

SIMPSON, SHAW & CO.
REGISTERED SURVEYORS — WHANGAREI AND KAIKOHE
LAND AND ENGINEERING SURVEYORS
(SUCCESSORS TO A. H. PICKMERE AND P. J. FINCH)

653
Planny

KEN SIMPSON, M.N.Z.I.S., RES. (089) 60-726
TREVOR SHAW, M.N.Z.I.S., RES. (089) 481-181

134 BANK STREET,
WHANGAREI

PO. BOX 631
PHONES (089) 487-170
(089) 488-680

Our Ref. 2912

10 February 1988

HOKIANGA

12 FEB 1988

COUNTY COUNCIL

County Engineer
Hokianga County Council
PO Box 3
RAWENE

Attention Janet Stevenson



Dear Sir

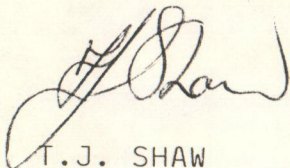
RE: BAXTER SUBDIVISION - S.P. 534

With reference to our letter of the 14 December 1987 we are anxious to obtain the necessary 'A' number for the D.L.R's amalgamation condition.

L.T. 120046 is held up because of the requirement for this number to be endorsed on the face of the plan. Can you please make urgent representation to the District Land Registrar for approval of the amalgamation condition.

Thank you.

Yours faithfully
SIMPSON, SHAW & CO.



T.J. SHAW

c.c. Heather Baxter

11th January 1988

District Land Registrar,
Department of Justice,
Private Bag,
AUCKLAND

MS534

Dear Sir,

RE: AMALGAMATION APPROVAL

Scheme Plan of Lots 1 - 11 being subdivision of Pt Lot
10 D.P.68142 and Lot 2 D.P.113775

It is proposed to approve the above subdivision, as shown on the enclosed plan, pursuant to Section 279(2)(e) pursuant to the condition :

"That Lot 9 hereon be held as to three undivided one-third shares by the owners of Lots 2, 3 and 4 hereon as tenants in common in the said shares and that individual certificates of title be issued in accordance therewith."

Please issue us with an approval as soon as possible.

Yours faithfully,

Janet Stephenson
PLANNING OFFICER

JS:CF

Our Ref. 2912

13 November 1987

County of Hokianga
Hokianga County Council
P.O. Box 100
Rangitikei
Dear Sir

S.P. 534
BAXTER SUBDIVISION - OMAPERE

You will recall that on the 26th of March 1987 Council passed the necessary resolution to approve the plan of subdivision here. A copy of the plan is enclosed. The plan was lodged with the Lands & Deeds on the 31st of August 1987 and has been allocated the number L.T. 120046.

An integral part of the subdivision is the access to Lots 2, 3 and 4 by means of an access lot. The access lot is to be held as to three undivided one third shares by the owners of Lots 2, 3 and 4. This is contained in the amalgamation condition endorsed on the approvals panel of the plan.

Under the provisions of the Local Government Act it is Council's responsibility to negotiate with the District Land Registrar as to the acceptability of such amalgamation conditions. While we have no doubt that the District Land Registrar will approve this amalgamation condition we require the confirmation of the District Land Registrar that the amalgamation condition is acceptable. Before the checking of our plan can be completed it is necessary for us to endorse on the plan the file number that the District Land Registrar allocates to your application.

Please supply us with confirmation that the District Land Registrar has approved the amalgamation condition and supply us with the required A number. In the event of the application not yet having been made to the District Land Registrar, a further copy of our plan is enclosed and we would appreciate it if an early application could be made for approval of this amalgamation condition.

Thank you.

Yours faithfully
SIMPSON, SHAW & CO.

per:

c.c. H. Baxter

Alan Shaw

SIMPSON, SHAW & CO.

REGISTERED SURVEYORS — WHANGAREI AND KAIKOHE

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RAIHARA STREET,
KAIKOHE

P.O. BOX 149, KAIKOHE
PHONES (0887) 80-507 (Office)
(0887) 80-915 (Evenings)

Branch Manager:
NIGEL ROSS, M.N.Z.I.S.

26 July 1988

County Engineer
Hokianga County Council
PO Box 3
RAWENE

584

CKE

Our Ref 2912

HOKIANGA

28 JUL 1988

COUNTY COUNCIL

Dear Sir

Re: BAXTER SUBDIVISION - OMAPERE

Attached please find two sets of As-built plans for your records.

Further to our letter of 21 April 1988, regarding the commencement of the 90 day maintenance period, we can advise that this period ended on the 17 July. The tidying-up work has been carried out, and we consider that the contract works have now been completed.

Would you please confirm that this work has been performed to your satisfaction, and that Council can now take over control of the roading, water supply, sewer and stormwater reticulation.

We look forward to your reply.

Yours faithfully
SIMPSON SHAW & CO

NHR Ross

Per:
N H R Ross

c.c. Heather Baxter

Janet, please inspect with me next
Thursday.

2912

7 August 1986

County Clerk
Hokitia County Council

PO Box 3
HAWEA

Attention Chief Planning Officer

Dear Sir

RE: PROPOSED SUBDIVISION - BAXTER - WAIANGA PLACE - OMAPERE

Herewith are four copies of a plan of the proposed subdivision together with our cheque for \$ 200.00 being the required fee.

This proposal subdivides Lot 4 on LT 104589 but as it is now apparent that that plan will not deposit the correct appellation for this subdivision is Lot 7 and Pt Lot 10 DP 6812.

Because of the limited extent of the legal road here the total frontage to this land is only 6.04 metres. This proposal complies with the requirements of Section 1 of the operative reviewed District Scheme 1985. The subdivision complies with 10.04.08 (iii). These two lots are conforming rear sites. The pan handle strip into Lot 2 has been made a right of way to enable both lots to conform with the frontage requirements. It is inappropriate for this right of way to have formation condition imposed. Lot 1 will only use the first one or two metres of the length of this right of way. The two lots will have the same entrance/exit onto Waianga Place.

Only one new site is being created. Both sites have adequate building platforms and can connect onto the existing sewerage scheme.

We look forward to an early approval.

Yours faithfully
SIMPSON SHAW & CO

Per:

c.c. HL Baxter

SIMPSON, SHAW & CO.

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134 BANK STREET,
WHANGAREI

P.O. BOX 631
PHONES 487-170
488-680

PLEASE QUOTE OUR REFERENCE

2912

7 August 1986

Miss HL Baxter
PO Box 6
OPONONI

Dear Heather

RE: SUBDIVISION ON SOUTHERN SIDE OF WAIANGA PLACE

Thank you for your letter of the 28th of July and with reference to our subsequent telephone conversation I enclose herewith a copy of the plan of the proposal together with a copy of our letter to the County Council.

Thank you also for the overpayment of our recent invoice. The overpayment has been invoiced as a progress claim for this subdivision. Enclosed herewith is a receipt.

With regards the recently lodged boundary adjustment plan, Council have informed us that they require a \$ 50-00 scheme plan fee before issuing the 306 Certificate. The 306 Certificate is required before the plan can deposit. I will shortly be taking steps to obtain the 306 Certificate.

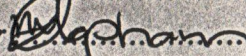
We will keep you advised as to progress.

Yours faithfully
SIMPSON SHAW & CO

Per:



WARWICK RECEIPT NO. 3130N.

6 August 1986 No 29
Received from H. Baxter
the sum of One hundred dollars
only cents
Bal Invoice K1577 Invoice K1598
With Thanks
SIMPSON, SHAW & CO.
REGISTERED SURVEYORS.
P.O. BOX 631, WHANGAREI.
Per 
Cheque \$100-00
Cash \$:
Discount \$:
Total \$100-00

28th July 1986

Box 6
OPONONI .

Messers Simpson, Shaw & Co
134 Bank Street
WHANGAREI.

Dear Mr Shaw,


The Hokianga planning officer Mr John Carter seems not to have received much satisfaction from the Education Board or the Ministry of Works, and he wonders how we have put up with them all these years!

How ever as we have had some inquiry for a section and no one wants to purchase the original section No 7 which is flat and hasnot so much view, we decided that it was best to extend the scheme plan boundary adjustments shown as Lot 4 on the amalagation plan. and also apply for subdivion or boundary change, divide it into 2 sections again, but this time having boundary running from east to west. This would give each section higher land on which to place a house, which seems more att attractive to would be buyers.

It would seem tous that it would be best to divide it equally then take a right of way off the bottom of the section nearest Waianga Place to serve the second section, this would run along the lane serving the other sections.

I have marked the enclosed plan in red what we sugest and I trust I have made this understandable, but firstly we must have the extention on the Amalagation boundary plan. I have disussed this matter with Mr Carter and he is in agreement with the proposal, and I think that both these requests could be attended to at the same time.

