the need for the security fee of \$10 annually. I noticed that this is not recorded on the document as it appears on Transit NZ's website and was hoping that this clause could be removed and a final document sent to be signed by our client, so that her subdivision application can carry on.

Please call me if you would like to discuss this email.

Thank you,

Natalie Watson
Williams & King, Kerikeri
PH: 09 407 6030
FAX: 09 407 6032

-----Original Message-----

From: Jennifer Slepian [mailto:Jennifer.Slepian@transit.govt.nz]
Sent: Thursday, 11 October 2007 3:44 p.m.
To: nat@surveyandplanning.co.nz
Subject: RE: Proposed Subdivision for Catherine Bew - SH 12, Omapere

Hi Natalie,

Here is the draft encumbrance instrument. Please contact Steven Lloyd if you would like to follow through with this.

Thanks,
Jenny

>>> "Natalie Watson" <nat@surveyandplanning.co.nz> 10/10/2007 11:25 a.m. >>>
Hi Jenny,

Could you please send through the encumbrance instrument?

Thanks,

Natalie Watson
Williams & King, Kerikeri

-----Original Message-----

From: Jennifer Slepian [mailto:Jennifer.Slepian@transit.govt.nz]
Sent: Tuesday, 9 October 2007 1:49 p.m.

9/03/2010

To: nat@surveyandplanning.co.nz

Subject: Re: Proposed Subdivision for Catherine Bew - SH 12, Omapere

Hi Natalie,

An alternative would be to sign a memorandum of encumbrance with Transit that relates to reverse sensitivity. We put the "reverse sensitivity" condition on any subdivision where there is the potential for a new dwelling to be constructed within 80m of the SH, as is required under the Planning Policy Manual. If the applicant would prefer this option (as it does not involve going through Council) I can send you an encumbrance instrument to have a look at.

Please let me know and I'll get that off to you this week.

Thanks,

Jenny

>>> "Natalie Watson" <nat@surveyandplanning.co.nz> 2/10/2007 4:11 p.m. >>>

Hi Jenny,

We have received your letter relating to the proposed subdivision for Catherine Bew. The letter states that Transit will remain unopposed to the subdivision provided that a consent notice is registered on the new title relating to acoustic insulation. The applicant has acknowledged the potential noise nuisance, but anyone building on the vacant lot would be aware of the property's location adjoining the Highway, therefore it would be in their interests to provide acoustic insulation to the level that they feel is appropriate/necessary. We feel that it would be more efficient to deal with noise issues that way rather than involving Council? Do you know if there's any case law relating to complaints about noise from highways?

Please let me know what you think.

Kind regards,

Natalie Watson

Survey & Planning Solutions Ltd

t/a Williams & King

PO Box 937, Kerikeri, New Zealand

ph +64 9 407 6030

fax +64 9 407 6032

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9/03/2010

message.

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Thank you.



Far North District Council

Private Bag 752, Memorial Ave

Kaikohe 0400, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

Application No: RC-2100461-RMASUB
For: 251 State Highway 12, Omapere 0473

18 March 2010

Department Of Conservation
PO Box 842, Whangarei 0140

COPY

Dear Sir / Madam

**RE: RESOURCE CONSENT APPLICATION - Catherine Jane Bew - Subdivision, 251
State Highway 12, Omapere 0473**

Please find enclosed a resource consent application received by the Council for a Subdivision, which may be of interest to your organisation. A GIS printout is attached.

If you have any comments or interest in this application, could you please advise the Council within ten (10) working days of the receipt of this letter. If no comments are received within this time, it will be assumed that you have no interest.

If you have any further queries regarding the process or progress of the application, please contact the undersigned.

Yours faithfully

Tammy Wooster
RESOURCE PLANNER





Far North District Council

Application No: RC-2100461-RMASUB
For: 251 State Highway 12, Omapere 0473

18 March 2010

NZ Transport Agency
PO Box 1459, Shortland Street, Auckland 1140

COPY

Private Bag 752, Memorial Ave

Kaikohe 0400, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

Dear Sir / Madam

**RE: RESOURCE CONSENT APPLICATION - Catherine Jane Bew - Subdivision, 251
State Highway 12, Omapere 0473**

Please find enclosed a resource consent application received by the Council for a Subdivision, which may be of interest to your organisation. A GIS printout is attached.

If you have any comments or interest in this application, could you please advise the Council within ten (10) working days of the receipt of this letter. If no comments are received within this time, it will be assumed that you have no interest.

If you have any further queries regarding the process or progress of the application, please contact the undersigned.

Yours faithfully

Tammy Wooster
RESOURCE PLANNER





Far North
District Council

MEMO

Private Bag 752, Memorial Ave

Kaikohe 0440, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

To: Scanner 1 **Department:** KHO Property Information and Records

From: Sharon Tipene
(RMA Support Officer) **Department:** Planning (JB Centre)


Date: 21 June 2012

Subject: RC 2100461 – 251 State Highway 12, Omapere
CER5943-221, CER5944-224c, CER5945-243(e)

For Attention: Scanner 1

Please scan the attached documents against the parent RC 2100461 – 251 State Highway 12, Omapere

Regards


Sharon Tipene
RMA Support officer
Enviromental Management





**Far North
District Council**

COPY

TAX INVOICE

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

Catherine Jane Bew
PO Box 102
Omapere 0444

24 May 2012

PAID

Customer No: 31029002
Details: 221 Consent Notice - RC 2100461
Applicant Name: Catherine Jane Bew
Site Address: 251 State Highway 12, Omapere 0473

Invoice Total - Please see attached for transaction details

\$375.00

TERMS OF ACCOUNT TO BE PAID BY THE 20TH OF THE MONTH FOLLOWING THIS INVOICE

Account Terms and Conditions:

Unless otherwise advised payment of all accounts are payable by "20th of the Month" following the date of invoice. If any default in payment you may be liable for costs including but not limited to interest, legal costs, debt collection fees, and other disbursements incurred.

This document includes GST of \$48.91	AMOUNT DUE	\$375.00
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2. By **Direct Debit** (Please contact the Council Offices to use this option)
3. By **Post** to Private Bag 752, Kaikohe
4. In **Person** at any of our Council Offices (EFTPOS facilities are available)

Please quote your **Invoice Number** on any direct credits, credit card or internet banking payments:- **124744**

Please return with payment

NAME OF A/C:

Catherine Jane Bew
PO Box 102
Omapere 0444

CUSTOMER NO: 31029002
INVOICE DATE: 24 May 2012
INVOICE NO: 124744
APPLICATION NO: CER-5943-CER221
TOTAL: \$375.00

For Office Use Only DAP: 376829

Far North District Council Offices are located at: Phone: #64 09 401 5200 or 0800 920 029

District Office Memorial Avenue Kaikohe Monday – Friday Hours: 8am – 5pm	Rawene Service Centre Parnell Street Rawene Tuesday/Thursday only Hours: 8am – 4.30pm	Kaitiaki Service Centre Redan Road Kaitiaki Monday – Friday Hours: 8am – 4.30pm	Kaero Service Centre Leigh Street Kaero Monday – Friday Hours: 8am – 4.30pm	Kerikeri John Butler Centre 60 Kerikeri Road Kerikeri Monday – Friday Hours: 8am – 5pm	Procter Library Kerikeri Service Centre Cobham Rd, Kerikeri Monday – Friday Hours: 8am – 5pm	Kawakawa Service Centre Gillies Street Kawakawa Monday – Friday Hours: 8am – 5pm
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**Far North
District Council**

Customer Number: 31029002

Application Number: CER-5943-CER221

Invoice Transaction Details:

Sec 221 Certificate \$375.00

Invoice Total **\$375.00**

Please Note:

Where the standard charges fixed by council are inadequate to enable council to recover its actual and reasonable costs in respect of a particular application, council shall require the applicant to pay an additional charge.

An applicant required to pay an additional charge has a right of objection to council in respect of that requirement and has a right of appeal to the Environment Court in respect of council's decision on that objection. An objection must be lodged with council within 15 working days of receipt of the enclosed invoice.

Far North District Council Offices are located at: Phone: #64 09 401 5200 or 0800 920 029

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COPY



**Far North
District Council**

TAX INVOICE

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

Catherine Jane Bew
PO Box 102
Omapere 0444

24 May 2012

PAID

Customer No: 31029002
Details: 224c - RC 2100461
Applicant Name: Catherine Jane Bew
Site Address: 251 State Highway 12, Omapere 0473

Invoice Total - Please see attached for transaction details

\$1014.00

TERMS OF ACCOUNT TO BE PAID BY THE 20TH OF THE MONTH FOLLOWING THIS INVOICE

Account Terms and Conditions:

Unless otherwise advised payment of all accounts are payable by "20th of the Month" following the date of invoice. If any default in payment you may be liable for costs including but not limited to interest, legal costs, debt collection fees, and other disbursements incurred.

This document includes GST of \$132.26

AMOUNT DUE

\$1014.00

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

Please quote your **Invoice Number** on any direct credits, credit card or internet banking payments:- **124746**

Please return with payment

NAME OF A/C:

Catherine Jane Bew
PO Box 102
Omapere 0444

CUSTOMER NO: 31029002
INVOICE DATE: 24 May 2012
INVOICE NO: 124746
APPLICATION NO: CER-5944-CER224
TOTAL: \$1014.00

For Office Use Only DAP: 376832

Far North District Council Offices are located at: Phone: #64 09 401 5200 or 0800 920 029

District Office Memorial Avenue Kaikohe Monday – Friday Hours: 8am – 5pm	Rawene Service Centre Parnell Street Rawene Tuesday/Thursday only Hours: 8am – 4.30pm	Kaitiaki Service Centre Redan Road Kaitiaki Monday – Friday Hours: 8am – 4.30pm	Kaeo Service Centre Leigh Street Kaeo Monday – Friday Hours: 8am – 4.30pm	Kerikeri John Butler Centre 60 Kerikeri Road Kerikeri Monday – Friday Hours: 8am – 5pm	Procter Library Kerikeri Service Centre Cobham Rd, Kerikeri Monday – Friday Hours: 8am – 5pm	Kawakawa Service Centre Gillies Street Kawakawa Monday – Friday Hours: 8am – 5pm
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**Far North
District Council**

Customer Number: 31029002

Application Number: CER-5944-CER224

Invoice Transaction Details:

Sec 224(c) Certificate - Former Sec 306 (LGA) \$1,014.00

Invoice Total \$1014.00

Please Note:

Where the standard charges fixed by council are inadequate to enable council to recover its actual and reasonable costs in respect of a particular application, council shall require the applicant to pay an additional charge.

An applicant required to pay an additional charge has a right of objection to council in respect of that requirement and has a right of appeal to the Environment Court in respect of council's decision on that objection. An objection must be lodged with council within 15 working days of receipt of the enclosed invoice.

