

	Initial	Description	Time	Rate	Cost
2-8-03	PKK	Set up file	1 HR	\$54:00	54:00 ✓
2-8-03	PKK	Check/allocate			21-20 ✓
	Admin	Photocopying			
2/9	utms	ASTeIS	0.5		53-00 ✓
2/9	utms	Decision	1.25		132-50 ✓
1/9	RMS	Engineer Assess	.5		53-00 ✓
2/4	PKK	Remedy sign off	.25		26-50 ✓
2-9-03	Admin	Check Mail Out	.3	54-00	16-20 ✓
				Sub Total	256-40



Date Rec'D: 23/9/03 Valuation #: 617-007-01
 LT/DP No.: _____ File No. RC: 2040125
 Client: DAWN

COMPLIANCE CERTIFICATES

I confirm that the above applicant has met the conditions 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.

	Rct No.	Date
CERTIFICATE FEE PAID: (code): _____	\$ <u>37 215</u>	_____ <u>pd</u>
OTHER CONTRIBUTIONS PAID: (code): _____	\$ _____	_____
BOND PAID: (code): _____	\$ _____	_____
ADDITIONAL COSTS: - (code): _____ (description): _____	\$ _____	_____
PAID	\$ _____	_____

The attached _____ 224 a, b, c, (i), (ii), (iii), 221, 241, 243, 321.
 (Please circle correct certificate/s required).

Other certificate/s required: 348 on plan _____ can now be released.

State lot & DP numbers of each lot with a new connection to the Council's **WATER** scheme.....

State lot & DP numbers of each lot with a new connection to the Council's **SEWERAGE** scheme.....

State lot & DP numbers of each lot with an existing connection to the Council's **SEWERAGE** scheme.....

State lot & DP numbers of each lot with an existing connection to the Council's **WATER** scheme.....

Send copy of this form to **Property Database Officer** with Copy of Decision and s 223 Certificate

RESOURCE PLANNER: [Signature] Date: 29/9/03
 ENGINEER: [Signature] Date: _____

to BK 2619

TAX INVOICE ONLY

ALAN & GAYLEN ELMA DAWN
 P O BOX 82
 OPONONI 0452

RMA A/C: 104503
 INVOICE DATE: 24/09/2003
 INVOICE NO: 22013
 RFS NUMBER: CER 729

RESOURCE MANAGEMENT APPLICATION CHARGES

Details: DAWN RC 2040125 -348 ON PLAN

Site Address: OPARA ROAD

Description	Amount
Approval of Survey Plan	215.00

This invoice includes GST of: \$ 23.89 **TOTAL \$ 215.00**

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

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

NAME OF A/C:
 ALAN & GAYLEN ELMA DAWN
 P O BOX 82
 OPONONI 0452

RMA A/C: 104503
 INVOICE DATE: 24/09/2003
 INVOICE NO: 22013
 RFS NUMBER: CER 729
TOTAL: \$ 215.00

ENVIRONMENTAL
23 SEP 2003
RECEIVED

22 September, 2003

Our Reference: 6507.348

The Environmental Services Department
Far North District Council
Private Bag 752
KAIKOHE

ATTENTION: SHERYL MOORE

Dear Sheryl,

RE: A DAWN - EASEMENT
RC: 2040125

Please find enclosed the Title plan for the above easement, two A3 copies and a cheque for \$215.00. This cheque comprising of Council's signing fee of \$125.00 under Section 348 and \$90.00 inspection fee.

Could you please arrange to have the plan signed under delegated authority and returned to our office.

Yours faithfully

Lilian Aldridge

Lilian Aldridge
Secretary
Thomson Survey Ltd

TAX INVOICE ONLY

ALAN & GAYLEN ELMA DAWN
 P O BOX 82
 OPONONI 0452

RMA A/C: 104503
 INVOICE DATE: 11/09/2003
 INVOICE NO: 21732
 RFS NUMBER: RMA 2040125

RESOURCE MANAGEMENT APPLICATION CHARGES

Details: PROPOSED RIGHT OF WAY

Site Address: OPARA ROAD

Description	Amount
Creation ROW - s348 LGA	450.00 CR
Time	356.40

This invoice includes GST of: \$ 10.39 CR

TOTAL \$ 93.60 CR

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

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

NAME OF A/C:
 ALAN & GAYLEN ELMA DAWN
 P O BOX 82
 OPONONI 0452

RMA A/C: 104503
 INVOICE DATE: 11/09/2003
 INVOICE NO: 21732
 RFS NUMBER: RMA 2040125
 TOTAL: \$ 93.60 CR

IFS: RMA2040125

Fee Code: T

Stage: 1 Initial Assessment

Action Seq:	109	Code:	109	Desc:	Support Log & Prepare File	Quantity	Rate	Amount	Operation
Time:	Date	Line	Officer						
	20/ 8/03	16	JKR RUSSELL , J			1	0	54.00	