Thanking you,
Yours faithfully,


.....
For the Estate of S.L. Baxter

C

15th June 1988

Simpson Shaw & Co.,
P.O. Box 631,
WHANGAREI

ATTENTION: T.J. SHAW

Dear Sir,

RE: BAXTER SUBDIVISION - OMAPERE

Please find enclosed a certified copy of the resolution of Council pursuant to Section 321(3)(c) of the Local Government Act 1974.

Yours faithfully

Janet Stephenson
PLANNING OFFICER

SIMPSON, SHAW & CO.

REGISTERED SURVEYORS — WHANGAREI AND KAIKOHE

LAND AND ENGINEERING SURVEYORS

(SUCCESSORS TO A. H. PICKMERE AND P. J. FINCH)

KEN SIMPSON, M.N.Z.I.S., RES. (089) 60-728
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134 BANK STREET,
WHANGAREI

P.O. BOX 631
PHONES (089) 487-170
(089) 488-680

Our Ref. 2912

8 June 1988

County Clerk
Hokianga County Council
PO Box 3
RAWENE

1769
PS
HOKIANGA
13 JUN 1988
COUNTY COUNCIL

Attention Planning Officer

Dear Janet

RE: BAXTER SUBDIVISION - OMAPERE

Thank you for your assistance on this proposal. The 306 Certificate has been forwarded to Mr Palmer who is acting on behalf of the Baxter's in this matter.

We are advised by Mr Palmer that the D.L.R. requires a certified copy of Council's resolution pursuant to Section 321(3)(c) of the Local Government Act. This must be lodged with the documents prior to the deposit of the survey plan because the access provisions for lots 2,3 & 4 have been imposed pursuant to Section 279(2)(e).

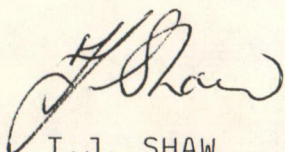
Please supply us with a certified copy of the appropriate resolution.

The D.L.R. is a bit fussy about the way in which the certified resolution is presented to him. We would be happy to supply a sample of the style of wording that is acceptable but do not wish to appear to be trying to influence Council's resolutions. If the mover and seconder can be included and if the resolution can refer to Section 321(3)(c) of the Local Government Act 1974 with adequate access to Lots 2,3 & 4 on a plan of subdivision of Pt. Lot 10 DP.68142 and Lot 2 DP.113775 is provided over Lot 9 in accordance with the amalgamation condition and Council accordingly resolves that the ground that Section 321(1) of the Local Government Act 1974 shall no apply.

I hope that the existing resolution approximates that format or can be presented in a similar manner. Please do not hesitate to contact us if we can be of assistance.

Thank you.

Yours faithfully
SIMPSON, SHAW & CO.



T.J. SHAW

c.c. H. Baxter

1671

P/0

30th May 1988

Box 6
OPONONI

HOKIANGA

1 - JUN 1988

COUNTY COUNCIL

The Planning Officer
Hokianga County Council
Box 3
RAWENE

Dear Janet ,

Thank you for the copies of the letters regarding the S.L.Baxter subdivision Waianga Place. We are grateful that we have come to a satisfactory settlement and the 306 certificate can now be issued.

Thanking you,

Yours faithfully

H. L. Baxter
H,L,Baxter
for O.E. & B.E.Baxter
executors S.L.Baxter Estate

26th May 1988

Simpson Shaw & Co.,

P.O. Box 149,631

~~KAIKOHE~~

Whangarei

ATTENTION: T.J. SHAW

Dear Sir,

RE: O.E. BAXTER SUBDIVISION, OMAPERE

Please find enclosed the signed 306 Certificate for the above sub-division.

I also enclose for your information a copy of the Engineer's memo to myself regarding fulfilment of the conditions.

Thank you for your attendance at the meeting on Wednesday 18th May 1988 and your assistance in sorting out the final details in this matter.

Yours faithfully

Janet Stephenson
PLANNING OFFICER

Copy to Miss H. Baxter, P.O. Box 6, Opononi

HOKIANGA COUNTY COUNCIL

CERTIFICATE OF LOCAL AUTHORITY UNDER SECTION 306
LOCAL GOVERNMENT ACT 1974

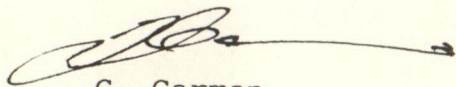
L.T. 120046

S.P. 534

APPLICANT : O.E. Baxter

In the matter of Land Transfer Plan No. 120046 . .
and pursuant to Section 306 (1)(f)(i) of the Local
Government Act 1974 I hereby certify that all con-
ditions of Council's approval of subdivision have
been complied with to the satisfaction of the Hoki-
anga County Council.

Dated at Rawene this 24th day of May 1988



G. Carman
ACTING COUNTY CLERK

HOKIANGA COUNTY COUNCIL

P.O. Box 3, Rawene, New Zealand ● Telephone 829 ● Offices : PARNELL STREET

REFERENCE No. :

M E M O T O :

PLANNING OFFICER

F R O M :

COUNTY ENGINEER

RE: O.E. BAXTER SUBDIVISION - WAIANGA PLACE S.P. 534


At the meeting between yourself, Miss H. Baxter, Mr Baxter and Mr Trevor Shaw (Simpson Shaw & Co), information was presented regarding the estimated cost to the Baxter's of laying the sewer lines into their subdivision and into two adjacent sections for which they had previously paid the sewerage contribution.

I am satisfied that Baxter's pay no sewerage contribution as required under the planning conditions.

In conformity with Council's decision of 23rd March 1988, therefore, no sewerage contribution will now be required.

Pressure testing of the lines has been carried out and is satisfactory.

All conditions of consent have therefore been met.


P.N. Jacobson
COUNTY ENGINEER

26th May 1988

Tuesday 10th May 1988

Simpson Shaw & Co.
P.O. Box 631
WHANGAREI

ATTENTION : T.J. Shaw

Dear Sir

R E : Baxter Subdivision - Omapere

Thank you for your letters of 18 April and 21 April.

You refer to the report of 23 March 1988. Council resolved to adopt the recommendation as written at the end of the report.

Have you got any further with obtaining copies of priced schedules for the contract works? As previously discussed, this would save the shared cost and complication involved in employing an independant valuer for the estimate.

The engineer has read your letter of 21 April, and has commented that pressure-testing of the water and sewer lines will be required prior to the issue of the 306 certificate.

Please contact me on Tuesdays or Thursdays if you have any queries.

Yours faithfully

Janet Stephenson
PLANNING OFFICER

SIMPSON, SHAW & CO.

REGISTERED SURVEYORS — WHANGAREI AND KAIKOHE

LAND AND ENGINEERING SURVEYORS
(SUCCESSORS TO A. H. PICKMERE AND P. J. FINCH)

1312

KEN SIMPSON, M.N.Z.I.S., RES. (089) 60-726
TREVOR SHAW, M.N.Z.I.S., RES. (089) 481-181

134 BANK STREET,
WHANGAREI

P.O. BOX 631
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(089) 488-680

Our Ref. 2912

21 April 1988

P/O

County Clerk
Hokianga County Council
PO Box 3
RAWENE

HOKIANGA

26 APR 1988

COUNTY COUNCIL

Attention J.R. Stephenson - Planning Officer

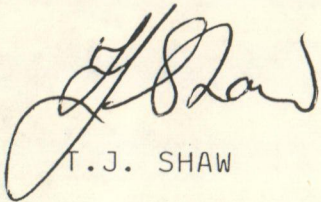
Dear Ms Stephenson

RE: BAXTER SUBDIVISION - WAIANGA PLACE - OMAPERE

Further to our previous correspondence we are pleased to advise that the engineering works are now substantially complete and that the 306 Certificate can now issue. The road was sealed on the 18 April.

We have retained 10% of the contract money which will not be released until the completion of the maintenance period. We have negotiated with the County Engineer with a view to having the works placed on maintenance. This will safeguard both Councils interests and our clients interests.

Yours faithfully
SIMPSON, SHAW & CO.



T.J. SHAW

c.c. Heather Baxter

pressure testing of water & sewer lines needed.

SIMPSON, SHAW & CO.