Far North District Council Offices are located at: Phone: #64 09 401 5200 or 0800 920 029

District Office Memorial Avenue Kaikohe Monday – Friday Hours: 8am – 5pm	Rawene Service Centre Parnell Street Rawene Tuesday/Thursday only Hours: 8am – 4.30pm	Kaitiaki Service Centre Redan Road Kaitiaki Monday – Friday Hours: 8am – 4.30pm	Kaero Service Centre Leigh Street Kaero Monday – Friday Hours: 8am – 4.30pm	Kerikeri John Butler Centre 60 Kerikeri Road Kerikeri Monday – Friday Hours: 8am – 5pm	Procter Library Kerikeri Service Centre Cobham Rd, Kerikeri Monday – Friday Hours: 8am – 5pm	Kawakawa Service Centre Gillies Street Kawakawa Monday – Friday Hours: 8am – 5pm
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Far North
District Council

PAID

TAX INVOICE

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

Catherine Jane Bew
PO Box 102
Omapere 0444

19 June 2012

Customer No: 31029002
Details: 224c - RC 2100461
Applicant Name: Catherine Jane Bew
Site Address: 251 State Highway 12, Omapere 0473

Invoice Total - Please see attached for transaction details

\$158.00

TERMS OF ACCOUNT TO BE PAID BY THE 20TH OF THE MONTH FOLLOWING THIS INVOICE

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This document includes GST of \$20.61

AMOUNT DUE

\$158.00

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

Please quote your Invoice Number on any direct credits, credit card or internet banking payments:- 125646

Please return with payment

NAME OF A/C:

Catherine Jane Bew
PO Box 102
Omapere 0444

CUSTOMER NO: 31029002
INVOICE DATE: 19 June 2012
INVOICE NO: 125646
APPLICATION NO: CER-5944-CER224
TOTAL: \$158.00

For Office Use Only

DAP: 376832

Far North District Council Offices are located at: Phone: #64 09 401 5200 or 0800 920 029

District Office Memorial Avenue Kaikohe Monday - Friday Hours: 8am - 5pm	Rawene Service Centre Parnell Street Rawene Tuesday/Thursday only Hours: 8am - 4.30pm	Kaitaia Service Centre Redan Road Kaitaia Monday - Friday Hours: 8am - 4.30pm	Kaero Service Centre Leigh Street Kaero Monday - Friday Hours: 8am - 4.30pm	Kerikeri John Butler Centre 60 Kerikeri Road Kerikeri Monday - Friday Hours: 8am - 5pm	Procter Library Kerikeri Service Centre Cobham Rd, Kerikeri Monday - Friday Hours: 8am - 5pm	Kawakawa Service Centre Gillies Street Kawakawa Monday - Friday Hours: 8am - 5pm
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Far North District Council

Customer Number: 31029002

Application Number: CER-5944-CER224

Invoice Transaction Details:

Architect's Fee - see attached

\$158.00

Invoice Total

\$158.00

Please Note:

Where the standard charges fixed by council are inadequate to enable council to recover its actual and reasonable costs in respect of a particular application, council shall require the applicant to pay an additional charge.

An applicant required to pay an additional charge has a right of objection to council in respect of that requirement and has a right of appeal to the Environment Court in respect of council's decision on that objection. An objection must be lodged with council within 15 working days of receipt of the enclosed invoice.

Far North District Council Offices are located at: Phone: #64 09 401 5200 or 0800 920 029

District Office Memorial Avenue Kaikohe Monday – Friday Hours: 8am – 5pm	Rawene Service Centre Parnell Street Rawene Tuesday/Thursday only Hours: 8am – 4.30pm	Kaitiaki Service Centre Redan Road Kaitiaki Monday – Friday Hours: 8am – 4.30pm	Kaero Service Centre Leigh Street Kaero Monday – Friday Hours: 8am – 4.30pm	Kerikeri John Butler Centre 60 Kerikeri Road Kerikeri Monday – Friday Hours: 8am – 5pm	Procter Library Kerikeri Service Centre Cobham Rd, Kerikeri Monday – Friday Hours: 8am – 5pm	Kawakawa Service Centre Gillies Street Kawakawa Monday – Friday Hours: 8am – 5pm
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**Far North
District Council**

PAID

TAX INVOICE

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

Catherine Jane Bew
PO Box 102
Omapere 0444

7 June 2012

Customer No: 31029002
Details: 243(e) - RC 2100461
Applicant Name: Catherine Jane Bew
Site Address: 251 State Highway 12, Omapere 0473

Invoice Total - Please see attached for transaction details

\$429.00

TERMS OF ACCOUNT TO BE PAID BY THE 20TH OF THE MONTH FOLLOWING THIS INVOICE

Account Terms and Conditions:

Unless otherwise advised payment of all accounts are payable by "20th of the Month" following the date of invoice. If any default in payment you may be liable for costs including but not limited to interest, legal costs, debt collection fees, and other disbursements incurred.

This document includes GST of \$55.96

AMOUNT DUE

\$429.00

You may make your payment by the following methods:

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

Please quote your **Invoice Number** on any direct credits, credit card or internet banking payments:- **125197**

Please return with payment

NAME OF A/C:

Catherine Jane Bew
PO Box 102
Omapere 0444

CUSTOMER NO: 31029002
INVOICE DATE: 7 June 2012
INVOICE NO: 125197
APPLICATION NO: CER-5945-CEROTH
TOTAL: \$429.00

For Office Use Only

DAP: 376834

Far North District Council Offices are located at: Phone: #64 09 401 5200 or 0800 920 029

District Office Memorial Avenue Kaikohe Monday – Friday Hours: 8am – 5pm	Rawene Service Centre Parnell Street Rawene Tuesday/Thursday only Hours: 8am – 4.30pm	Kaitiaki Service Centre Redan Road Kaitiaki Monday – Friday Hours: 8am – 4.30pm	Kaero Service Centre Leigh Street Kaero Monday – Friday Hours: 8am – 4.30pm	Kerikeri John Butler Centre 60 Kerikeri Road Kerikeri Monday – Friday Hours: 8am – 5pm	Procter Library Kerikeri Service Centre Cobham Rd, Kerikeri Monday – Friday Hours: 8am – 5pm	Kawakawa Service Centre Gillies Street Kawakawa Monday – Friday Hours: 8am – 5pm
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Far North District Council

Customer Number: 31029002

Application Number: CER-5945-CEROTH

Invoice Transaction Details:

INSTALMENT FEE

\$429.00

Invoice Total

\$429.00

Please Note:

Where the standard charges fixed by council are inadequate to enable council to recover its actual and reasonable costs in respect of a particular application, council shall require the applicant to pay an additional charge.

An applicant required to pay an additional charge has a right of objection to council in respect of that requirement and has a right of appeal to the Environment Court in respect of council's decision on that objection. An objection must be lodged with council within 15 working days of receipt of the enclosed invoice.

Far North District Council Offices are located at: Phone: #64 09 401 5200 or 0800 920 029

District Office Memorial Avenue Kaikohe Monday – Friday Hours: 8am – 5pm	Rawene Service Centre Parnell Street Rawene Tuesday/Thursday only Hours: 8am – 4.30pm	Kaitia Service Centre Redan Road Kaitia Monday – Friday Hours: 8am – 4.30pm	Kaero Service Centre Leigh Street Kaero Monday – Friday Hours: 8am – 4.30pm	Kerikeri John Butler Centre 60 Kerikeri Road Kerikeri Monday – Friday Hours: 8am – 5pm	Procter Library Kerikeri Service Centre Cobham Rd, Kerikeri Monday – Friday Hours: 8am – 5pm	Kawakawa Service Centre Gillies Street Kawakawa Monday – Friday Hours: 8am – 5pm
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**Far North
District Council**

COPY

TAX INVOICE

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

**Catherine Jane Bew
PO Box 102
Omapere 0444**

29 March 2012

PAID

Customer No: 31029002
Details: RC2100461 - Re-approval Subdivide to create 1 additional lot
Applicant Name: Catherine Jane Bew
Site Address: 251 State Highway 12, Omapere 0473

Invoice Total (including GST)

\$295.07

Please see attached for transaction details

This document includes GST of \$38.49

AMOUNT DUE

\$295.07

Account Terms and Conditions.

Unless otherwise advised payment of all accounts are payable by "20th of the Month" following the date of invoice. If any default in payment you may be liable for costs including but not limited to interest, legal costs, debt collection fees, and other disbursements incurred

You may make your payment by the following methods:

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

Please quote your **Invoice Number** on any direct credits, credit card or internet banking payments:- **122980**

Please return with payment

NAME OF A/C:

**Catherine Jane Bew
PO Box 102
Omapere 0444**

CUSTOMER NO: 31029002
INVOICE DATE: 29-Mar-2012
INVOICE NO: 122980
APPLICATION NO: DCF-5645-SUB/1
TOTAL: \$295.07

For Office Use Only DAP: 371379

District Office Memorial Avenue Kaikohe Monday – Friday Hours: 8am – 5pm	Rawene Service Centre Parnell Street Rawene Tuesday/Thursday only Hours: 8am – 4.30pm	Kaitia Service Centre Redan Road Kaitia Monday – Friday Hours: 8am – 4.30pm	Kaeo Service Centre Leigh Street Kaeo Monday – Friday Hours: 8am – 4.30pm	Kerikeri John Butler Centre 60 Kerikeri Road Kerikeri Monday – Friday Hours: 8am – 5pm	Procter Library Kerikeri Service Centre Cobham Rd, Kerikeri Monday – Friday Hours: 8am – 5pm	Kawakawa Service Centre Gillies Street Kawakawa Monday – Friday Hours: 8am – 5pm
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Far North
District Council

31029002

Application Number:

DCF-5645-SUB/1

Invoice Transaction Details:

COMMUNITY INFR. - WESTERN - DISTRICTS

\$295.07

District Office Memorial Avenue Kaikohe Monday – Friday Hours: 8am – 5pm	Rawene Service Centre Parnell Street Rawene Tuesday/Thursday only Hours: 8am – 4.30pm	Kaitiaki Service Centre Redan Road Kaitiaki Monday – Friday Hours: 8am – 4.30pm	Kao Service Centre Leigh Street Kao Monday – Friday Hours: 8am – 4.30pm	Kerikeri John Butler Centre 60 Kerikeri Road Kerikeri Monday – Friday Hours: 8am – 5pm	Procter Library Kerikeri Service Centre Cobham Rd, Kerikeri Monday – Friday Hours: 8am – 5pm	Kawakawa Service Centre Gillies Street Kawakawa Monday – Friday Hours: 8am – 5pm
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23 MAY 2012

CER5943-221
CER5944-224(c)
DCF5645-\$295.07
CER5945-243(e)
CER5946-348 LCA

To: Environmental Services Far North District Council John Butler Centre, Kerikeri Road Kerikeri	File: 20396 Date: 16 May 2012
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**APPLICATION FOR 224(C) CERTIFICATE PURSUANT TO THE
RESOURCE MANAGEMENT ACT 1991**

Williams & King, as agent, hereby apply for a Section 224(c) Certificate for Catherine Bew located at **State Highway 12 / Waianga Place, Omapere** being application **RC-2100461-RMASUB** as the following have been carried out to satisfy the conditions of subdivision consent:

- Condition 3(a):** A signed Authority & Instruction Form from the owners of Lot 1 DP 113775 regarding the creation of ROW A is attached. A Solicitor's undertaking is also attached.
- Condition 3(b):** Refer to the attached Occupation Diagram with photographs, which shows that setbacks between existing dwellings on Lots 2 and 3 and the new boundary are greater than 1.2m; and that the single storey dwellings do not project beyond the sunlight recession plane.
- Condition 3(c):** The entrance off Waianga Place has been upgraded – please inspect.
- Condition 3(d):** Access over ROW easements 'A' and 'B' has been formed as required – please inspect.
- Condition 3(e):** Formed and metalled parking and manoeuvring areas exist for Lots 2 and 3 – refer to attached photographs, and please inspect.
- Condition 3(f):** Clearance certificates from Top Energy and Chorus are enclosed.
- Condition 3(g):** A new water meter has been installed for Lot 1 – see enclosed FNDC confirmation. There are two other existing water meters for the existing dwellings.
- Condition 3(h):** A separate connection exists for each lot – refer to attached receipt for the new sewer connection is attached.
- Condition 3(i):** The section 93 Notice from NZ Transport Agency is enclosed.
- Condition 3(j):** Please prepare the consent notice.

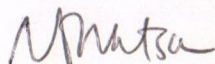
We request Council inspect compliance with the conditions where necessary and, if to their satisfaction, issue the Section 224(c) certificate. The new DP number issued by Land Information New Zealand is **431990**.