Action Seq:	113	Code:	113	Desc:	RC Manager allocates Planner	Quantity	Rate	Amount	Operation
Time:	Date	Line	Officer						
	21/ 8/03	21	PJK KILLALEA , P			0	0	21.20	

Stage: 1 total 75.20

Stage: 2 Standard Letters & Memos

Action Seq: 205 Code: 205 Desc: Support-Print Standard Letters

Action Seq: 209 Code: 209 Desc: Sup-Memos to Engineers-Reports

Stage: 3 Assess- Notify? Further Info.?

Action Seq:	305	Code:	305	Desc:	Pln-92-Further info. req'd?	Quantity	Rate	Amount	Operation
Time:	Date	Line	Officer						
	2/ 9/03	1	MAM MCDONALD , M			1	0	53.00	

Action Seq: 309 Code: 309 Desc: Pln-s94-Notification req'd?

Stage: 3 total 53.00

Stage: 4 Not Notified - Decision

Action Seq:	401	Code:	401	Desc:	Engineer - Assess & Report	Quantity	Rate	Amount	Operation
Time:	Date	Line	Officer						
	2/ 9/03	11	RXS SHAND , R			1	0	53.00	

Action Seq: 405 Code: 405 Desc: 1

Action Seq:	409	Code:	409	Desc:	Planner prepares report	Quantity	Rate	Amount	Operation
Time:	Date	Line	Officer						
	10/ 9/03	1	MAM MCDONALD , M			1	0	132.50	

Action Seq:	413	Code:	413	Desc:	RC Manager reviews	Quantity	Rate	Amount	Operation
Time:	Date	Line	Officer						
	10/ 9/03	13	PJK KILLALEA , P			0	0	26.50	

Action Seq:	417	Code:	417	Desc:	Sup-Decision & Invoice Mailed	Quantity	Rate	Amount	Operation
Time:	Date	Line	Officer						
	11/ 9/03	6	MIR RUSLING , I			0	0	16.20	

Stage: 4 total 228.20

Stage: 7 Hearing

Action Seq: 729 Code: 729 Desc: Corp Services- Place on Agenda

Stage: 10 Sec 348 LGA Certificate

Action Seq: 5 Code: A05 Desc: Planner-Check fee paid

Action Seq: 9 Code: A09 Desc: Planner checks survey plan

Action Seq: 13 Code: A13 Desc: Engineer checks survey plan

Action Seq: 15 Code: A15 Desc: Planner-Check all costs paid

Action Seq: 17 Code: A17 Desc: RC Manager signs off

Action Seq: 21 Code: A21 Desc: Sup-Mail Cert.&Invoice/Receipt

Fee Code: T total 356.40

RFS: RMA2040125 total 356.40

ENGINEERING REPORT

TO RESOURCE PLANNER:

ON PLANNING APPLICATION NO:

APPLICANT:

FROM:

Development Engineer

(Clock start date:)

ASPECT	COMMENTS/CONDITIONS REQUIRED
--------	------------------------------

Site Suitability:

Topography, Stability, Erosion
Flooding, Ground Cover, etc

348 request

No Engineering Conditions
Site not visited

Access onto Site

Adequacy for Use
Traffic Flows, etc
Need for upgrading adjacent areas

I have not checked the standards of the
clearance on the proposed
Row

I didn't feel that this warranted
a visit

Drainage

Stormwater and Effluent Disposal

Earthworks:

Controls required etc

ASPECT	COMMENTS/CONDITIONS REQUIRED
Easements:	
ROW, water, drainage, power	
	No
Services:	
Water, Irrigation, Power, Telephone	
Street Lighting	
Amenities:	
Internal Accessways	
Surfacing of Car Parks etc	
Upgrading Contributions:	
Roading, water, sewerage,	None - no new lots created
stormwater, footpaths	
Engineering Fees	
Other:	
Signed: <i>R. M. Shaw</i>	Date: <i>04/09/03</i> Mileage: <i>-</i> Time: <i>0.5</i>

Kerikeri Office
1 August 2003

SURVEYORS AND RESOURCE
PLANNERS

Our Reference 6507.1

The Environmental Services Department Manager
Far North District Council
Private Bag 752
KAIKOHE

EW 8/325

Dear Sir,

**RE: ALAN DAWN OPARA ROAD HOKIANGA
PROPOSED RIGHT OF WAY**

We enclose an application to create a Right Way under section 348 of the Local Government Act 1974.