REGISTERED SURVEYORS — WHANGAREI AND KAIKOHE

LAND AND ENGINEERING SURVEYORS
(SUCCESSORS TO A. H. PICKMERE AND P. J. FINCH)

P/O

1265

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KEN SIMPSON, M.N.Z.I.S., RES. (089) 60-726
TREVOR SHAW, M.N.Z.I.S., RES. (089) 481-181

Our Ref. 2912

18 April 1988

County Clerk
Hokianga County Council
PO Box 3
RAWENE

HOKIANGA

20 APR 1988

COUNTY COUNCIL

Attention J.R. Stevenson - Planning Officer

Dear Ms Stevenson

RE: BAXTER SUBDIVISION - WAIANGA PLACE - OMAPERE

We are pleased to advise that the survey plan was lodged and allocated the number 120046. The plan has now been approved as to survey and we are seeking the issue of the Compliance Certificate provided for in Section 306(1)(f)(i) of the Local Government Act 1974.

It occurs to us, however, that there are two matters which need to be resolved before the 306 Certificate can issue. The first of these is the completion of the works.

The works are substantially completed and we are now only awaiting the sealing of the road carriageway and minor restoration works for the contractor to complete his contract. We are aware that the contract value of this work is some \$2000-00. We respectfully ask that Council accept a bond for this amount prior to the release of the 306 Certificate. Such bond could be prepared in accordance with the provisions of 304 of the Local Government Act. Alternatively we could lodge the cash with you on the understanding that the cash would be refunded on satisfactory completion of the works.

The second matter concerns the satisfactory resolution of the question of sewage contribution for this subdivision.

For some time now I have agonised over the question of supplying you with copies of priced schedules for the contract works. We have not yet obtained the consent of the contractors involved but anticipate that this consent will be forthcoming.

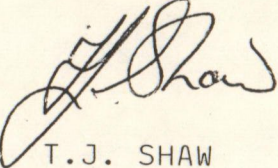
I have received a copy of the report dated the 23 March 1988 that you prepared for submission to Council. Perhaps you would be good enough to advise me whether or not Council passed any resolution as a result of that report.

With regards the question of servicing lots 2, 3, and 4 I believe that these are an integral part of the subdivision and would have been serviced in this manner regardless of whether the Baxters or Council were responsible for the works. This is supported by the fact that the County Engineer approved the sewage reticulation proposal and the whole of the line from the existing manhole through manhole 1 to manhole 2 have been accepted as 'public'. The line will form part of the Omapere sewage system once the works are taken over by Council.

The argument, however, is irrelevant because condition no.3 being sewage contribution of \$16800-00 as imposed by Council on the 10 December 1986 was a payment which was to have been made with Council undertaking the whole of the works. Once the Baxters assumed responsibility for providing the sewer connections to all of the lots that condition was negated and will be fully satisfied once the maintenance period for the works has been completed.

We therefore respectfully submit that the Baxters have satisfied their obligations with regards to condition no.3.

Yours faithfully
SIMPSON, SHAW & CO.



T.J. SHAW

c.c. H. Baxter
Mr John Reed

HOKIANGA COUNTY COUNCIL

P.O. Box 3, Rawene, New Zealand. ● Telephone 829 ● Offices: PARNELL STREET.
OMAPERE/OPONONI COMMUNITY COUNCIL

REFERENCE No:

M E M O T O :

PLANNING OFFICER


F R O M :

SECRETARY, OMAPERE/
OPONONI COMMUNITY
COUNCIL

RE: BAXTER SUBDIVISION

Note the following re Baxter subdivision :

"THAT the Baxter subdivision report be received AND FURTHER
THAT staff inform the Community Council of Council's deliberations
and decisions on the matter."


P.K. Holmes
Secretary
OMAPERE/OPONONI COMMUNITY COUNCIL

15th April 1988

SIMPSON, SHAW & CO.

REGISTERED SURVEYORS — WHANGAREI AND KAIKOHE

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134 BANK STREET,
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Our Ref. 2912

6 April 1988

P/10

County Clerk
Hokianga County Council
PO Box 3
RAWENE

HOKIANGA

- 8 APR 1987

COUNTY COUNCIL

Attention Ms Janet Stephenson

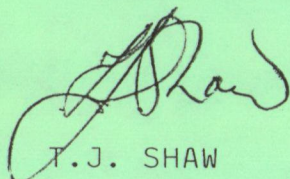
Dear Janet

RE: BAXTER SUBDIVISION - OMAPERE

In accordance with our telephone conversation we are pleased to enclose herewith a set of engineering drawings of this subdivision for your use.

The schedules showing the sewer costs, together with the assessment requested by Heather Baxter, are being prepared and will be forwarded to you within the next day or so.

Yours faithfully
SIMPSON, SHAW & CO.


T.J. SHAW

487170

28th March 1988

Box 6
OPONONI

The Planning Officer
Hokianga County Council
Box 3
RAWENE

Dear Madam

S.L.BAXTER SUBDIVISION

In reference to your report to the Council on the above, you suggest an independant valuer to estimate the cost of the sewerage work. I have requested Mr Trevour Shaw of Simpson, Shaw & Co. Whangarei to supply you with the information.

It is to be noted that sewerage was reticulated prior to 1987 because it was installed up the right-of-way on the right of Waianga Place which was phase 1 of the same subdivision, it serves two sections.

Yours faithfully

A. L. Baxter
.....

H.L.Baxter for S.L.Baxter Est.

Letter also to Miss Baxter.

24th March 1988

Mr J. Carter,
MP for Bay of Islands,
Parliament Buildings,
WELLINGTON

Dear Sir,

RE: BAXTER SUBDIVISION - WAIANGA PLACE

At its meeting on 23rd March 1988, Council considered your letter and the enclosed report from the Planning Officer.

The recommendation was passed as a resolution of Council.

Yours faithfully

Janet Stephenson
PLANNING OFFICER

O.E. & E.A. BAXTER
WAIANGA PLACE SUBDIVISION

REPORT :

The Chairman has asked if I could table a report on this subdivision in light of the two attached letters from Miss H. Baxter and Mr John Carter, M.P.

The scheme plan of subdivision was approved by Council on 10 December 1986. The conditions were :

1. Sealing, kerbing and channelling of Waianga Place Road to the County Engineer's satisfaction.
2. Sealing of R.O.W.
3. Sewerage contribution of \$16,800.
4. Sections being serviced with power.
5. Sections being serviced with water.
6. Sections being serviced with telephone lines.

Subsequently Council requested that the Baxters undertake the installation of sewerage and water services along with replacement of stormwater drainage.

The Baxters have almost completed all of this work but a problem has arisen over the interpretation of Council's resolution.

At the time of the resolution, I understand, Council's sewerage policy in Opononi was that the payment of the sewerage contribution would provide for sewer lines to be laid to the boundary of the property in question.

The fee of \$16,800 represented seven times the basic rate of \$2,400 per section. This rate was presumably intended to cover both the cost of laying the sewer lines and part of the capital and running costs of the entire plant.

This sewerage policy was subsequently altered (mid 1987) to make the subdivider responsible for all costs involved in extending the sewer line from its present position. The sewerage contribution from that point on was only a contribution towards the central sewerage scheme.

The misunderstanding has arisen in part from disagreement as to which policy is to be applied in the Baxters situation. It has also arisen because the wording of Council's approval did not mention sewerage services having to be provided to the lots, merely that the sewerage contribution be paid.

I have spoken to Council's Consultant Planner regarding this matter. He felt that the sewerage policy in place at the time of Council's approval is the appropriate one to go by. If this was applied to Baxters situation, then for the fee of \$16,800 Council would have run the sewer lines up Waianga Place to the boundary of Lots 1, 9, 5, 6 and 7. It would not have run up the R.O.W. as this a private lot, even though it would have been intended to service Lots 2, 3 and 4. A sewer connection already existing into Lot 11 which merely had a boundary adjustment in the scheme plan.

As it has occurred, however, the Baxters have financed the laying of sewerage lines to the lots. The engineering plans for the subdivision were checked by the County Engineer before work was begun, and these presumably included the sewer lines.

To abide by the spirit of the 1986 Sewerage Policy, Council would have to do the following :

1. Obtain information as to the actual cost of laying the sewer lines up Waianga Place to the lot boundaries (Lots 1, 9, 5, 6, & 7) either from the contractor or by an independent valuer.
2. Subtract this cost from \$16,800.
3. The remainder to be paid to Council by the Baxter family as their contribution towards the capital cost of the sewerage plant.

Right of Way

In addition, the District Land Registrar has pointed out the Council's original approval did not include a resolution under Section 321(3)(c) of the Local Government Act 1974 approving the use of a right of way for access.

- RECOMMENDATION :
1. That Council obtain an independent estimate of the cost of laying sewer lines from the previously closest line to the boundaries of Lots 1, 9, 5, 6 and 7 DP 120046, the cost of such valuation to be shared between the developer (S.L. Baxter Estate) and Council.
 2. The estimate be subtracted from \$16,800 and the remainder to be paid to Council by S.L. Baxter Estate as a contribution to the capital cost of the Opononi Sewerage Scheme; however, if the estimate [REDACTED] is over \$16,800 no such contribution will be required by Council.