Other certificates required:	Section 221, 243(e)	
CONTRIBUTIONS:	Remaining amount to be paid for DCF 5645 SUB:	\$295.07
CERTIFICATES:	224(c)	\$1,014.00 ✓
	221	\$375.00 ✓
	223	-
ASSETS TO VEST/TRANSFER:	Roading:	-
	Reticulated Services:	-
	Other	-
CREDIT HELD BY COUNCIL:		-
Total: (Cheque attached)		\$1,684.07

Other comments:

-

Signed:



Natalie Watson



**Far North
District Council**

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

Private Bag 752, Memorial Ave

Kaikohe 0400, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

COPY

TAX INVOICE ONLY

Catherine Jane Bew
C/- Williams & King
PO Box 937
Kerikeri 0245

DEBTOR No: 31029002
INVOICE DATE: 8 July 2010
PAYMENT REF: 345206
RMA NUMBER: CER-5174-CER223

RESOURCE MANAGEMENT APPLICATION CHARGES

Details: To create 3 coastal residential lots, a right of way and the cancellation of an existing right of way previously approved under RC 2080118
Site Address: 251 State Highway 12, Omapere 0473

Description

\$ Amount

Sec 223 - Survey Plan

350.00

PAID

This Invoice includes GST of \$ 38.89

TOTAL

\$ 350.00

Payment is required within 20 working days of receipt of this invoice.

Council may recover its actual and reasonable costs in respect of a particular application, and where the initial payment is inadequate; Council shall require further payment to cover the additional cost.

An applicant required to pay an additional charge has a right of objection to the Council in respect of that requirement and has a right of appeal to the Environment Court in respect of the Council's decision on that objection. An objection must be lodged with the Council within 15 working days of receipt of this invoice.

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

NAME OF A/C:

Catherine Jane Bew
C/- Williams & King
PO Box 937
Kerikeri 0245

DEBTOR No: 31029002
RMA NUMBER: CER-5174-CER223
INVOICE DATE: 8 July 2010
PAYMENT REF: 345206
TOTAL: \$ 350.00



**Far North
District Council**

0022

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

Private Bag 752, Memorial Ave

Kaikohe 0400, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

TAX INVOICE ONLY

Catherine Jane Bew
C/- Williams & King
PO Box 937
Kerikeri 0245

DEBTOR No: 31029002
INVOICE DATE: 19 April 2010
PAYMENT REF: 338212
RMA NUMBER: RC-2100461-RMASUB

RESOURCE MANAGEMENT APPLICATION CHARGES

Details: To create 3 coastal residential lots, a right of way and the cancellation of an existing right of way previously approved under RC 2080118

Site Address: 251 State Highway 12, Omapere 0473

Description

\$ Amount

SUBDIVISION - NON NOTIFIED	-1,600.00
Travel Costs - Council	26.00
Hourly Processing Charges	1,166.05
General Fee - Base Admin.	190.00
Photocopying etc.	11.80

This Invoice includes GST of \$ 22.91CR

TOTAL

\$ 206.15CR

Payment is required within 20 working days of receipt of this invoice.

Council may recover its actual and reasonable costs in respect of a particular application, and where the initial payment is inadequate; Council shall require further payment to cover the additional cost.

An applicant required to pay an additional charge has a right of objection to the Council in respect of that requirement and has a right of appeal to the Environment Court in respect of the Council's decision on that objection. An objection must be lodged with the Council within 15 working days of receipt of this invoice.

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

NAME OF A/C:

Catherine Jane Bew
C/- Williams & King
PO Box 937
Kerikeri 0245

DEBTOR No: 31029002
RMA NUMBER: RC-2100461-RMASUB
INVOICE DATE: 19 April 2010
PAYMENT REF: 338212
TOTAL: \$ 206.15CR

Application Fees Summary

Application Number :
2100461 , Catherine Jane Bew

To create 3 coastal residential lots, a right of way and the cancellation of an existing right of way previously approved under RC 2080118

Fees from Timesheets

Date	Officer	Comment	Units	Rate	Amount
12/03/2010	Mana Blackburn	Lodge application	0.75	80.00	60.00
		assess application for			
16/03/2010	Marius Gabriels	road and drainage	0.17	155.00	26.35
		requirements			
17/03/2010	Lynley Newport	check s.88 letter and	0.50	145.00	72.50
		allocate			
18/03/2010	Mana Blackburn	Interested parties and	0.50	80.00	40.00
		workflow			
31/03/2010	Rex Shand	RC - Site Visit	0.50	155.00	77.50
31/03/2010	Rex Shand	RC - Engineering	0.75	155.00	116.25
		Assessment			
12/04/2010	Tammy Wooster	Assessment	1.00	135.00	135.00
13/04/2010	Tammy Wooster	Draft 95 Report	1.50	135.00	202.50
14/04/2010	Tammy Wooster	Draft Decision Report	1.50	135.00	202.50
14/04/2010	Lynley Newport	check 95 report and sign	0.75	145.00	108.75
		off decision			
14/04/2010	Jessica Phillips	peer review decision and	0.42	135.00	56.70
		report			
19/04/2010	Queenie Harding	complete invoice process	0.50	80.00	40.00
19/04/2010	Queenie Harding	mail out process & file	0.35	80.00	28.00
		admin			
Total from Timesheets					1166.05

Miscellaneous Administration

Description	Amount
SUBDIVISION - NON NOTIFIED - paid	1600.00
Travel Costs - Council	26.00
31/03/2010 share of travel cost	
Hourly Processing Charges - as detailed above	1166.05
General Fee - Base Admin.	190.00
Photocopying etc.	11.80
Subtotal	1393.85
Less Payments	-1600.00
Amount Due	-206.15

WILLIAMS & KING

A Division of Survey & Planning Solutions Ltd
LAND SURVEYORS - RESOURCE PLANNERS

Kaitaia, Kerikeri & Paihia

www.saps.co.nz

FARNORTH DISTRICT COUNCIL
J3 CENTRE

11 MAR 2010

DEVELOPMENTS & CONSENTS

Ref 20396

March 9, 2010

RC 2100461

The Resource Consents Manager
Far North District Council
Memorial Drive
Private Bag 752
Kaikohe

Dear Sir,

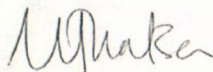
**Re: Proposed Subdivision (Including New Right of Way and
Revocation of Existing Right of Way) for Catherine Bew
State Highway 12 / Waianga Place, Omapere**

Please find enclosed an application form and Assessment of Environment Effects in support of our clients' subdivision use application.

We have assessed the application as being a controlled activity in the District Plan, and attach our client's cheque for \$1600.00 (assuming non notification).

It is respectfully requested that Council consider this application as soon as is possible. Please do not delay in contacting me should you require further information.

Yours faithfully
Williams & King, Kerikeri



Natalie Watson
Resource Planner

Attachments:

1. Fees Cheque for \$1600.00
2. Application Form (Form 9)
3. Planner's Report Including an Assessment of Environmental Effects

Kerikeri Office
27 Hobson Ave
P.O. Box 937 Kerikeri, New Zealand
Telephone: 09 407 6030
Facsimile: 09 407 6032
Email: kerikeri@saps.co.nz

After Hours:
Chris Williams 09 407 6045
chris@saps.co.nz
Brett King 09 407 7885
king@saps.co.nz

APPLICATION FOR RESOURCE CONSENT
Pursuant to Section 88, Resource Management Act 1991

TO: Far North District Council

1. I, Catherine Bew, apply for the following type of resource consent:
Subdivision Consent plus Proposed Right of Way and Revocation of Right of Way.
2. The name(s) and address(s) of the owner of land to which the application relates is/are as follows:
**Catherine Bew
PO Box 102
Omapere**
3. The location of the proposed activity is as follows:
255 State Highway 12, Omapere
4. No additional resource consents are needed for the proposed activity.
5. I attach, in accordance with the Fourth Schedule of the Resource management Act 1991, an assessment of environmental effects in the detail that corresponds with the scale and significance of the effects that the proposed activity may have on the environment.
6. I attach any information required to be included in this application by the district plan, the regional plan, the Resource Management Act 1991, or any regulations made under that Act.(if any), required to be included in the application by the district or regional plan(s), or regulations.
Proposed Scheme Plan (see below), Computer Freehold Registers, Location & Cadastral Maps, Google Earth Aerial Photograph, Service Authority Consultation, and Fraser Thomas Ltd Engineering Report.
7. As this is an application for a subdivision consent, I attach information that is sufficient to adequately define -
 - a) The position of all new boundaries; and
 - b) The areas of all new allotments; and
 - c) The location and areas of new reserves to be created, including any esplanade reserves and esplanade strips; and
 - d) The locations and areas of any existing esplanade reserves, esplanade strips, and access strips; and
 - e) 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 to be vested in the Crown or local authority under Section 237A of the Resource Management Act 1991; and
 - f) The location and areas of land to be set aside as new roads.

Signature of applicant }
or person authorised to }
sign on behalf. }

N A Watson
.....
N A Watson
Resource Planner

Date *9/3/10*

Address for service of applicant:

**WILLIAMS & KING
PO BOX 937
KERIKERI**

Telephone Numbers: {Business} 09 407 6030 {Facsimile} 09 407 6032

Catherine Bew**PROPOSED SUBDIVISION and CREATION /
REVOCATION OF RIGHTS OF WAY****State Highway 12 / Waianga Place****Omapere****PLANNER'S REPORT INCLUDING AN ASSESSMENT OF
ENVIRONMENTAL EFFECTS**Williams & King¹

Kerikeri

1 Introduction

Our client, Catherine Bew, owns a property on the corner of State Highway 12 and Waianga Place, in Omapere (zoned Coastal Residential in the Far North Operative Proposed District Plan). The property consists of two Computer Freehold Registers ("CFRs"), and subdivision consent is sought to adjust these CFRs to rationalise the boundaries in relation to existing dwellings on the property, whilst creating a third CFR. A new right of way and services easement over an adjoining property is required and an existing right of way easement will be revoked.

This subdivision has already been approved (RC 2080118), however re-approval is sought to enable the subdivision to be assessed under the 2009/2010 Development Contribution Policy.

This assessment accompanies the Resource Consent Application made by our clients, and is provided in accordance to Section 88 of the Resource Management Act 1991.

It is intended to provide the necessary information for an understanding of the proposal and any actual or potential effects the proposed activity may have on the environment.

1

Williams & King, Surveyors, Planners, Resource Managers Kerikeri, Paihia and Kaitiaki
PO Box 937 Kerikeri Phone (09) 407 6030 Fax (09) 407 6032 Email: nat@surveyandplanning.co.nz



2 Description of Proposal

2.1 Purpose of the Proposal

The purpose of the proposal is to subdivide Lots 1 and 2 DP 68142 to create three coastal residential allotments. Lots 1, 2 and 3 will have areas of 974m², 1566m² and 934m² respectively. The proposed subdivision will also rectify an existing situation, whereby one of the dwellings on the property straddles a site boundary.

Access to proposed Lot 1 (which is presently vacant) is via the existing entrance off State Highway 12.

Lots 2 and 3 will use an existing driveway over an adjoining property (Lot 1 DP 113775) for access from Waianga Place, and a right of way and services easement (easement A) is proposed to facilitate this. An additional easement over Lot 2 in favour of Lot 3 is proposed to enable the extension of access and the provision of services to that lot.

As a result of the proposal the right of way over Lot 1 DP 68142 in favour of Lot 2 DP 68142 (labeled area C) shall be revoked.

Easements over an existing sewerage connection line are proposed – these are shown as D, E and F. Note that the easements are presently shown in an approximate position (based on an architectural site plan as no as-built information was found) and are only shown as being in favour of the existing and proposed lots that use this connection. As detailed in section 5.6 of this report, it is proposed that the location and sizing of the connection pipe will be determined prior to approval of the survey pursuant to section 223 of the Resource Management Act 1991 (the Act) and at that stage will be made in favour of Far North District Council.

A scheme plan is attached in **Appendix 1**. Note that all area and dimensions (including easements) are subject to final survey.