The proposal is to create a right of way over Lot 2 DP 322604 (CT 90216) to provide access to Lot 3 DP 202237 (CT 129B/980). DP 322604 has not been deposited yet but we expect this to happen within the next few weeks since the 224 (c) certificate was signed on 27/06/03 (RC 2030801).

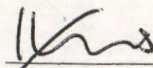
Although Lot 3 DP202237 has frontage to the existing right of way on Lot 13 DP 322604, which connects with Opara Road, a vehicle track has been formed through part of Lot 2 DP 322604 to serve a cleared building site. A formal right of way will legalise this situation as it is the best practical access to the building site. We understand our client is in the process of upgrading the access to FNDC standards.

It is considered that the effects on the environment will be minor.

The current zoning is 'Rural production' under the Revised Proposed District Scheme.

Please do not hesitate to contact the writer if you require more information.

Yours faithfully,


Keith Sims
Thomson Survey Ltd

Attachments

1. Fees cheque for \$450
2. A2 and A4 copy of the scheme plan.
3. Copy of DP 322604

APPLICATION ASSESSMENT

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

APPLICANT Dawn A RC 2040125

ADMINISTRATION CHECKLIST – Standard letters (as advised by RCM)

- Transit New Zealand
- Department of Conservation
- Community Board
- Applicant advised of application receipt – date 28.8.03
- Copy of application to Engineer – date 22.8.03
- NZHPT
- Northland RC
- Other _____

ASSESSMENT

- Subdivision
- Landuse
- Discharge

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

Activity status

TDP - _____

PDP - _____

Comments

SECTION 92 CONSIDERATION

Additional information required?

- No
- Yes – Date sent _____

Additional information received – Date _____

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

APPLICATION ASSESSMENT

APPLICANT _____

RC _____

RULES IN ZONE	STANDARD		COMPLIANCE	
	TDP	PDP	TDP	PDP
Road/Primary Road Setback Internal Setback				
Water Setback				
Landscaping / Screening for Neighbours (NR)				
Relocated Buildings				
Height				
Height in Relation to Boundary/Sunlight				
Plot Ratio/Building Coverage / Bldg Scale / Imperm Surface				
Residential Intensity				
Multi Unit Development				
Scale of Activities				
Visual Amenity				
Parking				
Traffic Intensity				
Outdoor Activities				
Site Intensity				
Hours of Operation (NR)				
Keeping of Animals				
Noise				
Noise Mitigation for Residential Activities				

Bush/Vegetation Clearance				
OLU / OLF / QNF				
Transportation/Access				
Natural Hazards				
Earthworks -Volume P. . Cut Face				
Signage/Lighting				
Heritage / Heritage Precinct				
Glare				
SUBDIVISION				
Lot size				
Allotment dimensions				
Management Plan				

MATTERS TO NOTE

Can infrastructure cope with additional demand as a result of development?

Are any financial contributions payable?

Are any esplanade reserves or strips necessary?

Are any covenants / consent notices / building line restrictions existing or necessary?

Are any amalgamation conditions required?

Are any new assets to be vested to Council?

Kerikeri Office
1 August 2003

SURVEYORS AND RESOURCE
PLANNERS

Our Reference 6507.1

The Environmental Services Department Manager
Far North District Council
Private Bag 752
KAIKOHE

Received:	
06 AUG 2003	
Doc Ref	8/325

Dear Sir,

**RE: ALAN DAWN OPARA ROAD HOKIANGA
PROPOSED RIGHT OF WAY**

We enclose an application to create a Right Way under section 348 of the Local Government Act 1974.

The proposal is to create a right of way over Lot 2 DP 322604 (CT 90216) to provide access to Lot 3 DP 202237 (CT 129B/980). DP 322604 has not been deposited yet but we expect this to happen within the next few weeks since the 224 (c) certificate was signed on 27/06/03 (RC 2030801).