AND FURTHER THAT pursuant to Section 321(3)(c) of the Local Government Act 1974, Section 321(1) of the Act shall not apply to Lots 2, 3 and 4 DP 120046.



Janet Stephenson
PLANNING OFFICER

23rd March 1988

18th March 1988

Box 6
OPONONI

The Chairman
Hokianga County Council
Rawene

Dear Mr Klaricich

BAXTER SUBDIVISION WAIANGA PLACE

This subdivision was approved 6th December 1986 , but in 1987 a design plan was requested by the engineer, this request was complied with , which necessitated the employment of a consulting engineer.

The construction as per approved plan is almost most completed that is sections fully serviced by sewerage, water, electricity, stormwater drains, curb and channel extension of road, tar seal ready to final coat (awaiting suitable weather), concrete access way, to three sections completed.

Also for the two sections on an earlier subdivision which had sewerage charges paid on them we found there was no connection so we have provided a connection to both.

These works have all been completed by us with no cost to the County Council.

Shortly we will need to request a 306 Certificate and thus would be glad if we could have confirmation that the 1986 approval is valid and that we have supplied the services it would have been normal for the Council to have supplied at that time.

Could you be so kind as to bring this matter up at your next Council meeting.

Thanking you in anticipation

Yours faithfully

S. L. Baxter
.....
for S.L. Baxter Estate

9 December 1987

John Klaricich
County Chairman
Hokianga County Council
PO Box 3
RAWENE

Dear Mr Klaricich

re: BAXTER SUBDIVISION

Further to our discussions of today it is agreed that:

- a) The Council will with all possible haste seek consent to the amalgamation of the Subdivision proposals as required under the Local Government Act, and then to provide the Baxter's and/or their surveyor, Simpson Shaw, with the LT number.
- b) It is agreed that the Baxter's must comply with the conditions 1-6 as set in a letter written by Janette Stevenson dated 2 November, 1987.

It is understood that while it is normal for the Council to undertake to install the sewerage and water connections, that in this instance following a report of the County Engineer, Mr Paul Jacobson, that the Council have requested the Baxter's to undertake the installation of these services along with the replacement of storm water drainage and the roading work that is required to complete the subdivision.

It is further understood that both these conditions in the Engineer's report were made at the time of the Council's original policy, and that as a result the Baxter's are under the impression that they will be reimbursed for the cost of installing both the sewerage and water supply.

However, your County Clerk, Mr Tom Jackson, is not completely happy that this is a position and you have agreed to act with all haste to clarify that situation.

It is understood, subject to this matter being sorted out, that upon completion of the works the Council will issue a certificate of compliance to the Baxters which will then allow them to finalise the Sale and Purchase Agreement they have with the Education Board.

Finally, the matter of a commercial sewerage and commercial water connection for the area which the Education Board are purchasing from the Council has absolutely nothing to do with the Baxters, and that if the Board wishes this to be established, that it will be necessary for them to negotiate directly with the Council.

This letter clarifies the discussions we have had and would appreciate receiving your confirmation of the same.

Yours sincerely

John Carter
MP BAY OF ISLANDS



Chama

3 February 1988

HOKIANGA

8 FEB 1988

COUNTY COUNCIL

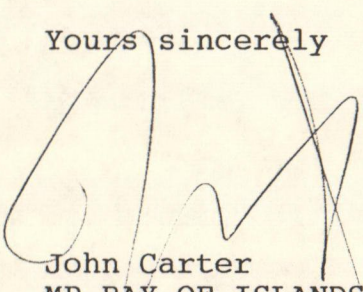
Mr J Klaricich
County Chairman
Hokianga County Council
PO Box 3
RAWENE

Dear Mr Klaricich

BAXTER SUBDIVISION

Further to my letter of 9 December, 1987, please advise when I could expect a response to the letter, a copy of which is enclosed.

Yours sincerely



John Carter
MP BAY OF ISLANDS

Encl.



Chairman

792
Telephone 719 999

Planning

HOKIANGA

26 FEB 1988

COUNTY COUNCIL

22 February 1988

Mr J Klaricich
County Chairman
Hokianga County Council
PO Box 3
RAWENE

Dear Mr Klaricich

BAXTER SUBDIVISION

Further to my letters of 9 December, 1987, and 3 February, 1988, I do not yet seem to have received a reply. I would be pleased if you could treat this matter urgently.

Yours sincerely

John Carter
MP BAY OF ISLANDS

*Janet can we have the
current packer on this subdivision*

9/25/2/88



792
Chairman Telephone 719 999
Planning

HOKIANGA

26 FEB 1988

COUNTY COUNCIL

22 February 1988

Mr J Klaricich
County Chairman
Hokianga County Council
PO Box 3
RAWENE

Dear Mr Klaricich

BAXTER SUBDIVISION

Further to my letters of 9 December, 1987, and 3 February, 1988, I do not yet seem to have received a reply. I would be pleased if you could treat this matter urgently.

Yours sincerely

John Carter
MP BAY OF ISLANDS

Janet can we have the
current paper on this subdivision
of 25/2/88

Your ref: 2912

23rd February 1988

Simpson Shaw & Co.,
P.O. Box 631,
WHANGAREI

ATTENTION: T.J. SHAW

Dear Sir,

RE: BAXTER SUBDIVISION - SP 534

I have received notification from the District Land Registrar re his approval of the amalgamation condition for the above subdivision. This was allocated the 'A' number 627280.

Yours faithfully

Janet Stephenson
PLANNING OFFICER

748



DEPARTMENT OF JUSTICE

Land Registry Office
Private Bag
Auckland
Telephone 771-499

National Insurance Building
Victoria Street
Auckland

HOKIANGA

22 FEB 1988

In Reply, please quote

COUNTY COUNCIL

A 627280

MC:PS

15 February 1988

Planning

The County Clerk
Hokianga County Council
PO Box 3±
RAWENE

Dear Sir

COMPULSORY AMALGAMATION

I refer to your letter of 11 January 1988 (your reference: Amalgamation Approval).

I advise it would be practicable to issue amalgamated titles in terms of the conditions given under Section 279(2) (e) of the Local Government Act 1974.

As the conditions are being imposed pursuant to Section 279(2) (e) a certified copy of your Council's resolution pursuant to Section 321(3) (c) of the Act must be lodged with me prior to the deposit of the survey plan.

Yours faithfully

M Croxford
(M Croxford)
for District Land Registrar

S.P534

Your ref; 2912

16th February 1988

Simpson Shaw & Co.,
P.O. Box 631,
WHANGAREI

ATTENTION: T.J. SHAW

Dear Sir,

RE: BAXTER SUBDIVISION

We are still awaiting notification of the District Land Registrar's approval of the amalgamation conditions.

These seem to be subject to delay at present so I will send a follow-up letter to them shortly.

Yours faithfully

Janet Stephenson
PLANNING OFFICER

SIMPSON, SHAW & CO.

REGISTERED SURVEYORS — WHANGAREI AND KAIKOHE

LAND AND ENGINEERING SURVEYORS
(SUCCESSORS TO A. H. PICKMERE AND P. J. FINCH)

298

134 BANK STREET,
WHANGAREI

PO. BOX 631
PHONES (089) 487-170
(089) 488-680

KEN SIMPSON, M.N.Z.I.S., RES. (089) 60-726
TREVOR SHAW, M.N.Z.I.S., RES. (089) 481-181

Our Ref. 2912

14 December 1987

County Engineer
Hokianga County Council
PO Box 3
RAWENE

Planner.

HOKIANGA

21 DEC 1987

COUNTY COUNCIL

Attention Planning Officer
J. Stevenson

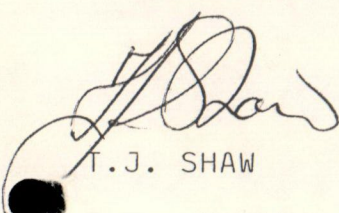
Dear Sir

RE. BAXTER SUBDIVISION - S.P. 534

With reference to your telephone conversation with Keith Hingston we are pleased to enclose herewith a copy of L.T. 120046.

The plan is enclosed for your use particularly with reference to the consent of the District Land Registrar with regards the amalgamation condition. We look forward to your early advice with regards the District Land Registrars acceptance of the amalgamation conditions.

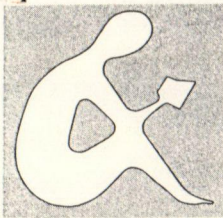
Yours faithfully
SIMPSON, SHAW & CO.