2.2 Site Description

The subject sites to be subdivided are legally described as Lots 1 and 2 DP 68142 and are held in the CFRs NA23C/662 and NA23C/663 respectively – see **Appendix 2**. These sites contain areas of 1138m² and 2350m².

Lot 1 DP 113775 is an adjoining lot with a panhandle entrance from Waianga Place. Access and supply of services to Lots 2 and 3 is proposed over the panhandle portion of this allotment via a right of way and services easement.

The property is situated on the corner of State Highway 12 and Waianga Place, in Omapere in the southern Hokianga. The address is 255 State Highway 12, Omapere. The property has views to the Recreation Reserve on the western side



of State Highway 12, and to the outer Hokianga Harbour. Waianga Stream (1m wide where it passes the subject site) is located to the north of the site, and existing open stormwater drains along State Highway 12 discharge to this watercourse. A location map and cadastral index map are attached in **Appendix 3**. An aerial photograph is provided in **Appendix 4**.

The property contains two existing dwellings and a shared driveway and parking area, accessed off a 50km/hr portion of State Highway 12. The existing metalled driveway to the dwellings is to be partially removed, although proposed Lot 1 will continue to use the existing entrance from State Highway 12 (this is an authorised crossing place – refer to CFR NA23C/662 in **Appendix 2**). The proposed easement over Lot 1 DP 113775 currently contains a limestone driveway; however the entrance is unformed and has no kerb crossing.

The larger existing dwelling occupies the southern portion of the property, and is located on a high point within the site. The smaller existing dwelling straddles the present boundary between Lots 1 and 2 DP 68142. The undeveloped areas of the property are in mown lawn, with established gardens/landscaping, particularly along the road boundary, around the existing entrance off State Highway 12, along the margin of Waianga Stream, and to the south and west of the larger dwelling.

Photographs of the site and existing buildings are presented below:



Plate 1: The Larger Dwelling, Located on a High Point.



Plate 2: The Smaller Dwelling.



Plate 3: Existing Metalled Driveway Providing Access of SH12.



Plate 4: Proposed ROW & Services Easement over Lot 1 DP 113775.



3 Planning Provisions

3.1 Far North District Plan (“District Plan”)

The site is zoned Coastal Residential and is not subject to any Resource Features in the District Plan. The land on the opposite side of State Highway 12 from the subject land is marked with a Coastal Hazard 1 & 2 notation. The property is not recorded as being susceptible to flooding in the District Plan Potential Flooding Maps.

As the property is sewered, a minimum lot size of 800m² applies in the Coastal Residential Zone as a controlled activity. The proposed subdivision achieves the controlled activity minimum lot size. Each lot is easily able to accommodate an allotment dimension of 15 metres by 15 metres that does not encroach into the permitted activity setbacks of 3 metres from road boundary and 1.2 metres from internal boundaries, in accordance with the controlled activity standard of 13.8.1.2.

Existing buildings on Lots 2 and 3 have been considered in relation to all proposed boundaries in terms of the land use standards of the Coastal Residential Zone, as follows:

10.8.5.1.5 Sunlight

No part of any building shall exceed a height of 2m plus the shortest horizontal distance between that part of the building and the nearest site boundary except that buildings may exceed this standard for a distance of 10m along any boundary other than a road boundary, provided that the maximum height of any building where it exceeds the standard is 2.7m.

Existing buildings on Lots 2 and 3 are single storied – refer to the photographs in Section 2.2 of this report. The building on Lot 2 is set back a minimum of 4.5 metres from the proposed boundary with Lots 1 and 3, and is easily able to comply with Rule 10.8.5.1.5. The building on Lot 3 is set back 4.9 metres from the proposed boundary with Lot 2, and the part of the building closest to the boundary is approximately 3.2 metres high. The maximum height provided for as a permitted activity under Rule 10.8.5.1.5 is 6.5 metres and 6.9m for Lots 2 and 3 respectively, and the proposal meets this standard.

10.8.5.1.6 Impermeable Surfaces

The maximum total site area covered by buildings and other impermeable surfaces shall be 50% or 1000m², whichever is the lesser.

For Lots 2 and 3, 50% of the total site area is the lesser value, being 783m² and 467m² respectively. Existing buildings, water tanks and concreted areas do not amount to more than 50% of the total site area of each of those lots – see Appendix 1.



810.8.5.1.7 Setback from Boundaries

- (a) *The minimum building setback from road boundaries shall be 3m; and*
- (b) *The minimum setback from any boundary apart from a road boundary is 1.2m except that no setback is required for a maximum total length of 10m along any one such boundary; and*
- (c) *Not less than 50% of that part of the site between the road boundary and a parallel line 2m therefrom shall be landscaped.*

Existing dwellings are situated more than 3 metres from State Highway 12 and Wainga Place, and are more than 1.2 metres from all other proposed boundaries.

Access to the proposed lots has been considered in relation to the permitted activity Vehicle Access rules of 15.1.6.1.2. Relevant rules are listed and addressed as follows:

15.1.6.1.2(a) *For all zones other than the Commercial and Industrial Zones, the access carriageway from the property boundary to any parking or loading space shall be 3m wide and with a minimum overhead clearance of 4m, provided that:*

- (i) *It serves no more than five residential units;*
- (ii) *It serves:*
 - *No more than one loading space or,*
 - *More than 1 loading space and there is a passing bay at the road boundary.*
- (iii) *There is 60m clear visibility at any point along the full length of the access;*
- (iv) *The access is:*
 - *Less than 60m long or,*
 - *60m long or longer and passing bays are provided at no less than 60m intervals.*

15.1.6.1.2(c) *The construction of private access, in addition to the specifics also covered within this Rule, is to be undertaken in accordance with Appendix 3B in Part 4 of this Plan. In particular, minimum access widths and maximum centerline gradients (both for impermeable and unsealed carriageways) are set out in the Appendix 3B table.*

15.1.6.1.2(d) *The following restrictions shall apply to vehicle access over footpaths:*

- (i) *No more than two crossings per site;*

15.1.6.1.2(e) *Vehicle access shall not be permitted:*

- (i) *Onto a State Highway or a limited access road unless authorised by New Zealand Transport Agency or Council, as appropriate pursuant to Rule 15.1.6.1.7.*

15.1.6.1.2(f) *Provision shall be made such that there is no need for vehicles to reverse off a site where:*

- (i) *Access is gained from a State Highway, a limited access road, or a collector road.*

15.1.6.1.2(g) *Private access off roads in the rural and coastal zones the entrance is to be constructed in accordance with Council's Engineering Standards and Guidelines.*

- (i) *Where the access is off a sealed road in the rural and coastal zones the entrance plus splays is to be sealed to the centerline of the roadside water channel or where no drain exists for a minimum distance of 2m from the existing seal edge.*
- (ii) *Where the entrance serves two or more properties, the carriageway is to be 6m wide and is to extend for a minimum distance of 6m from the edge of the carriageway.*



15.1.6.1.2(q) Where registered users of an access share in the cost of maintenance of the access, with individual liability for an apportionment of costs, these shall be written into the legal document creating, granting or reserving the access.

15.1.6.1.2(r) Runoff from impermeable surfaces shall, wherever practicable, be directed to grass swales and/or shall be managed in such a way as will reduce the volume and rate of stormwater runoff and contaminant loads.

15.1.6.1.2(s) A private accessway may serve a maximum of 8 residential units.

Appendix 7A:

Zone	No. Dwelling Units	Legal Width	Carriageway Width	Max Gradient Sealed/Unsealed	Kerb	Foot path	Stormwater Drain
Coastal Residential	1	-	3.0m	1:6 / 1:4	-	-	Yes
Coastal Residential	2	5.0m	3.0	Refer 15.1.6.1.2 / 1:4	-	-	Yes

The proposal will require formation of a new driveway over adjoining Lot 1 DP 113775. This will be formed to provide a 3.0 metre metalled driveway, with a sealed entrance in accordance with 15.1.6.1.2(g)(ii). The existing entrance off State Highway 12 is depicted below.



Plate 5: Existing Entrance off State Highway 12.

Each accessway has clear visibility for its entire length. The proposal does not offend Rule 15.1.6.1.2(d), in that no more than one crossing over a footpath per allotment is proposed.

There is sufficient manoeuvring area on Lot 1 so that a vehicle will not need to reverse onto State Highway 12 to exit the site. New Zealand Transport Agency has been contacted to satisfy Rule 15.1.6.1.2(e).

In summary, the proposal is considered to be a controlled activity.



3.2 Regional Plans

The property is within the 'area of benefit' for stormwater and wastewater. Existing dwellings on the property connect to these services (via an open connection to Council's open roadside stormwater drains and a piped connection to the wastewater reticulated system) and a new dwelling on Lot 1 will also make use of these services, as described in the Fraser Thomas Ltd Engineering Report ("Engineering Report") in **Appendix 6**.

4 Consultation

There are no relevant rules or national environmental standards relating to public notification. Furthermore, public notification is not requested, and it is considered that the actual and potential adverse effects of the proposal will be less than minor. As such, it is submitted that public notification is not required in terms of 95A of the Act.

Under Section 95E Council must determine whether there are any affected parties.

New Zealand Transport Agency ("NZTA") is an affected party, as the application sites have frontage to State Highway 12. Consultation with NZTA has resulted in an agreement being reached that a memorandum of encumbrance will be applied to Lot 1 for the purpose of avoiding reverse sensitivity relating to noise from the State Highway – refer to correspondence in **Appendix 7**. Condition 3(i) on RC 2080118 requires that a Section 93 certificate be obtained, and this can be re-applied to the new consent.

We are of the opinion that there are no other parties who will be adversely affected by the proposal for the following reasons:

- There are no adverse effects, in terms of the matters over which Council has reserved control, which would have a minor or more than minor impact on any person.
- Existing structures on the site are able to comply with the permitted activity land use standards of the Coastal Residential Zone;
- The resultant allotments will remain consistent with the character and intensity of the surrounding environment, in terms of allotment area, land use and density of development.

As consultation with NZTA has resulted in an agreement being reached, and it is considered that there are no other affected parties, we respectfully request that the application is processed on a non-notified basis.



5 Environmental Effects and Mitigation

5.1 Existing Uses, Structures and Utilities

The property contains two existing dwellings, as depicted in the scheme plan (**Appendix 1**) and section 2.2 of this report. These dwellings can be incorporated into proposed Lots 2 and 3 in such a way that complies with the permitted activity land use standards of the Coastal Residential Zone.

Area A is a proposed right of way and services easement over adjoining Lot 1 DP 113775, in favour of Lots 2 and 3. Easements B and E, for the purpose of right of way and services are over Lot 2 in favour of Lot 3. Area C is an existing right of way, which will be revoked to ensure that legal access to proposed Lot 2 can only be gained from Waianga Place.

Proposed easements D, E and F, provide the right to drain sewage, in the approximate location of an existing sewerage connection line over proposed Lots 2 and 3. The location of the line has been transcribed from an architectural site plan, so is not necessarily accurate. The proposed easements allow Lots 2 and 3 and adjoining Lot 1 DP 113775 to drain sewage to the Council's reticulated system. Refer to section 5.6 of this report for further information regarding these proposed easements.

Existing dwellings collect rainwater from roof surfaces for domestic water supply (although it is understood that the dwelling on Lot 2 is connected to the Council's reticulated water supply and another water meter would be available for use by Lot 3). Water tanks are accommodated within the proposed boundaries of Lots 2 and 3. A future dwelling on Lot 1 will connect to Council's supply. Refer to the Engineering Report in **Appendix 6**.

Telecom (now Chorus) and Top Energy have been contacted for their requirements – see **Appendix 5**. Telecom has nil requirements, while Top Energy requires each lot to be reticulated.

In summary, existing uses and structures can be accommodated by the proposed subdivision, and servicing is able to be adequately achieved, without having any significant adverse effects on the environment.