Although Lot 3 DP202237 has frontage to the existing right of way on Lot 13 DP 322604, which connects with Opara Road, a vehicle track has been formed through part of Lot 2 DP 322604 to serve a cleared building site. A formal right of way will legalise this situation as it is the best practical access to the building site. We understand our client is in the process of upgrading the access to FNDC standards.

It is considered that the effects on the environment will be minor.

The current zoning is 'Rural production' under the Revised Proposed District Scheme.

Please do not hesitate to contact the writer if you require more information.

Yours faithfully,



Keith Sims
Thomson Survey Ltd

Attachments

1. Fees cheque for \$450
2. A2 and A4 copy of the scheme plan.
3. Copy of DP 322604

GEMS_RF006 - Request For Service Maintenance _ □ X

File Field Options Help

RFS **RMA** Resource Management App **2030801** **COMPLETED**
Loctn **3341709** OPARA ROAD, SOUTHERN HOKIANGA **6/ 5/2003**
Location Description 617-007-01 LOTS 1 & 2 DP 202237 & LOTS 6 7 11
Contact Type **APP** Application
1st Contact Person **104503** DAWN, ALAN
C/- DAVID STRINGER, THOMSON SU
Ph. H **4057508** **B** **M**
2nd Contact Person **104504** DAWN, GAYLENE ELMA
Debtor **104503** DAWN, ALAN
Request Details PROPOSED BOUNDARY ADJUSTMENTS TO VARY BOUNDARIES OF

RFS Type **SUB** Subdivision **Priority** **N** NORMAL
Date Submitted **20/ 3/2003** **Time Submitted** **10:35** **Start Date** **20/ 3/2003**
Handling Officer **HAM** MCDONALD MURRAY
Receiving Officer **JKR** RUSSELL, JAN
Authorising Officer **PJK** KILLALEA PAT **External Off**
Dept **ES** Environmental **Function** **RH** Resource Mana **External Ref**

Accept	Events	Stages	Actions	Fees	Extra Data	Std Letters	Outcomes
Copy RFS	Links	Suspend	Status	Add Notes	Monitoring	Analysis	Enquiry
						Search Docs	Docs

Existing RFS record may be CHANGED. gemini.fndc.govt.nz



FAR NORTH DISTRICT COUNCIL

Private Bag 752, Memorial Ave, KAIKOHE 0400
Freephone: 0800 920 029, Ph: (09) 405 2750, Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz, Website: www.fndc.govt.nz

Application No: 2040125

Your Ref:

22 August 2003

Thomson Survey Ltd
P O Box 372
KERIKERI

0470

Dear Sir / Madam

Acknowledgement of Receipt of Resource Consent Application – Alan Dawn

Thank you for your application for Subdivision consent.

This letter serves as acknowledgement of receipt of your application, and to advise you that the application has been allocated to the following Planner with a number for future reference:

RC 2040125

Murray McDonald

We are currently checking your application to ensure that we have all the information we require to properly assess your proposal. In the event that further information is required, you will be advised within 10 working days of the date of this letter. The processing of your application will stop until all the requested information has been received.

In the event that a site visit is required, the Planner will contact you to verify the time and place of the visit.

Once we are satisfied that we have all the information necessary, we will decide how your application will be processed. Either your application will be publicly notified or will be processed without public notification (non-notified).

If the application is to proceed on a non-notified basis, you will most likely receive a decision within 20 working days from either the date we receive any further information requested, or if we did not request further information, the date we received your application.

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

Yours faithfully

Jan Russell
SUPPORT OFFICER, ENVIRONMENTAL SERVICES

TAX INVOICE ONLY

ALAN & GAYLEN ELMA DAWN
P O BOX 82
OPONONI 0452

RMA A/C: 104503
INVOICE DATE: 20/08/2003
INVOICE NO: 21257
RFS NUMBER: RMA 2040125

RESOURCE MANAGEMENT APPLICATION CHARGES

Details: PROPOSED RIGHT OF WAY

Site Address: OPARA ROAD

Description	Amount
Creation ROW - s348 LGA	450.00

COPY

This invoice includes GST of: \$ 50.00

TOTAL \$ 450.00

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

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

NAME OF A/C:
ALAN & GAYLEN ELMA DAWN
P O BOX 82
OPONONI 0452

RMA A/C: 104503
INVOICE DATE: 20/08/2003
INVOICE NO: 21257
RFS NUMBER: RMA 2040125
TOTAL: \$ 450.00