T.J. SHAW

c.c. Heather Baxter

17 DEC 1987 281



AUCKLAND EDUCATION BOARD
NUGENT STREET, GRAFTON, AUCKLAND, TELEPHONE 773-440

Planning

ADDRESS CORRESPONDENCE TO:
THE GENERAL MANAGER
AUCKLAND EDUCATION BOARD
PRIVATE BAG AUCKLAND. 1.
TELEGRAMS "EDUCATION" AUCKLAND
IF CALLING PLEASE ASK FOR:

PN/AVP

16 December 1987

The Manager
Simpson, Shaw & Co
Registered Engineers
P O Box 631
WHANGAREI

Attention: Mr T Shaw

Dear Sir

OPONONI AREA SCHOOL - SITE DEVELOPMENT BOXTER SUBDIVISION

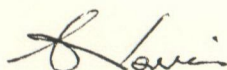
Since receiving your letter 13 November 1987 we have been in touch with the Local Authority to question their reasons for charging a service connection fee at commercial rates. The County Clerk has now advised that they have reviewed their method of assessment and accept that it is not appropriate to view the Board differently and therefore a commercial rate will not apply.

It is our understanding your client will be required to pay only those fees that relate to a normal subdivisional development.

Although we have asked for a 100 mm water pipeline to be laid to the school boundary there is no immediate need for this supply and therefore installation of a water meter at this time is not necessary. The Board is currently looking at future school needs and when planning direction has been resolved we will arrange independently with Council for a suitable water meter.

In the meantime we would be pleased if you would provide the service connections and the additional stormwater drainage in terms of our previous requests as part of the road development.

Yours faithfully



PETER NORRIS
SITE DEVELOPMENT ENGINEER

cc ~~Hokianga County Council~~
~~P O Box 3~~
~~RAWENE~~

cc Ministry of Works & Development
Private Bag
WHANGAREI

(Attention - Mr S Graham)

2A
District Telecom Centre
Network Section
PO Box 442 WHANGAREI

Planning

Telecom

Telephone (089) 481 299 Ex 8792
Telex 2583 Fax (089) 481 867

TWR 8/9/1
L G COOK

23 November 1987

~~Messrs Simpson Shaw & Co
Registered Surveyors
PO Box 149
KAIKOHE~~

25 NOV 1987

Dear Sir/Madam

YOUR REF: 2912, PROPOSED SUBDIVISION AT OMAPERE, BAXTER
ESTATE

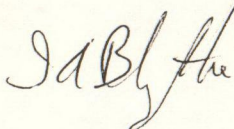
The Telecom Corporation will approve the proposed subdivision
subject to the Corporation's requirements in the subdivision
being met.

Telecom's requirements are for the subdivider to open, back-
fill and reinstate all cable trenches in accordance with our
requirements on the attached plans and specifications.

Could you please advise the subdivider of his obligations as
to what trenching is required, and also that he is to contact
Mr D Bovey on telephone KHO 82299 at least 2 weeks in advance
of any roadworks or trench being opened. This will allow time
for our local overseer to arrange to have ducts supplied to
the contractor and/or Telecom cable placed in the open trench.

The subdivision clearance certificate will be supplied by
Telecom once the work has been satisfactorily completed.

Yours faithfully



I A BLYTHE
Field Engineer

cc The County Clerk, Hokianga County Council, Parnell Street, RAWENE

Our Ref. 2912

13 November 1987

County Clerk
Hokianga County Council
P.O. Box 3
RAWENE

Dear Sir

S.P. 534
BAXTER SUBDIVISION - OMAPERE

You will recall that on the 26th of March 1987 Council passed the necessary resolution to approve the plan of subdivision here. A copy of the plan is enclosed. The plan was lodged with the Lands & Deeds on the 31st of August 1987 and has been allocated the number L.T. 120046.

An integral part of the subdivision is the access to Lots 2, 3 and 4 by means of an access lot. The access lot is to be held as to three undivided one third shares by the owners of Lots 2, 3 and 4. This is contained in the amalgamation condition endorsed on the approvals panel of the plan.

Under the provisions of the Local Government Act it is Council's responsibility to negotiate with the District Land Registrar as to the acceptability of such amalgamation conditions. While we have no doubt that the District Land Registrar will approve this amalgamation condition we require the confirmation of the District Land Registrar that the amalgamation condition is acceptable. Before the checking of our plan can be completed it is necessary for us to endorse on the plan the file number that the District Land Registrar allocates to your application.

Please supply us with confirmation that the District Land Registrar has approved the amalgamation condition and supply us with the required A number. In the event of the application not yet having been made to the District Land Registrar, a further copy of our plan is enclosed and we would appreciate it if an early application could be made for approval of this amalgamation condition.

Thank you.

Yours faithfully
SIMPSON, SHAW & CO.

Per:

c.c. H. Baxter

Our Ref. 2912 K<

21 October 1987

County Clerk
Hokianga County Council
P.O. Box 3
RAWENE

Attention County Engineer

Dear Sir

BAXTER ESTATE - SUBDIVISIONAL ROADING - OMAPERE

With reference to our letter of the 12th of August, we thank you for the prompt processing of the engineering plans and subsequent approval thereof.

We are pleased to advise that the contract for the subdivisional development works has been let to Hokianga Contracting Limited. The site contact for Hokianga Contracting will be Mr. R.G. Walker and he can be contacted at Rawene, Phone 512. Our site contact will be Mr. Nigel Ross and he can be contacted at Kaikohe, Phone 80507, or contact me direct.

Please take this as formal notification of the contractor's intention to commence work. Our advice is that the contractor will commence with clearing work on the site within the next day or two. The contractor will notify you at the seven development stages as contained in Clause 17 of the General Conditions and Conditions of Contract.

We are currently negotiating for minor additional works and alterations as required by the Education Board. These will be fully discussed with you and your approval obtained to the variations before they constitute part of the contract works.

Yours faithfully
SIMPSON, SHAW & CO.

T.J. SHAW

c.c. H. Baxter

2912

8 September 1987

County Clerk
Hokianga County Council
P.O. Box 3
RAWENE

Dear Sir

SP 534 - O.E. AND E.A. BAXTER - OMAPERE
LAND TRANSFER PLAN NO. 116674

This plan has now been approved as to survey and we would be grateful if you could provide us with a Certificate of Compliance at your earliest convenience.

Thank you.

Yours faithfully
SIMPSON, SHAW & CO.

Per:

c.c. H. Baxter

11 SEP 1987

2912

12 August 1987

County Clerk
Hokianga County Council
P.O. Box 3
RAWENE

Attention County Engineer

Dear Sir

BAXTER ESTATE - OMAPERE

My clients have now had an opportunity to examine the engineering plans that you have before you for your approval. I have today been advised by telephone that the plans are in error and that they should not include for the construction of a concrete footpath.

Agreements between the Baxters and Council have established that a footpath is not part of the proposed roadworks. This is confirmed by the Education Department and is in terms with the contract between the Baxters and the Education Board. I am advised that the County Chairman can confirm this.

We are anxious to proceed to calling tenders for this work and would appreciate an early approval. Please confirm in that approval that the footpath is not to be included.

Thank you.

Yours faithfully
SIMPSON, SHAW & CO.

Per:

c.c. H. Baxter

5 August 1987

County Clerk
Hokianga County Council
PO Box 3
ELLEN

ATTENTION: MR P JACOBSON

Dear Sir

Re: BAXTER ESTATE - WAIANGA PLACE EXTENSION - OMAPERE.

Here with are two sets of plans and specifications for the engineering requirements for this subdivision. The Engineering Plans have been prepared in accordance with our discussions in your office and are supplied as per our telephone conversation.

We would appreciate your early approval of these plans as we are anxious to call tenders for these works. Please donot hesitate to contact me should you wish to discuss any aspect of these words. I could call at your office or meet with you on the site if required. I made the following comments to assist in interpretation of the drawings.

EARTHWORKS

Earthworks for the road have largely been completed previously. We are respectation the existing formation as much as is practical. Because the grade on the 'old' cul-de-sac head was eased we require a small amount of re shaping in the vicinity of centre line peg 50.

The reference to fill within the ingormation is for a small amount of material between centre line distance 10 and centre line distance 50 on the 'right hand' side only. 'The fill' material will be based course metal.

The whole of the access way is yet to be formed. Earthworks here have been kept to a minimum and are almost in balance.

There is a shortage of suitable fill material and the shortfall is to be made up by borrowing from the future road area in Lot 8 as shown. Most of this material will be used to build up the berm on the 'right hand side'. This is a shallow fill but you may prefer this to be constructed as a drop berm (with reverse fall.)

METAL

We have dug exploratory holes in the existing metal and find that the top course of black metal is not evenly spread and varies from 0mm to 100mm. The sub-base metal is white rock (lime stone) and has a compacted depth of 150mm to 170mm.

2.