5.2 Flora, Fauna and Habitats

The property is in a medium density kiwi habitat. Undeveloped areas of the site contain lawns and landscaping/ vegetated areas, particularly along the boundaries of the property. The likely house site for Lot 1 is located on the south-eastern corner of the property, upon an area of lawn. As such, the effect of the proposal on flora, fauna and habitats is considered to be less than minor.



5.3 Soil Conservation

As the property is located in an urban environment, the effect of the proposal on productive soils is considered to be negligible.

Earthworks required to implement the proposal will be minimal as each of the two proposed access ways are already formed (the driveway over Lot 1 DP 113775 will require minor additional work). Preparation of a building site on Lot 1 will require minor trimming, for which the volumes and depths required will be within the permitted activity standards for the Coastal Residential Zone. The Engineering Report (**Appendix 6**) recommends that all earthworks are subject to implementation of adequate measures in accordance with ARC TP90 to minimise erosion.

5.4 Natural & Other Hazards

Nearby land on the opposite side of State Highway 12 of the subject land is marked with a Coastal Hazard 1 & 2 notation. This does not affect the land subject to this application. The property is not recorded as being susceptible to flooding in the District Plan Potential Flooding Maps.

The Engineering Report (**Appendix 6**) provides a full description of soils and geology of the property. It notes that the existing dwellings show no signs of subsidence or movement, but recommends that a consent notice be recorded on the titles of the each lot to require specifically designed foundations for all future dwellings, due to the known instability issues in the Hokianga area and the recorded soft soils.

We believe that the proposal creates suitable and stable allotments, and that proposed Lot 1 can be physically developed in a manner that will not cause or aggravate any effects relating to natural hazards.

5.5 Sites of Archaeological, Cultural and Historical Significance

There are no sites of archaeological, cultural or historic significance recorded within the site or on adjoining properties. No archaeological evidence was observed during our site visit.

We believe that the proposal can proceed without affecting any sites of archaeological, cultural or historic significance. If necessary, the standard advice note could be applied, outlining the applicant's responsibilities under the Historic Places Act 1993.

5.6 Stormwater and Sewage

The property is within the area of benefit for stormwater and sewage. The Engineering Report (**Appendix 6**) describes the manner in which existing dwellings and a future dwelling on Lot 1 will connect to Council's systems.



The stormwater system consists of open connection to open roadside drains, which discharge to Waianga Stream, to north of the subject site, then eventually the Hokianga Harbour. Stormwater from existing dwellings is directed to the roadside drains via swale and concrete lined open drains.

Sewage generated from existing dwellings is understood to discharge via a piped connection cutting through the south eastern corner of the property to the Council drain that runs along the southern side of Waianga Place. It is understood that Lot 1 DP 113775 is also connected to this line. It is recommended that a future dwelling on Lot 1 connect to Council's reticulation via a manhole located on the opposite side of State Highway 12.

Servicing of the sites in terms of stormwater and wastewater disposal is considered to be able to be adequately achieved, and can be carried out in such a way that will have no more than minor effect on the environment.

5.7 Traffic and Access

The property has legal frontage to, and access from, State Highway 12 and Waianga Place, both being within 50 km per hour speed zones.

The proposal will theoretically generate an additional ten daily one-way traffic movements. State Highway 12 and Waianga Place are considered to be of sufficient standard to accommodate the additional traffic movements. The effects of additional traffic on the safe and efficient operation of State Highway 12 are considered to be offset by the relocation of entrances to Lots 2 and 3 to Waianga Place – the numbers of vehicles using entrances directly off State Highway 12 will effectively be reduced. Consultation with New Zealand Transport Agency has been undertaken, and as a result agreement has been reached, as outlined in Section 4 of this report.

The entrance to the property from Waianga Place requires upgrading to construct a double width complying with the FNDC/S/02 standard for urban crossings.

It is considered that access to each lot can be achieved in a safe and efficient manner; and that the effects of additional traffic will be mitigated by the relocation of access to the existing dwellings to Waianga Place.

5.8 Visual Landscape, Character and Amenity

The proposal creates lots that are consistent with the area and dimensions of sites in the surrounding environment and are also consistent with the controlled activity provisions for subdivision in the Coastal Residential Zone. The effects of the proposal on the landscape values and character of the area are therefore considered to be negligible. Both existing dwellings, and a future dwelling on Lot 1, are able to comply with the permitted land use criteria of the Coastal Residential Zone, therefore it is anticipated that amenity values such as privacy and open space can be maintained, and that the proposal will not have any noticeable adverse effect on those values.



6 Conclusion


In terms of section 104 and 104A of the Resource Management Act 1991, we consider that:

- The effects on the environment are minor or less.

We also note that:

- The scale of the proposal is consistent with nearby developments;
- Agreement between NZTA and the Applicant has been reached; and
- No further written approvals have been sought as we are of the opinion that there will be no other affected parties.

For these reasons it is requested that this application be considered to be a non-notified application, and that the Council grant consent to the proposal, under delegated authority, as detailed in the application and supporting information.

Signed 

N A Watson,
Resource Planner

Date 11/3/10

WILLIAMS & KING
Kerikeri

7 Appendices

Appendix 1 Scheme Plan

Appendix 2 Computer Freehold Registers

Appendix 3 Location Map & Cadastral Index Map

Appendix 4 Google Earth Aerial Photograph

Appendix 5 Telecom & Top Energy Consultation

Appendix 6 Fraser Thomas Ltd Engineering Report

Appendix 7 Correspondence with New Zealand Transport Agency



APPENDIX 1: SCHEME PLAN

APPENDIX 2: COMPUTER FREEHOLD REGISTERS

WAIANGA STREAM

100-

S. H. No. 12

19.19

72.00

1.05
P.

1.05

25.00

0.7

0

0 : 1 : 05.0

238.0

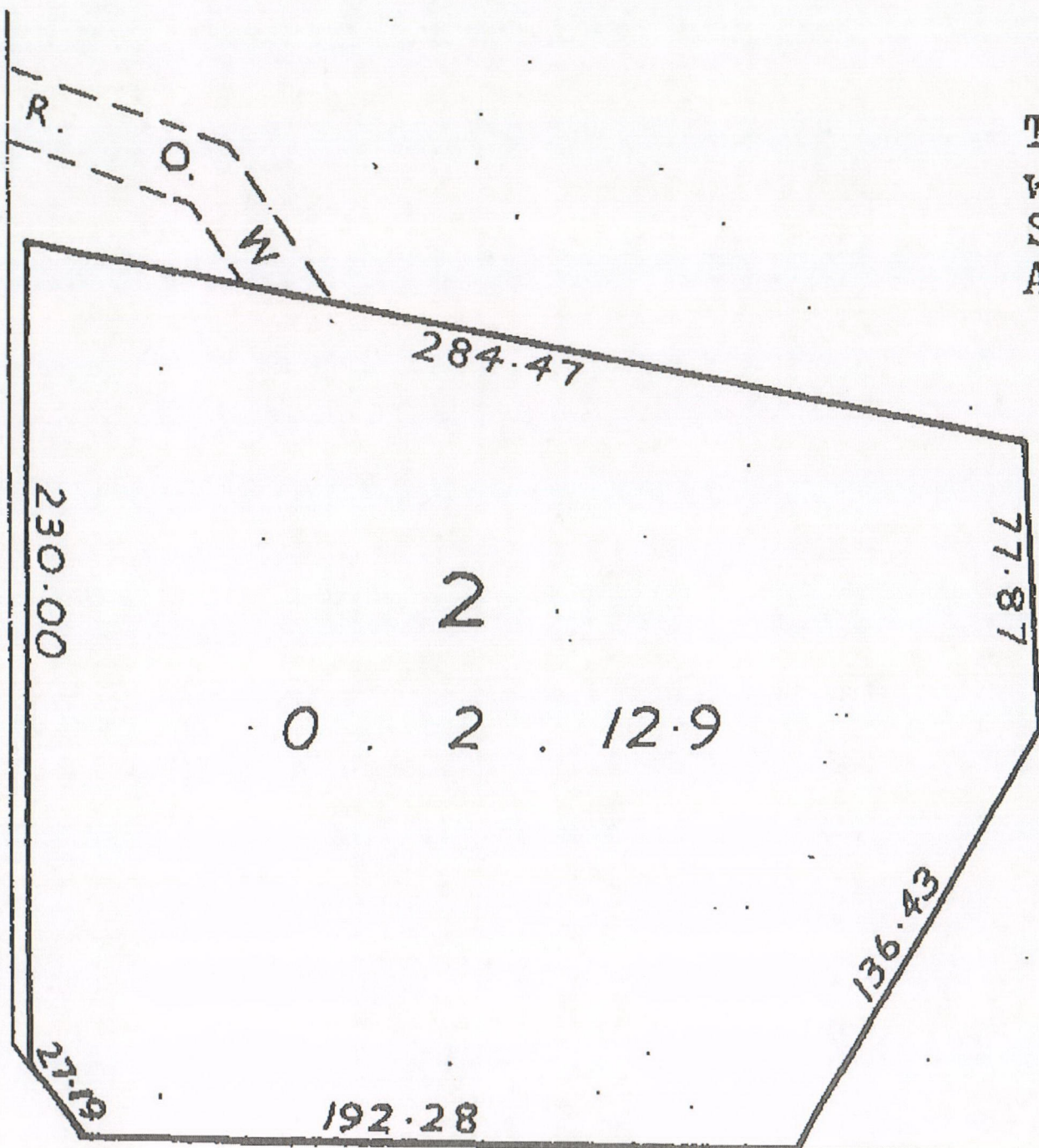
284.47

100.00

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B.
K.
a

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W
S
A



10 ~

S.
H.

NO. 12

ROAD

(28.15)



Approvals
Pursuant to a resolution of the Hokianga County Council passed on the 25th day of May 1986 approving pursuant to Section 209 of the Local Government Act 1974 this survey plan and certifying that the survey plan is in accordance with the requirements and provisions of the operative district scheme for the area to which the survey plan relates the common seal of the Hokianga County Council was affixed herewith the Presence of:-

Chairman *John Klazich*

County Clerk *[Signature]*

Approved

[Signature] J. E. B. S. J.

[Signature]

Registered Owners

Bearing and Coordinate Datum Old Cadastral
origin Mt. Eden 700 000 mN
300 000 mE

New CTs Allocated Lot 1 64c/147
Lot 2 64c/148

Total Area 1943 m²

Comprised in C.T. 23c/669 (All)
C.T. 23c/670 (All)

I, Trevor James Shaw
Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to the provisions of section 230(2) of the Surveyors Act 1950 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 Survey Regulations 1972.

Dated at Whangarei this 27th day of April 1986 Signature *[Signature]*

Field Book p. Traverse Book 1071 p. 187
Reference Plans

Examined D. Hartley Correct W. Gibbs.