Although there is some need growth in this metal it has been well laid and is suitable for use here.

Proposed minimum compacted metal depths are greater than used on stage of Waianga Place and in excess of the minimum recommended in NZS 4404. Further, we are proposing to improve the subgrade by providing under kerb drainage on the high side of both the road and access way. While we have given careful consideration of using lime stabilisation techniques to improve the carriageway we find that the existing metal has compacted well and we see no need to disturb it.

LONGITUDINAL SECTION - ROAD

For the purpose of this exercise we have extended the road centre line straight through into the adjoining property far 110m beyond the end of our formation. While the road will most probably change direction once it reaches the Baxter boundary. This does demonstrate that the chosen grade does not prejudice the extension of this road at some future date.

LONGITUDINAL SECTION - ACCESS LOT

Because of the need for good access into lot 4 we have chosen to minimise our earthworks and finish the accessway at close to ground level. The resulting grade is quite acceptable at slightly flatter than 1 in 5.

STORMWATER DRAINAGE

We have located the existing stormwater pipes and although these are comparatively small with flat grades we have elected to connect into them with the construction of a new man hole as shown. Our first choice would have been to discharge into the stream by construction a pipe down the western boundary of lot 7. This, however, may have led to premature overloading of the existing system and contributed to flooding through Lots 1 and 2 D.P. 116674 and Lot 3 D.P. 68142. We recommend that serious consideration be given to constructing a field sump in the existing line instead of a Manhole. If the line surcharges and flows out of the sump here in times of flood conditions the water will cause little or no problems. The road will act as a flood channel. This will be preferable to having the water back up through the existing pipe.

SEWERAGE

This is a simple system designed to connect into the existing manhole M.H.1 is to be constructed in the berm between the footpath and the watermain. M.H.2 has been kept deep to enable Lot 2 to gravitate back into it. The line between M.H.1 and M.H.2 is in the 'side yard' and will not restrict the location of the new house here.

WATER SUPPLY

The hydrant has been located near the entrance to the access way to give best access to near lots 2, 3, and 4 while being well located for the school (Lot 7). A standard house connection has been scheduled to include a valve and to by box. We look forward to an early approval.

YOURS

cc. H BAXTER
OF BAXTER

HOKIANGA COUNTY COUNCIL ^{HOK CC.}

P.O. Box 3, Rawene, New Zealand. • Telephone 829 • Offices: PARNELL STREET.

REFERENCE No: S.P. 534

303
2912

22nd April 1987

Simpson Shaw & Co.,
Registered Surveyors,
P.O. Box 149,
KAIKOHE

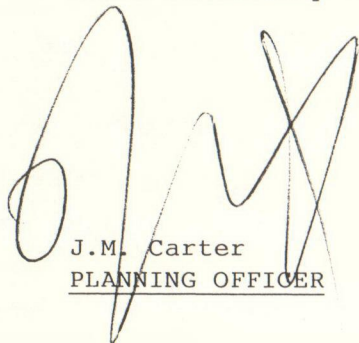
ATTENTION: MR K. HINGSTON

Dear Sir,

RE: O.E. BAXTER - SUBDIVISION - WAIANGA PLACE - OMAPERE

Please find enclosed a 306 Certificate duly signed.

Yours faithfully



J.M. Carter
PLANNING OFFICER

JMC:AM

27 APR 1987

HOKIANGA COUNTY COUNCIL ^{HOKCC.}

P.O. Box 3, Rawene, New Zealand. ● Telephone 829 ● Offices: PARNELL STREET.

REFERENCE No: S.P. 393
Your Ref. 2912

26th March 1987

Simpson Shaw & Co.,
Registered Surveyors,
P.O. Box 149,
KAIKOHE

For the Attention of Mr T. Shaw

Dear Sir,

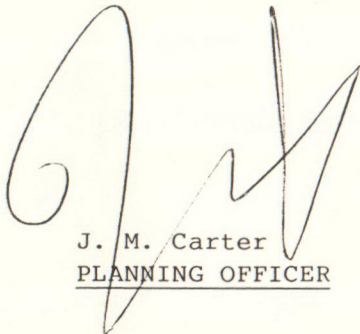
RE: BAXTER SUBDIVISION

Your letter of the 10th March 1987 refers.

Please find enclosed plan duly signed and sealed by both Council and the owners.

While the conditions have not yet been met, as these are Council's responsibility, and the issuing of the title is of priority to allow the settlement between the Education Board and Baxters to proceed, I will issue the 306 Certificate as soon as you can advise the L.T. number.

Yours faithfully,



J. M. Carter
PLANNING OFFICER

JMC:CF

Copy to 30-3-87

30 MAR 1987

2912

13 March 1987

County Clerk
Waianga County Council
PO Box 3
WAIKARE

Dear Sir

RE: SP 534 - OE BAXTER - SUBDIVISION - WAIANGA PLACE - OMAPERE

Enclosed herewith is the original Land Transfer of this subdivision for your Council's approval and seal. Also enclosed are three copies for your records.

The plan is in accordance with the plan submitted under cover of our letter of the 8th of December 1986 with the exception of a additional boundary adjustment between Lot 1 on the scheme plan of the 8th of December and the adjoining lot to the west. This amended lot boundary is now shown as Lot 11. This new boundary follows an existing occupational line and new drain here.

We will arrange for lodging and depositing of the plan as soon as it is returned to us.

Yours faithfully
SIMPSON SHAW & CO

Per:

c.c. H Baxter

16 MAR 1987

2912

12 February 1987

County Clerk
Hokianga County Council
PO Box 3
RAMERE

Dear Sir

RE: SP 534 - OE BAXTER - SUBDIVISION - WAIANGA PLACE - OMAPERE

With reference to our letter of the 4th of February we return herewith the original Land Transfer Plan of this subdivision for your Council's approval and seal.

The plan was delivered to us by Mr OE Baxter. He would have collected the plan from you but unfortunately Council's seal had not been affixed to the plan.

Please return the plan to us as soon as it has been signed and sealed.

Thank you.

Yours faithfully
SIMPSON SHAW & CO

Per:

c.c. H Baxter

16 FEB 1987

2912

4 February 1987

County Clerk
Hokianga County Council
PO Box 3
RAVENE

Dear Sir

RE: SP 534 - OE BAXTER - SUBDIVISION - WAIANGA PLACE - OMAPERE

Enclosed herewith is the original Land Transfer Plan for this subdivision together with two copies for your use. Please arrange for the plan to be sealed and returned to us.

Completion of the subdivision of the balance of Lot 10 DP 68142 is proceeding rapidly. The Land Transfer Plan for this will be forwarded to you as soon as it is completed.

Yours faithfully
SIMPSON SHAW & CO

Per:

c.c. H Baxter

9 FEB 1987

2912

8 December 1986

County Clerk
Hokianga County Council
PO Box 3
RAWENE

Attention County Planning Officer

Dear Sir

RE: BAXTER SUBDIVISION - WAIANGA PLACE - OMAPERE

Further to our previous correspondence on this matter we are pleased to enclose herewith three copies of a plan of this proposal. This plan has been amended to satisfy our client's requirements and to comply with the requirements of the Education Department.

Lot 8 being ~~(being)~~ the area edged blue has been extended to give the 39 metres as shown on the previously approved plan for the development here. At that stage Waianga Place was intended to cul-de-sac at the end of the yellow Lot 10.

We would be pleased to assist in finalising this matter in any way possible.

Yours faithfully
SIMPSON SHAW & CO

Per:

12 DEC 1986

12 DEC 1986

HOKIANGA COUNTY COUNCIL, HOKCC

P.O. Box 3, Rawene, New Zealand. ● Telephone 829 ● Offices: PARNELL STREET.

REFERENCE No: S.P.534

28th August 1986

Simpson Shaw & Co.,
Registered Surveyors,
P.O. Box 149,
KAIKOHE

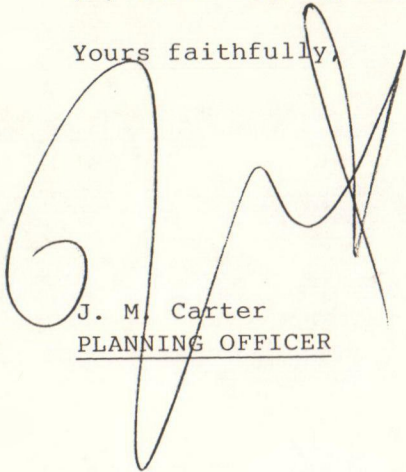
Dear Sir,

RE: O. E. BAXTER - SUBDIVISION - WAIANGA PLACE - OMAPERE

Please find enclosed a copy of my report adopted by Council.

Please arrange payment of the \$3,000.00 reserve contribution,
\$2,400.00 sewerage levy and submit a survey plan for signing.

Yours faithfully,


J. M. Carter
PLANNING OFFICER

JMC:CF

1- SEP 1986

O.E. & E.A. Baxter
PROPOSAL TO SUBDIVIDE LOT 7 & PT LOT 10

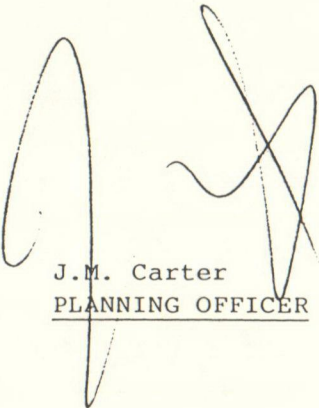
APPLICATION : O.E. & E.A. Baxter to subdivide Lot 7
& Pt Lot 10 into two separate sections.

REPORT : This is an appropriate subdivision in
this residential area of Opononi.

The surveyors letter sets out the proposal.

RECOMMENDATION : That pursuant to Section 279 of the Local
Government Act 1974 the Hokianga County
Council consents to the scheme plan of
subdivision subject to :

1. A reserve contribution of \$3,000.00
being paid.
2. A sewerage contribution of \$2,400.00
per lot being paid.


J.M. Carter
PLANNING OFFICER

11 August 1986

HOKIANGA COUNTY COUNCIL ^{HOK CC}

P.O. Box 3, Rawene, New Zealand. ● Telephone 829 ● Offices: PARNELL STREET.

REFERENCE No: S.P.507

14th August 1986

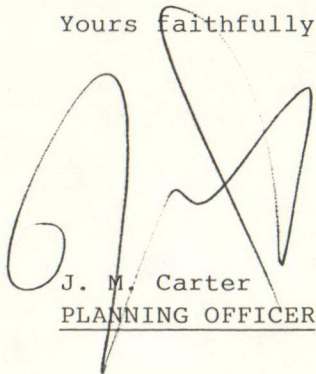
Simpson Shaw & Co.,
Registered Surveyors,
P.O. Box 149,
KAIKOHE

Dear Sir,

RE: O. E. & M. E. F. BAXTER

Please find attached a 306 Certificate as requested.

Yours faithfully,



J. M. Carter
PLANNING OFFICER

JMC:CF

18 AUG 1986

12 August 1986

2912

Planning Officer
Hokianga County Council
PO Box 3
RAHENE

Dear Sir

REF: SP 507
RE: DE & MEF BAXTER

Thank you for your letter of the 5th of June. We are pleased to advise that this plan has been allocated the number DP 113775.

We would be pleased if you could now issue the 306 certificate. Enclosed herewith is our cheque for \$ 50-00 being the required Scheme Plan Fee.

Yours faithfully
SIMPSON SHAW & CO

Per:

c.c. Baxter
M Palmer

3 AUG 1986

2912

7 August 1986

County Clerk
Hokianga County Council
PO Box 3
RAWENE

Attention Chief Planning Officer

Dear Sir

RE: PROPOSED SUBDIVISION - BAXTER - WAIANGA PLACE - OMAPERE

Herewith are four copies of a plan of the proposed subdivision together with our cheque for \$ 200-00 being the required fee.

This proposal subdivides Lot 4 on LT 104589 but as it is now apparent that that plan will not deposit the correct appellation for this subdivision is Lot 7 and Pt Lot 10 DP 6812.

Because of the limited extent of the legal road here the total frontage to this land is only 6.04 metres. This proposal complies with the requirements of Section 1 of the operative reviewed District Scheme 1985. The subdivision complies with 10.04.08 (iii). These two lots are conforming rear sites. The pan handle strip into Lot 2 has been made a right of way to enable both lots to conform with the frontage requirements. It is inappropriate for this right of way to have formation condition imposed. Lot 1 will only use the first one or two metres of the length of this right of way. The two lots will have the same entrance/exit onto Waianga Place.

Only one new site is being created. Both sites have adequate building platforms and can connect onto the existing sewerage scheme.

We look forward to an early approval.

Yours faithfully
SIMPSON SHAW & CO

Per:

c.c. HL Baxter

3 AUG 1986

(2912)

HOKIANGA COUNTY COUN' HOKCC

P.O. Box 3, Rawene, New Zealand. ● Telephone 829 ● Offices: PARNELL STH.

REFERENCE No: S.P. 507
Your Ref: (2912)

11 April 1986

Simpson Shaw & Co.,
Registered Surveyors,
P.O. Box 149,
KAIKOHE

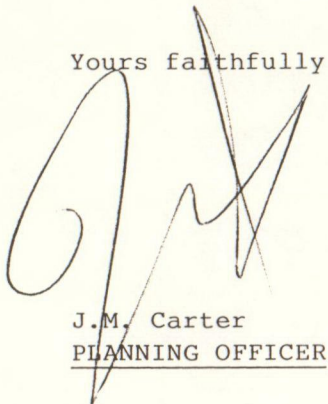
Dear Sir,

RE: O. BAXTER

Your letter of the 4th April 1986 refers.

I have already deleted the reserve contribution requirement, following discussion with Mr Baxter. He has however agreed with the Council's resolution of which a copy is attached.

Yours faithfully



J.M. Carter
PLANNING OFFICER

JMC:CF



Copies to Whang office 12 5 86

15 APR 1986

3rd April 1986

O. E. & M. E. Baxter,
P.O. Box 6,
OPONONI

Dear Sir/Madam,

RE: SUBDIVISION : SEC. 1 TAIWHATAWHATA No 2 BLOCK

I am pleased to advise that Council have resolved as follows :

"That pursuant to Section 279 of the Local Government Act 1974 the Hokianga County Council consent to the subdivision of one section from Taiwhatawhata No 2 Block subject to the following conditions:

1. A scheme plan fee of \$50.00 being paid.
2. A sewerage contribution of \$2,400.00 being paid.
3. Stormwater to be disposed of in accordance with the appropriate legislation.

Please arrange payment of the scheme plan fee and sewerage contribution totalling \$2,450.00 as soon as possible and forward a survey plan at your convenience.

Yours faithfully,

J. M. Carter
PLANNING OFFICER

JMC:CF

2912

4 April 1986

County Clerk
Hokianga County Council
P.O. Box 3
RAWENE

Attention Mr ^{Carter}~~Carter~~

Dear Sir,

Re: Subdivision Taiwhatawhata No. 2 Block.
Ref: S.P. 507

I have a copy of your letter of the 24th of March to O.E. and M.E.F. Baxter about the subdivision. I note that the report was to have been placed before Council at the meeting Wednesday 26th of March. I have spoken with Miss Baxter on the subject and as yet have not seen a copy of Council's approval for the subdivision but she asked me to comment on the recommendations contained in your report. The subdivision is a boundary adjustment between two sections surveyed on D.P.68142 for which Titles were issued in 1972. Reserve contribution was paid on those sections at that stage and sewerage contribution was also resolved at that stage.

I consider that condition No. 1 is fair and reasonable, that conditions No.'s 2 and 3 do not apply in this instance because no new Titles are being created. Condition No. 4 probably ~~fits~~ also falls into the same category as No.'s 2 and 3 but it is not unreasonable that the stormwater disposal be to the satisfaction of the Council staff.