Approved as to Survey

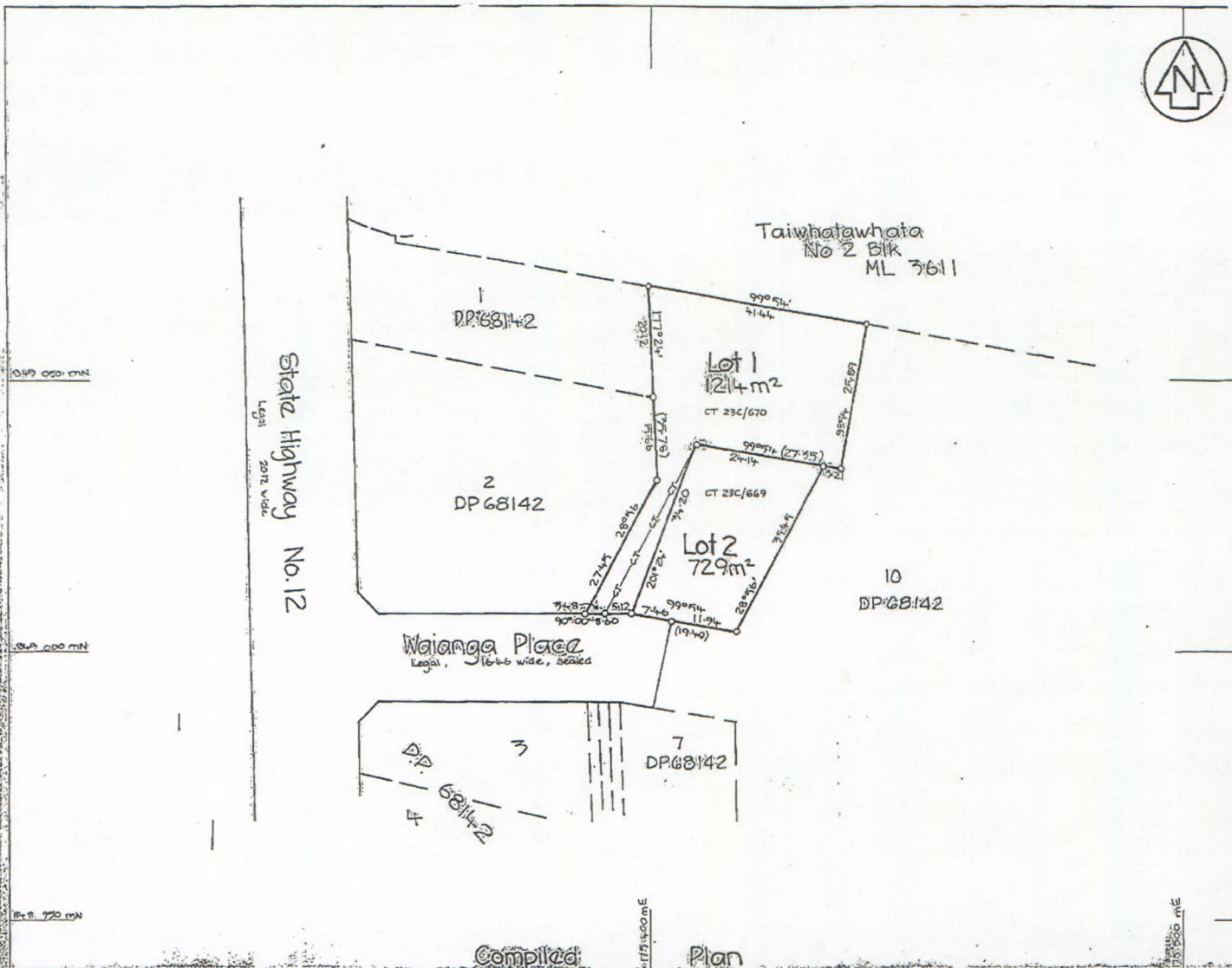
25/8/86 *[Signature]* Chief Surveyor

Deposited this 26th day of September 1986

Assistant *[Signature]* Land Registrar

File Number 17 AUG 1986

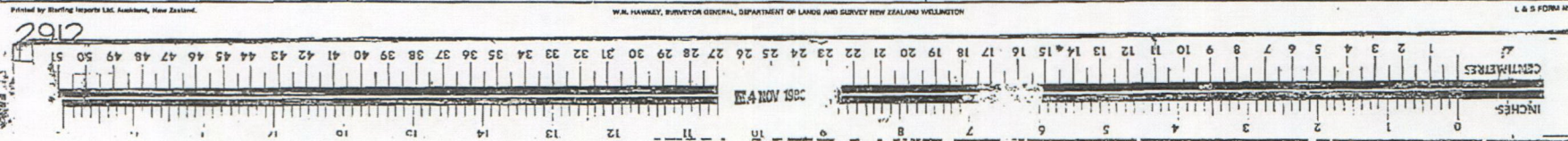
Instructions DP 113715



LAND DISTRICT North Auckland
SURVEY BLK. & DIST. VII Hokianga
NZMS 261 SHT RECORD MAP No

Plan of Lots 1 & 2 Being a Subdivision
of Lots 8 & 9 D.P. 68142

TERRITORIAL AUTHORITY Hokianga County
Surveyed by Simpson, Shaw & Co
Scale 1:500 Date March 1986



APPENDIX 3: LOCATION MAP & CADASTRAL INDEX MAP

APPLICATION SITES

LOT 2
DP 197228
0.3697 ha

LOT 13
DP 68142
0.0000 ha

251

LOT 1
DP 68142
0.1138 ha

255

LOT 1
DP 113775
0.1214 ha

Sh 12

LOT 12
DP 68142
0.0000 ha

LOT 2
DP 68142
0.2350 ha

1

LOT 11
DP 120046
0.0783 ha

5

Waiana Place

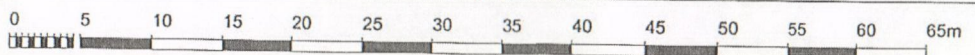
2

LOT 3
DP 68142
0.0809 ha

12

LOT 1
DP 116674
0.0739 ha

QuickMap
Custom Software Ltd



Any person wishing to rely on the information shown on this map must independently verify the information
Scale 1:500 Topographical and Cadastral map derived from LINZ data. Printed 18/07/2007 10:15

APPENDIX 4: GOOGLE EARTH AERIAL PHOTOGRAPH

APPENDIX 5: TELECOM & TOP ENERGY CONSULTATION

CONNECTING
NEW ZEALANDERS

27 JUL 2007

Telecom

Work Management Group
PO Box 442
WHANGAREI

Telephone: 09 4374212
Facsimile: 09 4374202
Email: duncan.hamilton@telecom.co.nz

Our Ref: NIL/5420

25 July, 2007

Williams & King Surveyors
PO Box 937
KERIKERI

**RE: PROPOSED SUBDIVISION AT: SH12 / WAIANGA PLACE FOR
CATHERINE BEW**

Your Ref: 20396

NIL REQUIREMENT

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

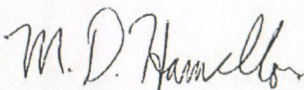
Telecom requirements for this proposal are nil.

This certificate does not cover Service lead-ins from the road to individual lots. When telephone service is required by a lot purchaser, the Service leads can be provisioned by phoning 123, Telecom Residential Sales and Service, at least 48 hours prior to commencing trenching. Adjustments to the telephone network may result in a short delay in providing service.

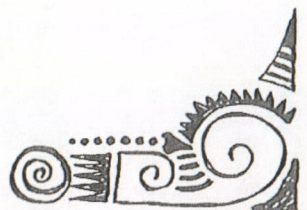
Telecom standard new connection charges will apply to any new connection made to this subdivision. Please contact Telecom Residential Sales and Service, by phoning 123, for an assessment of these fees.

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

Yours sincerely



Duncan Hamilton
Network Deployment Specialist



25 JUL 2007

Top Energy Limited
Station Road
P O Box 243
Kaikohe 0400
New Zealand
Telephone +64-9 401 5440
Facsimile +64-9 401 5611
Web www.topenergy.co.nz

24 July 2007

Natalie Watson
Williams & King
P O Box 937
Kerikeri 0245

Dear Natalie

Proposed Subdivision: - C Bew – State Highway 12/Waianga Place - Omapere

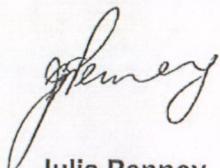
Thank you for your facsimile and a copy of your proposed subdivision scheme plan.

Top Energy requires each lot to be reticulated.

Costs for supply will be provided to a prospective electricity consumer after application and on site survey has been completed.

In order to get a letter from Top Energy upon completion of your subdivision a copy of the Resource Consent Decision must be provided.

Yours sincerely



Julia Penney
Network Administrator

i:\engadmin\typist\resce.con\williams & king\2007\bew c 240707.doc

APPENDIX 6: FRASER THOMAS LTD ENGINEERING REPORT



Figure 1. Google Earth image with QuickMap overlay showing 20m contours and parcel boundaries. Subject property highlighted in yellow.

LAND STABILITY, FOUNDATIONS AND EARTHWORKS

Published geological information for the area identifies this site as being on the boundary of two soil categories and three underlying rock types. At the bottom of the site near SH12 the soils are of the coastal sand dune complex being excessively to somewhat excessively drained Pinaki sand and Whananaki sand. These soils are underlain by sand: quartz and feldspar, forming fixed dunes, with minor swamp deposits; unconsolidated to very soft, and also unweathered, or weathered to brown-stained, very soft clayey sand to depths of 5m.

The elevated areas along the eastern boundary are identified as soils of the rolling to hilly land being imperfectly to very poorly drained Omanaia clay loam with coarse structured subsoil, underlain by conglomerate: rounded, gravel to boulder sized fragments of muddy limestone and basalt in a matrix of volcanic sandstone, thickly

western corner of the subdivision. The stream then flows under SH12 and into Hokianga Harbour. A minor amount of sheet flow enters the site from up-hill properties to the east.

The existing dwellings do not have formal piped connections to the Council's reticulation, however they are connected to Council's open drains. The tank overflows from the dwelling on Lot 2 are directed to the open drain along the southern boundary. The overflows from the water tank on Lot 3 discharge to the north into a concrete lined drain, which transitions to a grassed swale flowing into Waianga Stream. These are considered to be adequate connections.

We recommend that Lot 1 discharge to the open drain along its western boundary or into the stream along the northern boundary.

We do not anticipate that the proposed subdivision will exceed the permitted impermeable surface cover of 50% as outlined in the RPDP.

We do not believe there is any need for stormwater mitigation due to the proximity of the site to the Hokianga Harbour and that the increase in runoff can be considered minor.

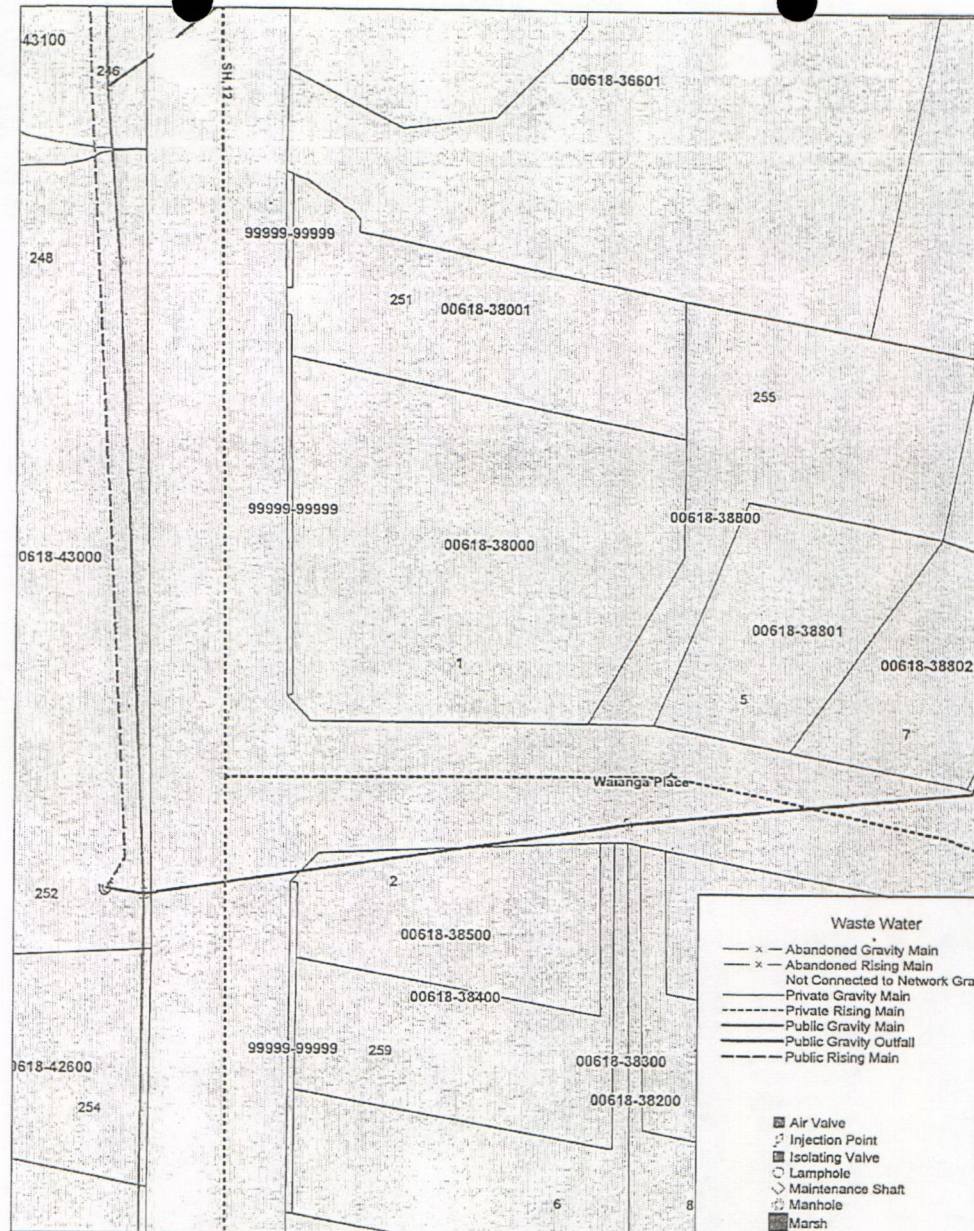
WASTEWATER

The subdivision is located within the FNDC Wastewater Area of Benefit, see attached map. The Council's plans show a gravity main along the southern boundary of Waianga Place.

It is our understanding that there is a single sewer connection to this line which leads to the subject properties and the adjoining lot to the east (Lot 1 DP 113775), see attached "Site Plan" (by Hans Mitt Design, Feb 1998 from the FNDC's property file). We do not know the size of the connection to the Council's mainline or the pipe leading up to the last "Y-junction" shown on the Site Plan. It is doubtful that the pipes have been installed in the exact locations shown on the Site Plan.

To our knowledge, this system has been installed and operating without issue for eight years. We note that when the sewer lines were installed, they were installed as per the engineering standards of the time. The current standards require separate connections for each proposed allotment. We believe that the existing connections are adequate in terms of hydraulic capacity and should not be altered. The pipes should be located, sizing confirmed, and surveyed as "AS BUILT" with easements in favour of the Council placed over the pipes. Easements will enable the Council to conduct future maintenance operations. The survey will also identify pipeline depths so that minimum cover can be ensured under the Right of Way.

We recommend that Lot 1 connect to Council's reticulation at the manhole opposite the entrance onto SH12, or into the gravity sewer line along the western side of SH12. The exact connection location can be determined during specific design.



Area of Benefit
(AoB) Waste Water



**Far North
District Council**

Date Printed

17/07/2007



The information shown on this plan may not be accurate and is indicative only. The Far North District Council accepts no responsibility for incomplete or inaccurate information.

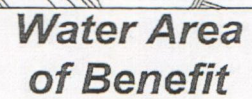
Contractors are to verify the exact location of all Council services on site, before work commences. Contractors are liable for any damage they may cause to Council services, including any services not identified on this plan.

Waste Water

- x — Abandoned Gravity Main
- x — Abandoned Rising Main
- Not Connected to Network Gravity Main
- Private Gravity Main
- Private Rising Main
- Public Gravity Main
- Public Gravity Outfall
- Public Rising Main

- Air Valve
- Injection Point
- Isolating Valve
- Lamphole
- Maintenance Shaft
- Manhole
- Marsh
- Pump Station
- Rodding Eye
- Sluice Valve
- Storage Tank
- Treatment Plant
- Valve Chamber

----- Road



15/06/2005

APPENDIX 7: CORRESPONDENCE WITH NEW ZEALAND TRANSPORT AGENCY

10 SEP 2007
MK



TNZ Ref: 12/1/5
Your Ref: RC-2080118-RMASUB

6 September 2007

Williams & King Surveyors Ltd
PO Box 937
Kerikeri

Attn: Natalie Watson

Dear Madam

**RE: PROPOSED SUBDIVISION- CATHERINE BEW, STATE
HIGHWAY 12, WAIANGA PLACE, OMAPERE**

Thank you for your initial letter relating to the above proposal dated 7 August 2007. The section of State Highway adjacent to the property is a Limited Access Road. Briefly this means that:

(a) A Limited Access Road is not a road for the purpose of subdivision unless the Minister issues a Notice in terms of Section 93 of the Transit New Zealand Act 1989, and

(b) Vehicular access is permissible only at a crossing place or road from which vehicular access has been authorised by Transit New Zealand

In order to protect the operation of the State highway, Transit requires that the Council adds a condition to any consent granted for the proposed subdivision requiring the applicant to obtain a Section 93 Notice from Transit prior to a certificate is issued pursuant to Section 224 of the Resource Management Act 1991.

Please note that Transit's response to this proposal is largely confined to traffic effects on the State highway.

We have carefully considered this proposal and will be prepared to approve it in principle at this stage providing the following conditions are met:

- That a consent notice be registered on any subdivision application approved by the Council, against the newly created title with wording to the following affect:

The design and construction of any new dwelling on the site within 40m of the boundary with the State Highway shall comply with the following standards) in order to mitigate any ongoing adverse effects in terms of reverse sensitivity:

1. *NZS2107:2000 – Noise;*
 - (i) *internal sound levels do not exceed 35dba Leq(24hr) in bedrooms;*
and

Bew.doc

Auckland Regional Office

Level 13 • Qantas House • 191 Queen Street • PO Box 1459 • Auckland • New Zealand

Telephone 09 368 2000 • Facsimile 09 368 2059

WILLIAMS & KING

A Division of Survey & Planning Solutions Ltd
LAND SURVEYORS - RESOURCE PLANNERS
Kaitaia, Kerikeri & Paihia
www.surveyandplanning.co.nz

Ref: 20396
FNDC Ref: 2080118-RMASUB
TNZ Ref: 12/1/5

18 December 2007

Transit New Zealand
PO Box 1459
Auckland

Attention: Deepak Rama

Dear Deepak

Re: Proposed Subdivision for Catherine Bew - SH 12; Omapere - Acceptance in Principle of Proposed Encumbrance

We received a letter from Transit NZ on 6 September 2007 outlining that Transit would be prepared to approve the subdivision in principle provided that a consent notice be registered on any subdivision application approved by Council against the newly created title to require that the design and construction of any new dwelling on the site within 40m of the boundary with the State Highway complies with noise levels to mitigation on any on-going reverse sensitivity effects. We responded by e-mail to Transit NZ Planner Jenny Slepian acknowledging the potential noise nuisance; but stating that anyone building on the proposed vacant lots would be aware of the proximity of the State Highway and would therefore take steps to provide acoustic insulation to the level that they feel is appropriate or necessary.

In response; Jenny Slepian outlined an alternative method of dealing with potential reverse sensitivity effects; using a memorandum of encumbrance between the applicant and Transit NZ. Ms Slepian noted that Transit uses this condition on any subdivision where there is the potential for a new dwelling to be constructed within 80m of the State Highway, as is required under the Planning Policy Manual.

We replied that the applicant would prefer the option of the memorandum of encumbrance and subsequently, a copy of that document was emailed to us. We queried, and sought the removal of the \$10.00 annual fee, as this wasn't included on the memorandum of encumbrance included on Transit NZ's website.

You later advised that the \$10.00 fee would only apply if someone, for example a neighbour, made some kind of complaint. We also discussed the fact that the encumbrance couldn't be formalised until the new titles were created (i.e. following approval of the subdivision by Council and completion of the required legal plans and

Kerikeri Office
62 Kerikeri Rd, ANZ Building
PO Box 937, Kerikeri, N.Z.
Telephone: 09 407 6030
Facsimile: 09 407 6032
Email: chris@surveyandplanning.co.nz

After Hours:
Chris Williams 09 407 6035
chris@surveyandplanning.co.nz
Brett King 09 407 7885
king@surveyandplanning.co.nz

Nat Watson

From: Ailsa MacDonald [Ailsa.MacDonald@transit.govt.nz]
Sent: Tuesday, 18 December 2007 8:49 a.m.
To: nat@surveyandplanning.co.nz
Subject: RE: FW: Proposed Subdivision for Catherine Bew - SH 12,Omapere
Follow Up Flag: Follow up

Flag Status: Red

Dear Natalie,

Apologies for the late reply as I only work on Tuesdays and Thursdays at Transit. For Deepak, ring 3682000, and ask for Deepak Rama, or extension 7054.

Regards,

Ailsa Macdonald
Consultant Resource Planner

>>> "Natalie Watson" <nat@surveyandplanning.co.nz> 14/12/2007 3:52 p.m. >>>
H Alisa,

I haven't heard back from anyone yet on this one. Would you be able to give me a phone number for Deepak Rama?

Thanks,

Natalie Watson
Williams & King, Kerikeri
-----Original Message-----

From: Ailsa MacDonald [mailto:Ailsa.MacDonald@transit.govt.nz]
Sent: Thursday, 6 December 2007 10:58 a.m.
To: nat@surveyandplanning.co.nz
Subject: Re: FW: Proposed Subdivision for Catherine Bew - SH 12,Omapere

Dear Natalie,

Thanks for your email. I have forwarded it to the appropriate Planner in our department who is working on this encumbrance document, Deepak Rama. He should be in contact shortly.

Regards,

Ailsa Macdonald
Consultant Resource Planner

>>> "Natalie Watson" <nat@surveyandplanning.co.nz> 6/12/2007 10:42 a.m. >>>
Hi Alisa,

I understand that you will be taking over Jenny Slepian's applications.

Could you please refer to the email below, regarding a draft encumbrance document that has been prepared by Transit in relation to a proposed subdivision at State Highway 12 in Omapere for our client, Catherine Bew.

I would appreciate a response on this one, as this is the only outstanding issue in relation to the application.

Please call me if there are any issues.

9/03/2010

To: nat@surveyandplanning.co.nz

Subject: Re: Proposed Subdivision for Catherine Bew - SH 12, Omapere

Hi Natalie,

An alternative would be to sign a memorandum of encumbrance with Transit that relates to reverse sensitivity. We put the "reverse sensitivity" condition on any subdivision where there is the potential for a new dwelling to be constructed within 80m of the SH, as is required under the Planning Policy Manual. If the applicant would prefer this option (as it does not involve going through Council) I can send you an encumbrance instrument to have a look at.

Please let me know and I'll get that off to you this week.

Thanks,

Jenny

>>> "Natalie Watson" <nat@surveyandplanning.co.nz> 2/10/2007 4:11 p.m. >>>

Hi Jenny,

We have received your letter relating to the proposed subdivision for Catherine Bew. The letter states that Transit will remain unopposed to the subdivision provided that a consent notice is registered on the new title relating to acoustic insulation. The applicant has acknowledged the potential noise nuisance, but anyone building on the vacant lot would be aware of the property's location adjoining the Highway, therefore it would be in their interests to provide acoustic insulation to the level that they feel is appropriate/necessary. We feel that it would be more efficient to deal with noise issues that way rather than involving Council? Do you know if there's any case law relating to complaints about noise from highways?

Please let me know what you think.