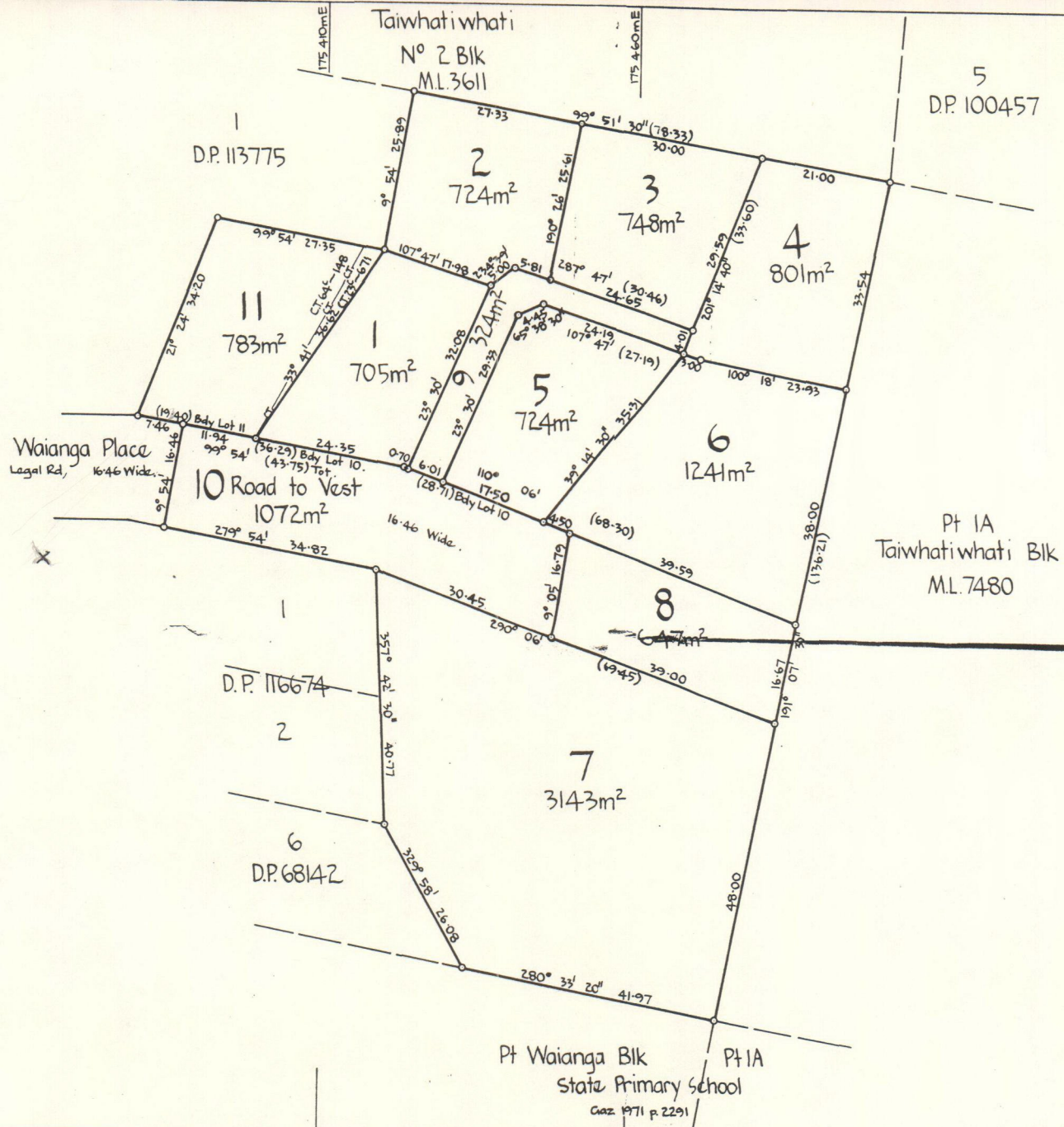
In the event of Council's resolution having been passed in accordance with your recommendation we will lodge a Section 299 objection on behalf of the Baxters and make formal submissions to you in due course.

Yours faithfully,
SIMPSON, SHAW & CO.

Per:

c.c. H. Baxter

08 APR 1986



Approvals
 Pursuant to a resolution of the Hokianga Council passed on the 26 day of March 1974 pursuant to section 305 of the Local Government Act 1974 this survey plan subject to the condition amalgamation set out hereon and certifying the survey plan is in accordance with the requirements and provisions of the operative district set the area to which the survey plan relates a common seal of the Hokianga County Council affixed hereto in the presence of :-

Chair
 Count

Amalgamation Condition
 That Lot 9 hereon be held as to three unc one-third shares by the owners of Lots 2, 3, 8 as tenants in common in the said shares an individual certificates of title be issued in accordance therewith. See.

Approved

Registered On

Total Area 1.0912ha
 Comprised in C.T. 64^c-148^{all}, C.T. 23^c-67

I, *Trevor James Shaw* of Whangarei Registered Surveyor and holder of an annual practicing certificate may act as a registered surveyor pursuant to the proviso to section 10 of the Surveyors Act 1966 hereby certify that this plan has been from surveys executed by me or under my directions, that both surveys are correct and have been made in accordance with the Regulations 1972.
 Dated at Whangarei this 10th day of March 1987 Signature *[Signature]*

Field Book p. Traverse Book p.
 Reference Plans F.B. 7250 p. 50, D.P. 116674, D.P. 113775, B.L.T. 104589, D.P. 68142, D.P. 41229.
 Examined Correct

Approved as to Survey
 Chief Su

Deposited this day of 1987
 District Land Registrar

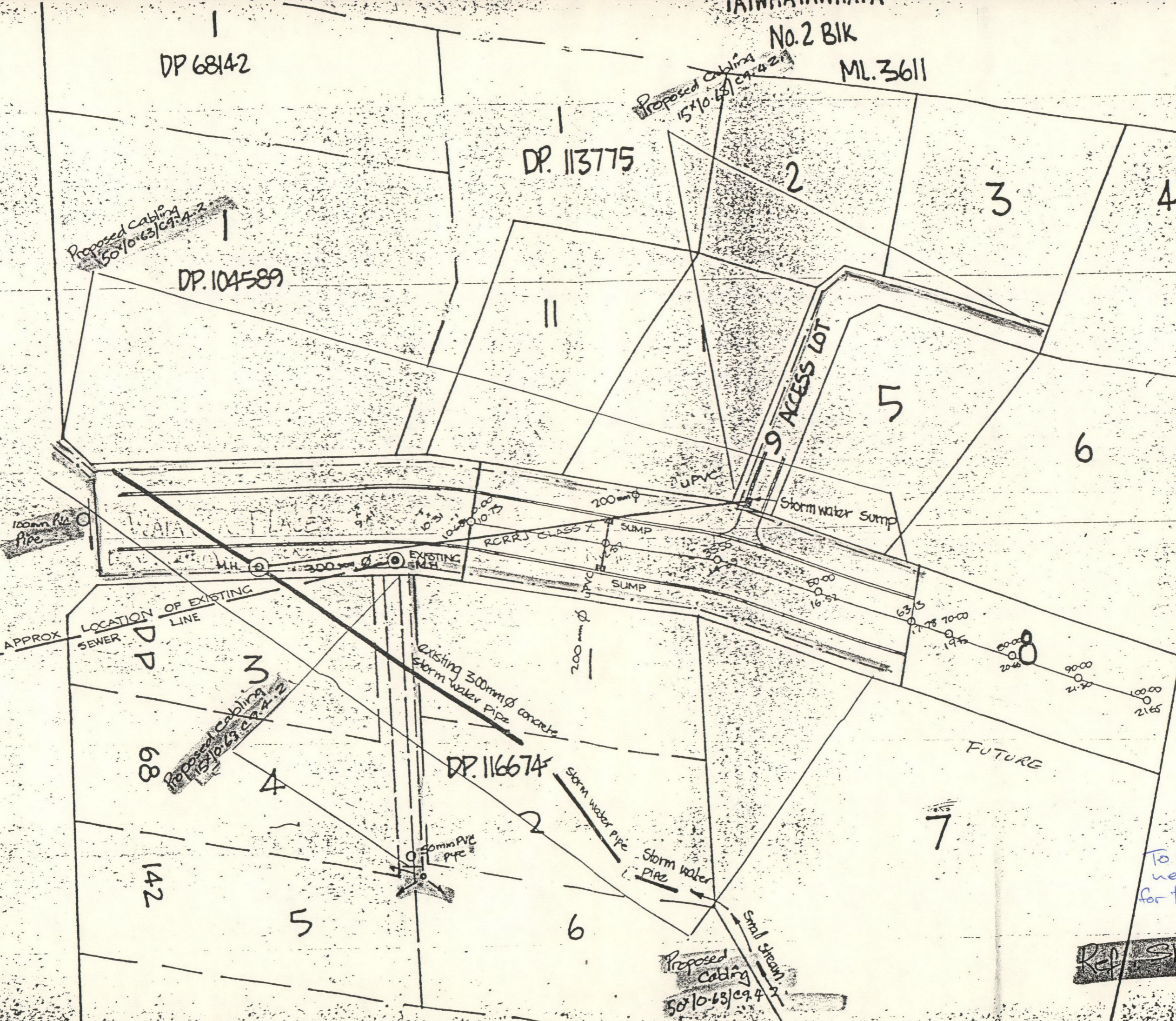
File Received 31-8-87
 Instructions D.P. 1200

ID DISTRICT North Auckland
 SURVEY BLK. & DIST. VII Hokianga
 AS 261 SH T RECORD MAP No

Plan of Lots 1-11 being a Subdn of Pt Lot 10 D.P. 68142 & Lot 2 D.P. 113775.

TERRITORIAL AUTHORITY Hokianga County
 Surveyed by Simpson Shaw & Co
 Scale 1:500 Date February 1987

STATE HIGHWAY No. 12
LEGAL ROAD (20-12m) WIDE



PT. 1A
TAIWHATIWI
BIK
ML. 74E

2,500 per section old fee.
To be paid of each new lot (not ROW) for this fee.

Ref. Sheet 7