Kind regards,

Natalie Watson

Survey & Planning Solutions Ltd

t/a Williams & King

PO Box 937, Kerikeri, New Zealand

ph +64 9 407 6030

fax +64 9 407 6032

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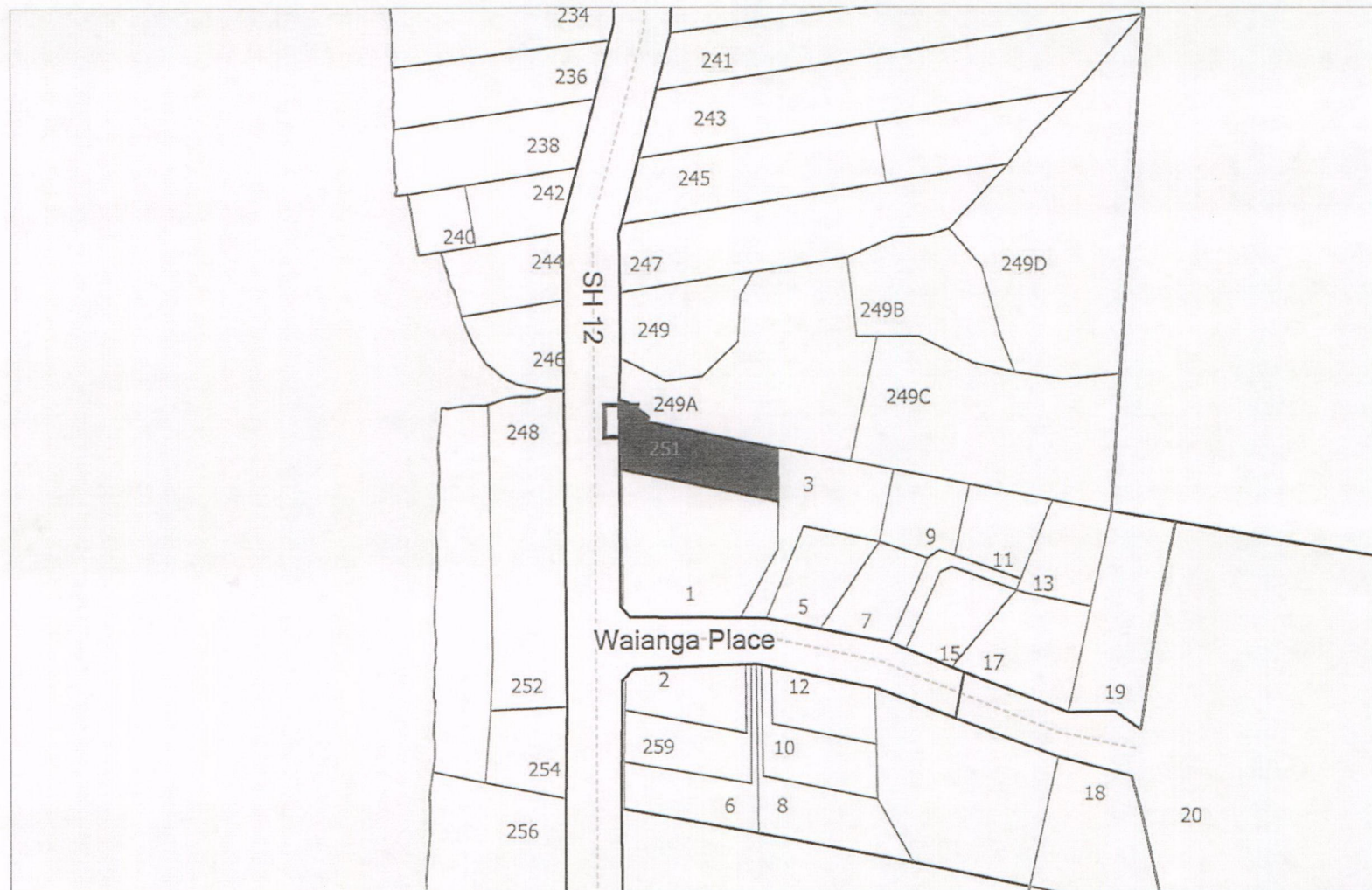
This electronic mail message together with any attachments is privileged.

If you are not the intended recipient:

- Do not copy, disclose or use the contents in any way.
- Please let us know by return e-mail immediately, then destroy this

9/03/2010

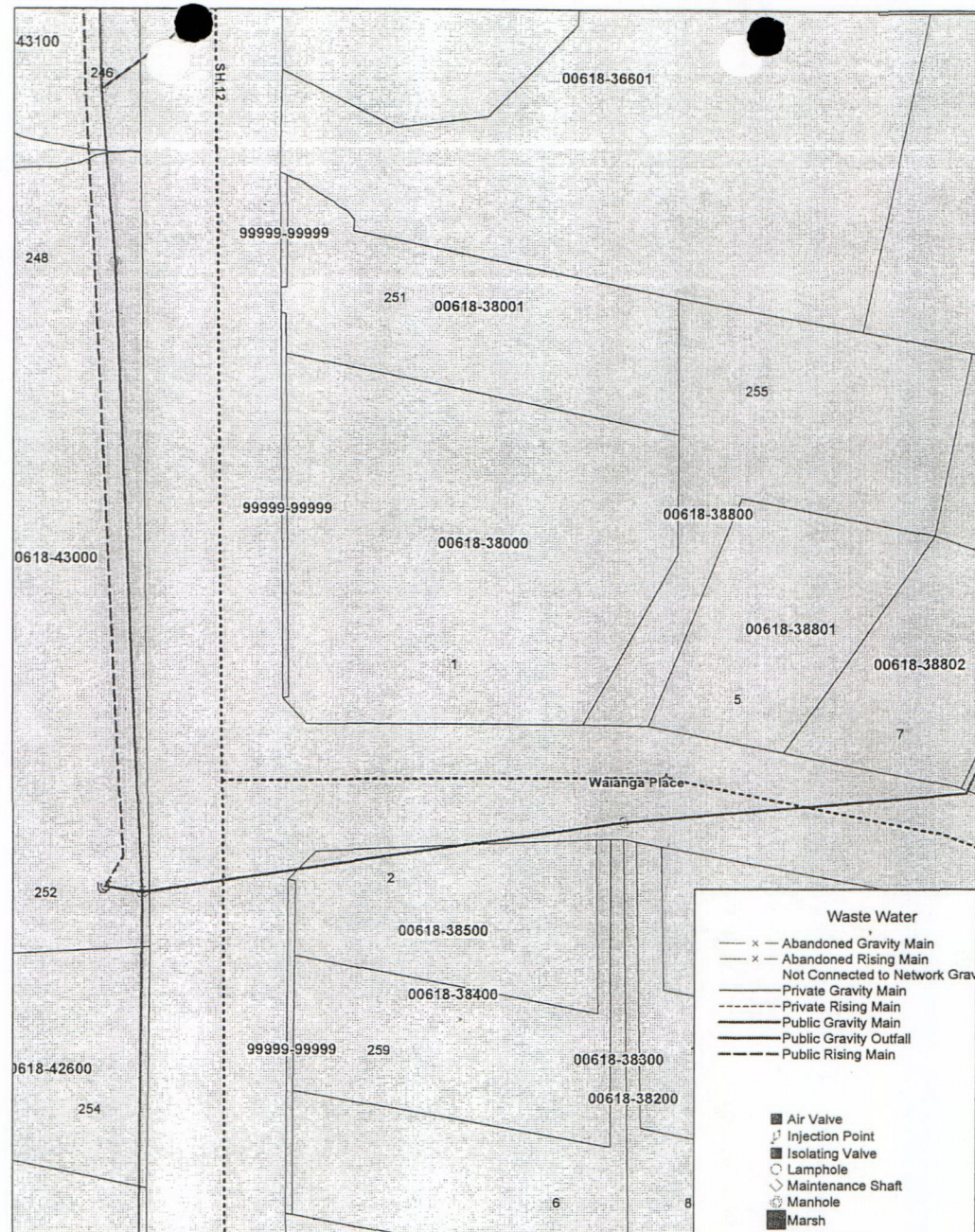
RC 2100461 BEW
RC 2100461



Scale: 1:2207

200 metres





Area of Benefit
(AoB) Waste Water



**Far North
District Council**

Date Printed

17/07/2007



The information shown on this plan may not be accurate and is indicative only. The Far North District Council accepts no responsibility for incomplete or inaccurate information.

Contractors are to verify the exact location of all Council services on site, before work commences. Contractors are liable for any damage they may cause to Council services, including any services not identified on this plan.

Waste Water

- x --- Abandoned Gravity Main
- x --- Abandoned Rising Main
- Not Connected to Network Grav
- Private Gravity Main
- Private Rising Main
- Public Gravity Main
- Public Gravity Outfall
- Public Rising Main

- Air Valve
- ⌋ Injection Point
- Isolating Valve
- Lamphole
- ◇ Maintenance Shaft
- ⊗ Manhole
- Marsh
- ⌋ Pump Station
- Rodding Eye
- Sluice Valve
- Storage Tank
- ⊗ Treatment Plant
- ▽ Valve Chamber

----- Road



**Water Area
of Benefit**

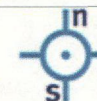
Print Printed
15/06/2005

RC 2100461 BEW
RC 2100461



Scale: 1:2207

200 metres





Far North
District Council

ENVIRONMENTAL MANAGEMENT

Landonline Reference: LT: 431990

Date:	24 May 2012	Valuation:	
LT/DP No:	Lots 1 & 13 DP 68142	RC:	2100461
Client:	Catherine Jane Bew	Property Key	3337750

COMPLIANCE CERTIFICATES

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

COMBINED CERTIFICATES APPLIEDFOR:

STAGE:

CER5943-221	\$375.00	Paid	Hardcopy certificate
CER5944-224c	\$1014.00	Paid	Land online
CER5945-243(e)		Waiting for payment.	Land online
CER5946-348			Land online

Admin Comments: 223 survey plan approved and issued 21 July 2010

Reinspection fee \$158.00 paid.

Timesheet Entry

Name	Certificate	Time	Comment
29/05 - T. Wooster	CER:<<>>224(c)	.33	Failed - refer email sent
15/06 T Burkhardt	221	.87	-
" "	224(c)	.17	-
PJK		.12	Red + sign off

RESOURCE PLANNER

RC ENGINEER:

WORKS DEV. ENGINEER:

ROADING:

DISTRICT FACILITIES:

OTHER:

DATE: 15/06/12

DATE: 14/06/12

DATE: _____

DATE: _____

DATE: _____

DATE: _____

To be returned to:

Law Direct

PO Box 497, Kerikeri 0245

Comments: condition 3c not complied with - entrance not double width (serves 3 lots)
See above RS check works + sign off given 14/06/12



ENVIRONMENTAL MANAGEMENT

Landonline Reference: LT: 431990

Date:	8 July 2010	Valuation:	
LT/DP No:	Lot 1 DP 68142, Lot 13 DP 68142	RC:	2100461
Client:	Catherine Jane Bew		

COMPLIANCE CERTIFICATES

I confirm that the above applicant has met the condition imposed by Council on 21/07/2010 (date) and approve the release of a Certificate under Section 306 of the Local Government Act 1974 / Section 224 of the Resource Management Act 1991

COMBINED CERTIFICATES APPLIED FOR: STAGE:

CER: 5174-223	\$350.00	Paid	LOL

The attached : 224 a, b, c, (i), (ii), (iii), 221, 223, 243, 321

(Please circle correct certificate/s required)

Certificate Issued: _____

Resource Planner: _____

Date: _____

All other Certificates Suspended as conditions non complying / payment fee outstanding

Other Certificates required can now be released to Agent / Surveyor:

State lot and DP numbers of each lot with a new connection to the Council's WATER scheme	
State lot and DP numbers of each lot with a new connection to the Council's SEWERAGE scheme	
State lot and DP numbers of each lot with a existing connection to the Council's WATER scheme	
State lot and DP numbers of each lot with a existing connection to the Council's SEWERAGE scheme	
Send copy of this form to Property Database Officer with copy of Decision and S223 Certificate	

RESOURCE PLANNER: _____

ENGINEER: _____

UTILITIES DEPT: _____

OTHER CONSULTANT: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____

To be returned to:

Williams & King Surveyors
PO Box 937, Kerikeri 0245

Comments: