

FAR NORTH DISTRICT COUNCIL



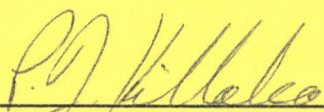
CERTIFICATE OF LOCAL AUTHORITY UNDER SECTION 348 LOCAL GOVERNMENT ACT, 1974



VALUATION NO :	617-007-07
FILE NUMBER :	RC 2030801
APPLICANT :	DAWN, A & G

I HEREBY CERTIFY that the FAR NORTH DISTRICT COUNCIL, grants consent pursuant to Section 348 of the Local Government Act 1974, to the creation of easements of right of way over the parts marked "A" and "C" on DP 322604 (CT NA 90220) in favour of Lot 7 DP 322604 (CT NA 90218).

DATED at Kaikohe this 2nd day of December 2003.



RESOURCE CONSENTS MANAGER

FAR NORTH DISTRICT COUNCIL



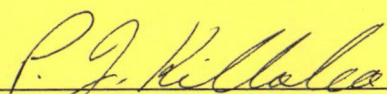
CERTIFICATE OF LOCAL AUTHORITY UNDER SECTION 224 (c) RESOURCE MANAGEMENT ACT, 1991

VALUATION NO :	617-007-01
FILE NUMBER :	RC 2030801
APPLICANT :	A & G DAWN

IN THE MATTER OF LAND TRANSFER PLAN NO: 322604

And pursuant to Section 224 (c) (ii) of the Resource Management Act 1991 I hereby certify that some of the conditions shown on or referred to on the approved Subdivision Consent have been complied with to the satisfaction of the FAR NORTH DISTRICT COUNCIL, and that in every respect of such conditions that have not been complied with a Consent Notice has been issued in relation to such of the conditions to which Section 221 applies.

DATED at Kaikohe this *24th* day of *June* 2003.



RESOURCE CONSENTS MANAGER



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

RC 2030801

7 August 2003

Palmer Macauley
P O Box 269
KAIKOHE 0400

Attention: PG Macauley

Dear Sir,

RE: Easement Instrument - A & G Dawn

We return herewith Easement Instrument duly signed under seal by Council.

Yours faithfully

S R Moore
Planning Support Officer



FAR NORTH DISTRICT COUNCIL

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING RC 2030801

The subdivision of
Lots 1 & 2 DP 202237,
6,7,11 & 13 DP 208551
& easement over Lot 10 DP 208551
North Auckland Registry.

PURSUANT to Section 221 for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the FAR NORTH DISTRICT COUNCIL to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and is to be registered on the appropriate titles of DP 322604.

SCHEDULE

To be registered on the titles of Lots 1,2,6,7,& 11

1. That only one dwelling per site is permitted on all allotments which shall be required to satisfy normal residential intensity requirements of the District Plan. All buildings on all allotments shall be no more than 8.0 metres above natural ground level. The roofline of any building is to be below the ridgeline or highest part of the site.

To be registered on the titles of Lots 1,2,6,7, 11 & 13

1. That prior to the issue of any building consent and commencement of any site works the landowner shall provide a development plan. The plan shall detail the location of the proposed dwelling that shall be located below the ridgeline or highest part of the site. The development plan shall specify other site works including accessory buildings, proposed landscaping, an on-going pest control and weed eradication program, which includes implementation and maintenance. The time frame within which the work is to be completed shall be provided. The development plan shall be approved by the Manager of Resource Consents and be implemented within the time frames specified.
2. Prior to approval of any building consents the landowner(s) shall provide a sample of the proposed colour scheme of the building, which shall be natural tones and which is subject to the approval of the Manager of Resource Consents.
3. Each allotment will require a specifically designed wastewater treatment and

disposal system. This system shall be designed by a suitably qualified engineer in accordance with the requirements of TP 58 and the information should be submitted in conjunction with the building consent application. Alternatively each lot will require an aerobic package treatment plant to provide satisfactory treatment of wastewater prior to on-site disposal.

4. No cats, dogs or mustelids are permitted on any allotment.
5. Any building on any of the allotments shall be required to provide engineer designed foundations with the building consent application.

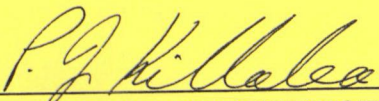
To be registered on the title of Lot 2 only

1. The landowner shall be required to preserve the indigenous trees and vegetation shown on the Survey Plan as "F". The landowners shall not without the prior written consent of the Council and then in strict compliance with any conditions imposed by the Council cut down, damage or destroy any vegetation protected by the bush protection covenant. The landowners shall not be deemed to be in breach of this prohibition if any such vegetation from die from natural causes not attributable to any act or default by or on behalf of the landowners or for which the landowner is responsible.

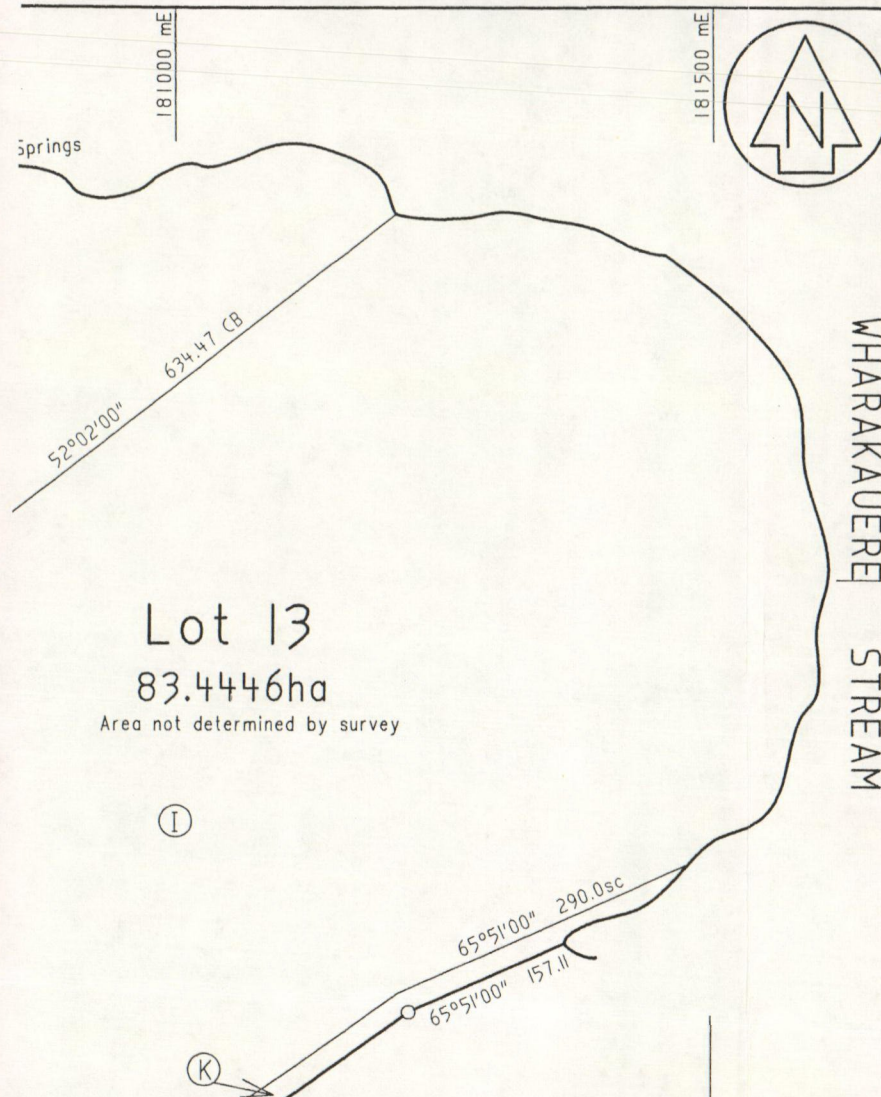
To be registered on the title of Lot 13 only

1. The landowner shall be required to preserve the indigenous trees and vegetation shown on the Survey Plan as "I". The landowners shall not without the prior written consent of the Council and then in strict compliance with any conditions imposed by the Council cut down, damage or destroy any vegetation protected by the bush protection covenant. The landowners shall not be deemed to be in breach of this prohibition if any such vegetation from die from natural causes not attributable to any act or default by or on behalf of the landowners or for which the landowner is responsible.

SIGNED:


by the FAR NORTH DISTRICT COUNCIL
under delegated authority:
RESOURCE CONSENTS MANAGER

DATED at **KAIKOHE** this 24th day of June 2003.



Approvals
 A Dawn G E Dawn

Registered Owners
 I hereby certify that this plan was approved by the Far North District Council pursuant to section 223 of the Resource Management Act 1991 on the 23rd day of June 2003 subject to the granting or reserving of the easements set out in the memorandum hereon, and that pursuant to Section 321(3)(c) of the Local Government Act 1974 the Far North District Council is satisfied that adequate access is provided to Lots 1,2,6,7, & 11 over other land pursuant to easements of right of way running with the land and appurtenant to those allotments and Council resolves on that ground that sub-section (l) of Section 321 of the Act shall not apply and pursuant to Section 348 of the Local Government Act 1974 is the Right of Way shown as 'E' hereon on this 23rd day of June 2003.

P.J. Williams
 Authorised Officer RC 2030600 & RC 2030801

WHARAKAUERE STREAM

Lot 13
 83.4446ha

Area not determined by survey

ⓐ

Ⓚ

Schedule of Existing Covenants

Purpose	Shown	Servient Tenement	Created By
Vegetation Protection	ⓐ Ⓚ	Lot 13 Hereon	5374576.8
	ⓕ	Lot 2 Hereon	

Schedule of Existing Easements

Purpose	Shown	Servient Tenement	Created By
Right of Way Electricity Telecommunications & Right to Convey Water	Ⓐ	Lot 13 Hereon	5370311.6
	Ⓒ	Lot 13 Hereon	5374576.7
Right to convey Electricity (In Gross)	Ⓑ ⓐ	Lot 7 Hereon	5374576.7
	ⓐ Ⓒ	Lot 13 Hereon	5374576.9
	Ⓚ	Lot 7 Hereon	5374576.9
Right of Way (Pedestrian) (In Gross)	Ⓚ	Lot 11 Hereon	5374576.9
	ⓐ Ⓒ	Lot 13 Hereon	5374576.10

Memorandum of Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way Electricity Telecommunications & Right to Convey Water	Ⓚ	Lot 7 Hereon	Lot 6 Hereon

Memorandum of Easements in Gross

Purpose	Shown	Servient Tenement	Grantee
Right of Way (Pedestrian access)	ⓐ Ⓚ Ⓛ	Lot 13 Hereon	Far North District Council

CLASS OF SURVEY:
 LOTS 1,2,6,7 & 11 III
 LOT 13 IV (REGULATIONS 13 & 29).

Total Area 127.6356 ha

Comprised in Cs of T 136D/373,136D/374, 136D/378,129B/978,129B/979,136D/380Ltd,136D/377E0

I, Denis McGregor Thomson, being a person entitled to practise as a licensed cadastral surveyor, certify that -
 (a) The Surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor General's Rules for Cadastral Survey 2002/2;
 (b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

(Signature).....
 (Date).....20.....
 Field Book p Traverse Book p
 Reference Plans
 Examined Correct

Approved as to Survey By Land Information NZ on
 / /

Deposited by Land Information NZ on
 / /
 File REF: 6507
 Received
 Instructions
 Approved LM 93/06 6507Surv

DP 28290
 CT 46A/962

ROAD
 wide

Subsisting Easements	Dominant Tenement
Right of Way (Pedestrian) (In Gross)	Lot 11 Hereon

on of
 208551
 51

LOCAL AUTHORITY: Far North District
 Surveyed by: Thomson Survey Limited
 Scale: 1: 5000 Date: May 2003

RECORD OF DECISION ON RESOURCE CONSENT APPLICATIONS

Participants:

PJK
MAM

Decision Date:05 May 2003

Granted Date: *6 May 2003*

Issued Date: *6 May 2003*

RMA Number : 2030801

RFS Type : SUB

Val Number / Property ID : 617-007-00

Applicant : **A & G DAWN**

Start Date : 20 March 2003

Location : Opara Road, Hokianga

Hearing Date : n/a

Activity (TDP/PDP) : C10

Outcome : Approved (del)

No. of lots : 0 (Boundary Adjustment)

Types of lots : Coastal Residential

Zone (TDP/PDP) : H10/GCO

Area of Site : 111.13ha

Proposal : Subdivision by way of boundary adjustment between Lots 2 & 3 DP 202237, & Lots 6,7 & 13 DP 208551.

Issues : Change in effects from boundary adjustment, consent notice to be re-imposed on new lots resulting in minor environmental effects.

Contributions :

ROADING	RESERVES	SEWERAGE	STORM WATER	WATER

Property File	Sewerage (AAE)	Roading (GCI)	Com Fac (SMH)	Finance (AJB)	Transit NZ	DoC	Projects (LMN)
✓							
Monitoring (DSM)	Env Health (GB/JG)	Liq License (LAL)	Legal (YAS)	NZHPT	NRC	Building (LJB)	Comm. Brd
							✓

4a

FAR NORTH DISTRICT COUNCIL

FAR NORTH TRANSITIONAL DISTRICT PLAN (HOKIANGA COUNTY SECTION]

AND

FAR NORTH PROPOSED 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

A & G DAWN

FILE NUMBER RC2030801

That pursuant to Sections 105(1)(a) 108 and 220 of the Resource Management Act 1991, the Council grants its consent to A & G Dawn to subdivide (by way of boundary adjustment) five sites located at Opara Road, Hokianga, being legally described as Lots 1 & 2 DP 202237 and Lots 6, 7 & 13 DP 208551 contained in certificates of title 129B/978, 129B/979, 136D/373, 136D/374 & 136D/380 (North Auckland Registry) to create five allotments, subject to the following conditions:

1. The subdivision shall be carried out in accordance with the approved plan of subdivision prepared by Thomson & King Ltd referenced 6507, titled Stage II dated 12/02 & updated 6/2/03 & 20/2/03 2and attached to this consent with the Council's "Approved Plan" stamp affixed to it.
2. That before the survey plan is sealed the following requirements are to have been satisfied:
 - a. All easements shall be duly granted or reserved.
3. That before a certificate is issued pursuant to Section 224(c) of the Act the subdividing owners shall:
 - a. 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 allotments. The costs of preparing, checking and executing the notice shall be met by the
 - i. That only one dwelling per site is permitted on all allotments except for Lot 13 which shall be required to satisfy normal residential intensity requirements of the District Plan. All buildings on all allotments shall be no more than 8.0 metres above natural ground level. The roofline of any building is to be below the ridgeline or highest part of the site.
 - ii. That prior to the issue of any building consent and commencement of any site works the landowner shall provide a development plan. The plan shall detail the location of the proposed dwelling that shall be located below the ridgeline or highest part of the site. The development plan shall specify other site works including accessory buildings, proposed landscaping, an on-going pest control and weed eradication program, which includes implementation and maintenance. The time frame within which the work is to be completed shall

- be provided. The development plan shall be approved by the Manager of Resource Consents and be implemented within the time frames specified.
- iii Prior to approval of any building consents the landowner(s) shall provide a sample of the proposed colour scheme of the building, which shall be natural tones and which is subject to the approval of the Manager of Resource Consents.
 - iv Each allotment will require a specifically designed wastewater treatment and disposal system. This system shall be designed by a suitably qualified engineer in accordance with the requirements of TP 58 and the information should be submitted in conjunction with the building consent application. Alternatively each lot will require an aerobic package treatment plant to provide satisfactory treatment of wastewater prior to on-site disposal.
 - v No cats, dogs or mustelids are permitted on any allotment.
 - vi Any building on any of the allotments shall be required to provide engineer designed foundations with the building consent application.
 - vii The landowners of Lots 2 & 13 in addition to any requirements detailed in item ii of this notice shall be required to preserve the indigenous trees and vegetation on Lots 2 & 13 as shown by the areas marked F & I on the approved plan of subdivision. The landowners shall not without the prior written consent of the Council and then in strict compliance with any conditions imposed by the Council cut down, damage or destroy any vegetation protected by the bush protection covenant. The landowners shall not be deemed to be in breach of this prohibition if any such vegetation from die from natural causes not attributable to any act or default by or on behalf of the landowners or for which the landowner is responsible.
- b. Provide formed and metalled access on right of way easements Q, B & G to a 3.5 metre finished metalled carriageway width. The formation is to consist of a minimum of 100mm of compacted hardfill plus a GAP 40 running course and is to include watertable drains and culverts as required to direct and control stormwater. All such work shall be completed to the satisfaction of Council's Development Engineer.

Approved by Council 7

B Council further resolves that:

1. Pursuant to section 321 (3)(c) of the Local Government Act 1974, that it is satisfied that, in respect of lots 1, 2, 6, 7 & 13 adequate access to the allotments is provided over other land pursuant to an easement of right-of-way running with the land and appurtenant to that allotment; such that sub-section (1) of section 321 of the act shall not apply.

Advice Note:

If any activity associated with this proposal, such as earthworks, fencing, tree planting or landscaping, may modify, damage or destroy any archaeological site(s), an authority from the New Zealand Historic Places Trust must be obtained for the work to proceed lawfully. An authority is required whether or not the land on which an archaeological site is present is designated, a resource or building consent has been granted, or the activity is permitted under the District or Regional Plan.

In consideration of the application under Section 104 of the Act, the following reasons are given for this decision:

1. The proposal is to adjust the boundaries of five existing sites. Effects associated with the boundary adjustment are considered to be minor and no other parties are considered to be affected.

2. 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.

DECISION PREPARED BY: Murray McDonald, Consultant Resource Planner

CONSENT GRANTED UNDER DELEGATED AUTHORITY:

P. J. Killalea

RESOURCE CONSENTS MANAGER

6th May 2003 DATE

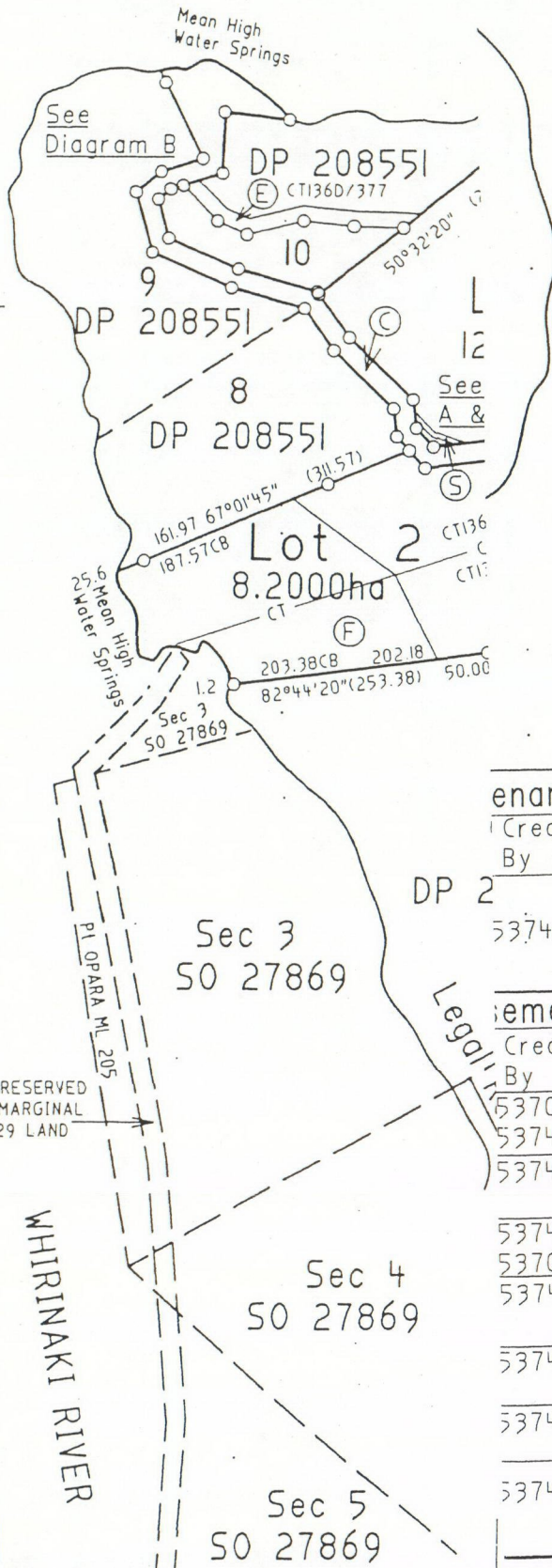
RC 2030801

179500 mE

861500 mN

861000 mN

860500 mN



WHARAKAUERE
STREAM

Approvals
 A Dawn G E Dawn

Registered Owners
 I hereby certify that this plan was approved by the Far North District Council pursuant to section 223 of the Resource Management Act 1991 on the 23rd day of June 2003 subject to the granting or reserving of the easements set out in the memorandum hereon, and that pursuant to Section 321(3)(c) of the Local Government Act 1974 the Far North District Council is satisfied that adequate access is provided to Lots 1,2,6,7, & 11 over other land pursuant to easements of right of way running with the land and appurtenant to those allotments and Council resolves on that ground that sub-section (1) of Section 321 of the Act shall not apply and pursuant to Section 348 of the Local Government Act 1974 is the Right of Way shown as 'E' hereon on this 23rd day of June 2003.

P.J. Killebrae
 Authorised Officer RC 2030600 & RC 2030801

Memorandum of Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way Electricity Telecommu- -nications & Right to Convey Water	Ⓒ	Lot 7 Hereon	Lot 6 Hereon

Memorandum of Easements in Gross

Purpose	Shown	Servient Tenement	Grantee
Right of Way (Pedestrian access)	Ⓝ Ⓚ Ⓛ	Lot 13 Hereon	Far North District Council

CLASS OF SURVEY:
 LOTS 1,2,6,7 & 11 III
 LOT 13 IV (REGULATIONS 13 & 29).

Total Area 127.6356 ha

Comprised in Cs of T 136D/373,136D/374,
 136D/378,129B/978,129B/979,136D/380Ltd,136D/377EO

I, Denis McGregor Thomson, being a person entitled to practise as a licensed cadastral surveyor, certify that -
 (a) The Surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor General's Rules for Cadastral Survey 2002/2;
 (b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

(Signature).....
 (Date).....20.....
 Field Book p Traverse Book p
 Reference Plans
 Examined Correct

Approved as to Survey By Land Information NZ on

Deposited by Land Information NZ on

File REF: 6507
 Received
 Instructions
 Approved LM 93700 6507Surv

- enants
- Created By
- DP 2 5374576.8
- Easements
- Created By
- 5370311.6
- 5374576.7
- 5374576.7
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- 5370311.6
- 5374576.9
- 5374576.9
- 5374576.9
- 5374576.9
- 5374576.10

LAND DISTRICT: NORTH AUCKLAND

Lot
 Lot
 2003
 anc

FAR NORTH DISTRICT COUNCIL




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

VALUATION NO :	617-007-01
FILE NUMBER :	RC 2030801
APPLICANT :	A & G DAWN

**IN THE MATTER OF LAND TRANSFER PLAN
NO: 322604**

And pursuant to Section 224 (c) (ii) of the Resource Management Act 1991 I hereby certify that some of the conditions shown on or referred to on the approved Subdivision Consent have been complied with to the satisfaction of the FAR NORTH DISTRICT COUNCIL, and that in every respect of such conditions that have not been complied with a Consent Notice has been issued in relation to such of the conditions to which Section 221 applies.

DATED at **Kaikohe** this *24th* day of *June* 2003.



RESOURCE CONSENTS MANAGER

FAR NORTH DISTRICT COUNCIL



CERTIFICATE OF LOCAL AUTHORITY UNDER SECTION 348 LOCAL GOVERNMENT ACT, 1974

VALUATION NO :	617-007-07
FILE NUMBER :	RC 2030801
APPLICANT :	DAWN, A & G

I HEREBY CERTIFY that the FAR NORTH DISTRICT COUNCIL, grants consent pursuant to Section 348 of the Local Government Act 1974, to the creation of easements of right of way over the parts marked "A" and "C" on DP 322604 (CT NA 90220) in favour of Lot 7 DP 322604 (CT NA 90218).

DATED at Kaikohe this 2nd day of December 2003.

RESOURCE CONSENTS MANAGER



FAR NORTH DISTRICT COUNCIL

THE RESOURCE MANAGEMENT ACT 1991

SECTION 221 : CONSENT NOTICE

REGARDING RC 2030801

The subdivision of
Lots 1 & 2 DP 202237,
6,7,11 & 13 DP 208551
& easement over Lot 10 DP 208551
North Auckland Registry.

PURSUANT to Section 221 for the purposes of Section 224 of the Resource Management Act 1991, this Consent Notice is issued by the FAR NORTH DISTRICT COUNCIL to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and is to be registered on the appropriate titles of DP 322604.

SCHEDULE

To be registered on the titles of Lots 1,2,6,7,& 11

1. That only one dwelling per site is permitted on all allotments which shall be required to satisfy normal residential intensity requirements of the District Plan. All buildings on all allotments shall be no more than 8.0 metres above natural ground level. The roofline of any building is to be below the ridgeline or highest part of the site.

To be registered on the titles of Lots 1,2,6,7, 11 & 13

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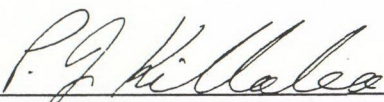
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To be registered on the title of Lot 13 only

1. The landowner shall be required to preserve the indigenous trees and vegetation shown on the Survey Plan as "I". The landowners shall not without the prior written consent of the Council and then in strict compliance with any conditions imposed by the Council cut down, damage or destroy any vegetation protected by the bush protection covenant. The landowners shall not be deemed to be in breach of this prohibition if any such vegetation from die from natural causes not attributable to any act or default by or on behalf of the landowners or for which the landowner is responsible.

SIGNED:


by the FAR NORTH DISTRICT COUNCIL
under delegated authority:
RESOURCE CONSENTS MANAGER

DATED at KAIKOHE this 24th day of June 2003.



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: RC 2030801

5 May 2003

Thomson Survey Ltd
PO Box 372
KERIKERI
Attn : David Stringer

Dear Sir,

Re: RESOURCE CONSENT APPLICATION, A & G DAWN (YOUR REF. 6507)

I am pleased to inform you that your application for resource consent has been approved. The decision is enclosed for your information. The application was considered and determined under authority delegated to the Manager, Environmental Services of the Far North District Council, pursuant to Section 34(4) of the Resource Management Act 1991.

It is very important that you understand and comply with any conditions of consent. If you have any questions or concerns about any aspect of your consent or its conditions, please contact the Planner who prepared the decision.

Your consent expires two years from the date that you receive this decision. Please note that under Section 125 of the Resource Management Act 1991, your consent will lapse unless you give effect to the consent by way of obtaining Section 223 (survey plan) approval from the Council within the two year period.

If you are dissatisfied with the decision or any part of it, you have the right (under Section 357 of the Act) to object to the decision. The objection must be in writing, stating reasons for the objection, and must be received by Council within 15 working days of your receipt of this decision.

Depending on the costs charged against your consent, you will find enclosed either an invoice or a credit note. Any additional costs shown on an invoice need to be paid as soon as possible. If you receive a credit note, you have the option of requesting a refund by cheque, or transferring the amount to any other Council account.

If you have any further queries regarding this matter, please contact the reporting planner.

Yours faithfully


Environmental Services Administrator

FAR NORTH DISTRICT COUNCIL

FAR NORTH TRANSITIONAL DISTRICT PLAN (HOKIANGA COUNTY SECTION)

AND

FAR NORTH PROPOSED DISTRICT PLAN

IN THE MATTER OF

The Resource Management Act 1991

AND

IN THE MATTER OF

an application for Resource Consent
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 - v No cats, dogs or mustelids are permitted on any allotment.
 - vi Any building on any of the allotments shall be required to provide engineer designed foundations with the building consent application.
 - vii The landowners of Lots 2 & 13 in addition to any requirements detailed in item ii of this notice shall be required to preserve the indigenous trees and vegetation on Lots 2 & 13 as shown by the areas marked F & I on the approved plan of subdivision. The landowners shall not without the prior written consent of the Council and then in strict compliance with any conditions imposed by the Council cut down, damage or destroy any vegetation protected by the bush protection covenant. The landowners shall not be deemed to be in breach of this prohibition if any such vegetation from die from natural causes not attributable to any act or default by or on behalf of the landowners or for which the landowner is responsible.
- b. Provide formed and metalled access on right of way easements Q, B & G to a 3.5 metre finished metalled carriageway width. The formation is to consist of a minimum of 100mm of compacted hardfill plus a GAP 40 running course and is to include watertable drains and culverts as required to direct and control stormwater. All such work shall be completed to the satisfaction of Council's Development Engineer.

2+13
Covered by
covenant

B Council further resolves that:

1. Pursuant to section 321 (3)(c) of the Local Government Act 1974, that it is satisfied that, in respect of lots 1, 2, 6, 7 & 13 adequate access to the allotments is provided over other land pursuant to an easement of right-of-way running with the land and appurtenant to that allotment; such that sub-section (1) of section 321 of the act shall not apply.

Advice Note:

If any activity associated with this proposal, such as earthworks, fencing, tree planting or landscaping, may modify, damage or destroy any archaeological site(s), an authority from the New Zealand Historic Places Trust must be obtained for the work to proceed lawfully. An authority is required whether or not the land on which an archaeological site is present is designated, a resource or building consent has been granted, or the activity is permitted under the District or Regional Plan.

In consideration of the application under Section 104 of the Act, the following reasons are given for this decision:

1. The proposal is to adjust the boundaries of five existing sites. Effects associated with the boundary adjustment are considered to be minor and no other parties are considered to be affected.

2. 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.

DECISION PREPARED BY: Murray McDonald, Consultant Resource Planner

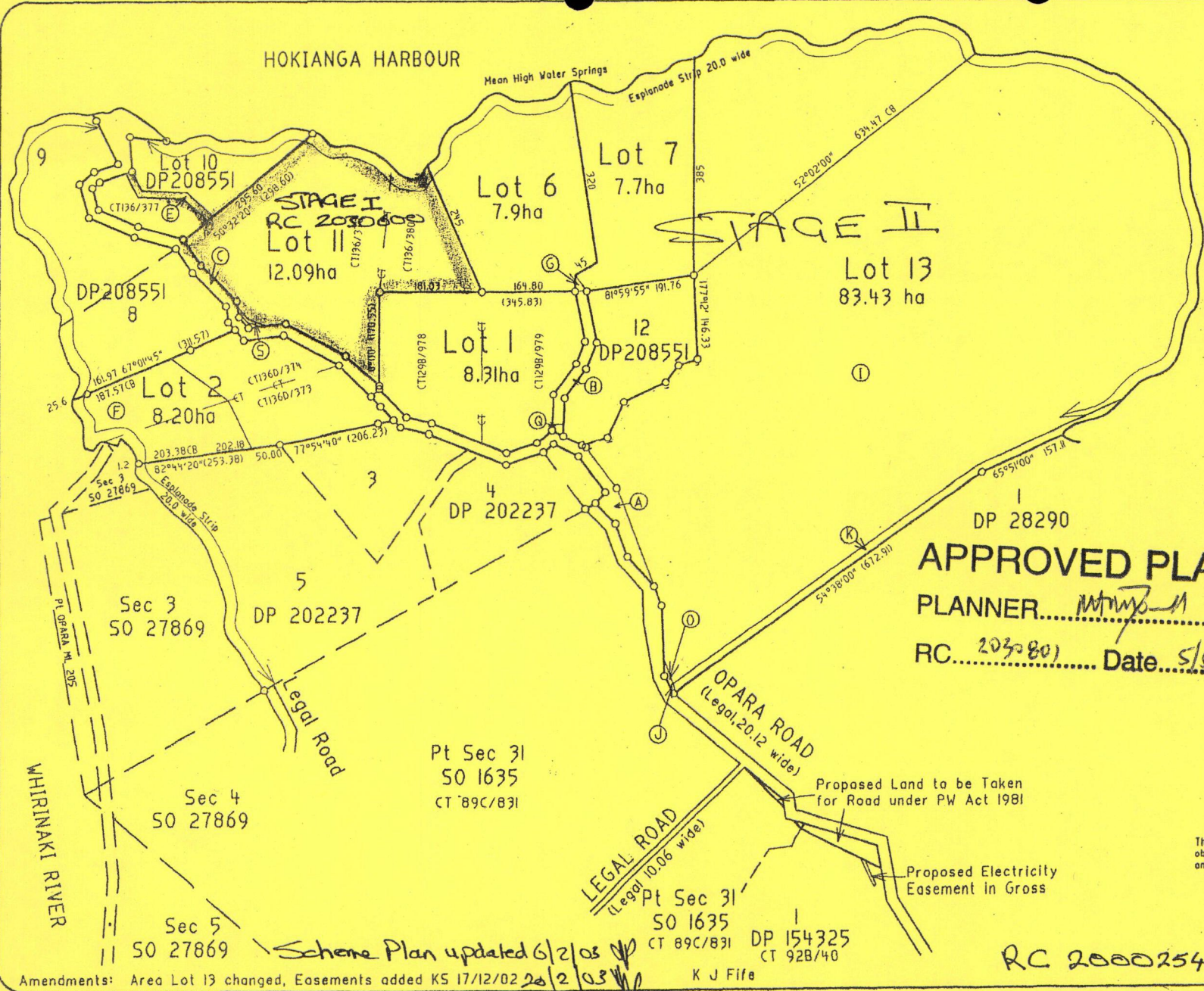
CONSENT GRANTED UNDER DELEGATED AUTHORITY:

P. J. Killalea

RESOURCE CONSENTS MANAGER

6th May 2003 DATE

RC 2030801



MHARAKAUERE STREAM

Existing Easements			
Purpose	Shown	Servient Tenement	Document
Right of Way	(A)	Lot 13 Hereon	
	(C)		
Electricity Telecommunications & Right to Convey Water	(B) (Q)	Lot 7 Hereon	
Electricity (In Gross)	(D) (J)	Lot 13 Hereon	
	(Q)	Lot 7 Hereon	
	(S)	Lot 11 Hereon	
	(S)	Lot 12 Hereon	
Memorandum of Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way	(E)	Lot 10 DP208551	Lot 11 Hereon
		Lot 7 Hereon	Lot 6 Hereon
R.O.W (Foot access) in Gross	(J) (K)	Lot 13 Hereon	Grantee FND C

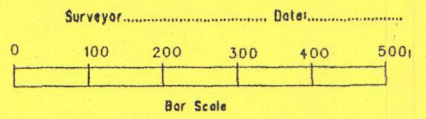
APPROVED PLAN
 PLANNER.....
 RC.....203080..... Date 5/5/03

Areas (I) & (F) are Existing Land Covenants
 Total Area 127.63 ha

THIS DRAWING AND DESIGN REMAINS THE PROPERTY OF THOMSON & KING LTD. AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THOMSON & KING

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY

This plan and accompanying report(s) have been prepared for the purpose of obtaining a Resource Consent only and for no other purpose. Use of and/or information on it for any other purpose is at the user's risk.



Amendments: Area Lot 13 changed, Easements added KS 17/12/02 20/12/03

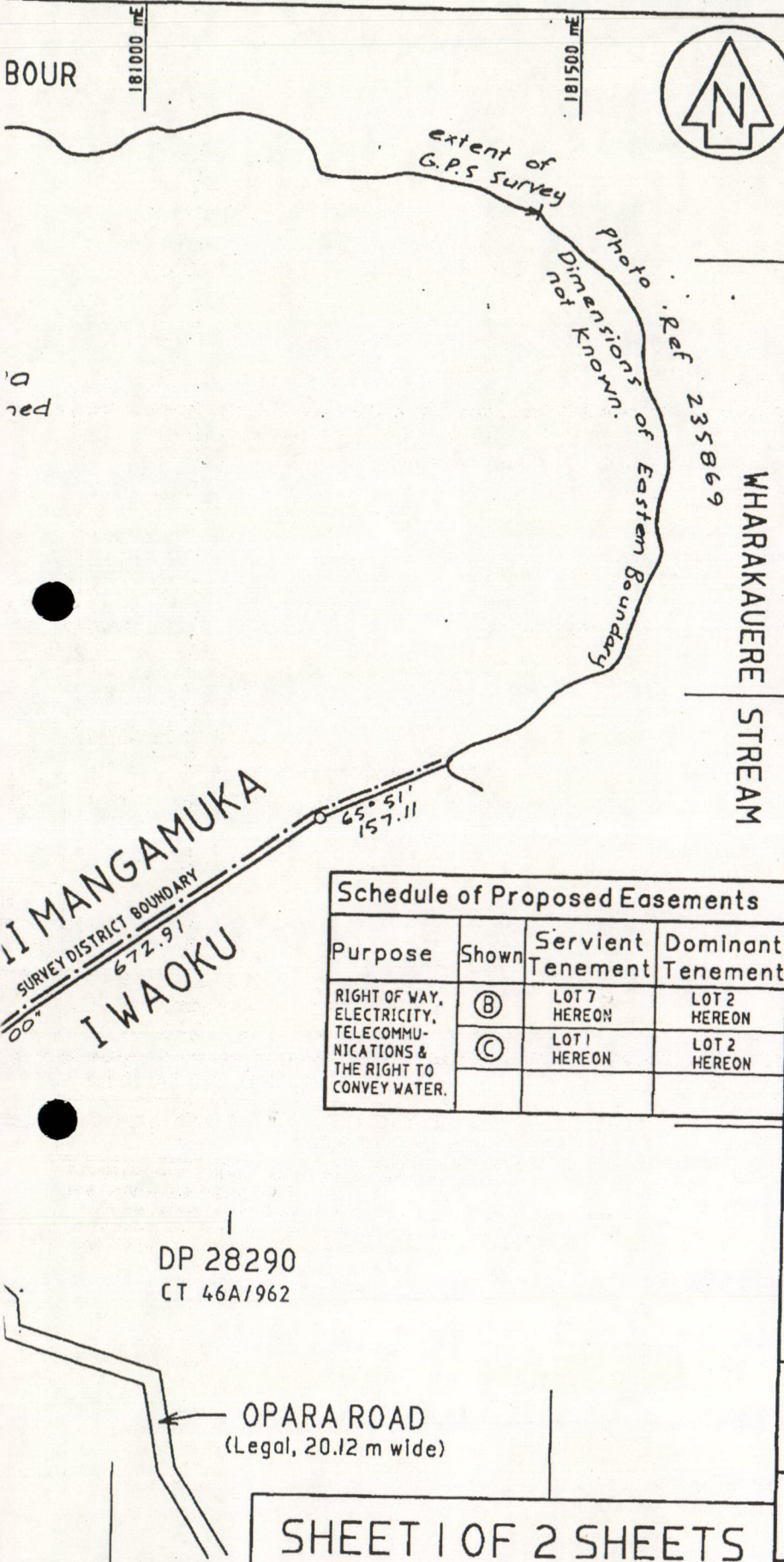
THOMSON AND KING LIMITED
 Registered Land Surveyors, Planners & Land Development Consultants

Ph (09) 4077360, P.O. Box 372
 Fax (09) 4077322 Kerikeri

Proposed Subdivision of Lots 1 & 2 DP202237 & Lot 10 DP 208551 + Row
 Lots 6, 7, 11 & 13 DP208551 (Boundary adjustment) A Dawn

		ORIGINAL		Surveyors Ref. No. 6507
Survey	Name	Date	SCALE SHEET SIZE	
Design	KS	12/02	1:5000 A2	Series Sheet of
Drawn	KS	12/02		
Approved				
Rev.				

Appendix 1 Scheme Plan



Approvals

ALAN DAWN..... *A. Dawn*

GAYLENE ELMA DAWN..... *G. Dawn*
REGISTERED OWNERS

I hereby certify that this plan was approved by the Far North District Council pursuant to section 223 of the Resource Management Act 1991 on the 3rd day of November, 1999 subject to the granting or reserving of the easements set out in the memorandum hereon.

Authorised Officer..... *P.J. Killalea*
RC 1980220

Memorandum of Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
RIGHT OF WAY, ELECTRICITY, TELECOMMUNICATIONS & THE RIGHT TO CONVEY WATER.	(A)	LOT 7 HEREON	LOTS 1-6 HEREON
	(D)	LOT 5 HEREON	LOTS 3 & 4 HEREON

AREA MARKED (E) IS TO BE SUBJECT TO A LAND COVENANT.

CLASS OF SURVEY:

Lots 1 - 5 class III, Lot 6 class II
Lot 7 class IV (Regulations 13 & 29)

Schedule of Proposed Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
RIGHT OF WAY, ELECTRICITY, TELECOMMUNICATIONS & THE RIGHT TO CONVEY WATER.	(B)	LOT 7 HEREON	LOT 2 HEREON
	(C)	LOT 1 HEREON	LOT 2 HEREON

NEW Cst ALLOCATED:

LOT 1: 129B/978 LOT 5: 129B/982
 LOT 2: 129B/979 LOT 6: 129B/985
 LOT 3: 129B/980 LOT 7: 129B/984
 LOT 4: 129B/981 (Note: Lot 7 limited as to parcels.)

Total Area 165.9157 ha

Comprised in C.T 752/138 (Ltd) & C.T 1315/1 (Ltd). CA11.

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

(Signature)..... *D. Thomson*

(Date)..... 25 April 2000

Field Book P Traverse Book P

Reference Plans

Examined Correct

Approved as to Survey *W.L. Nixell*
..... 15, 5 2000
Chief Surveyor

Deposited this day of 19

For Registrar General of Land

6, W26 & E26

LOCAL AUTHORITY: Far North District
Surveyed by: Thomson & King (Kerikeri)

Scale: 1:5000

Date: OCT 1999

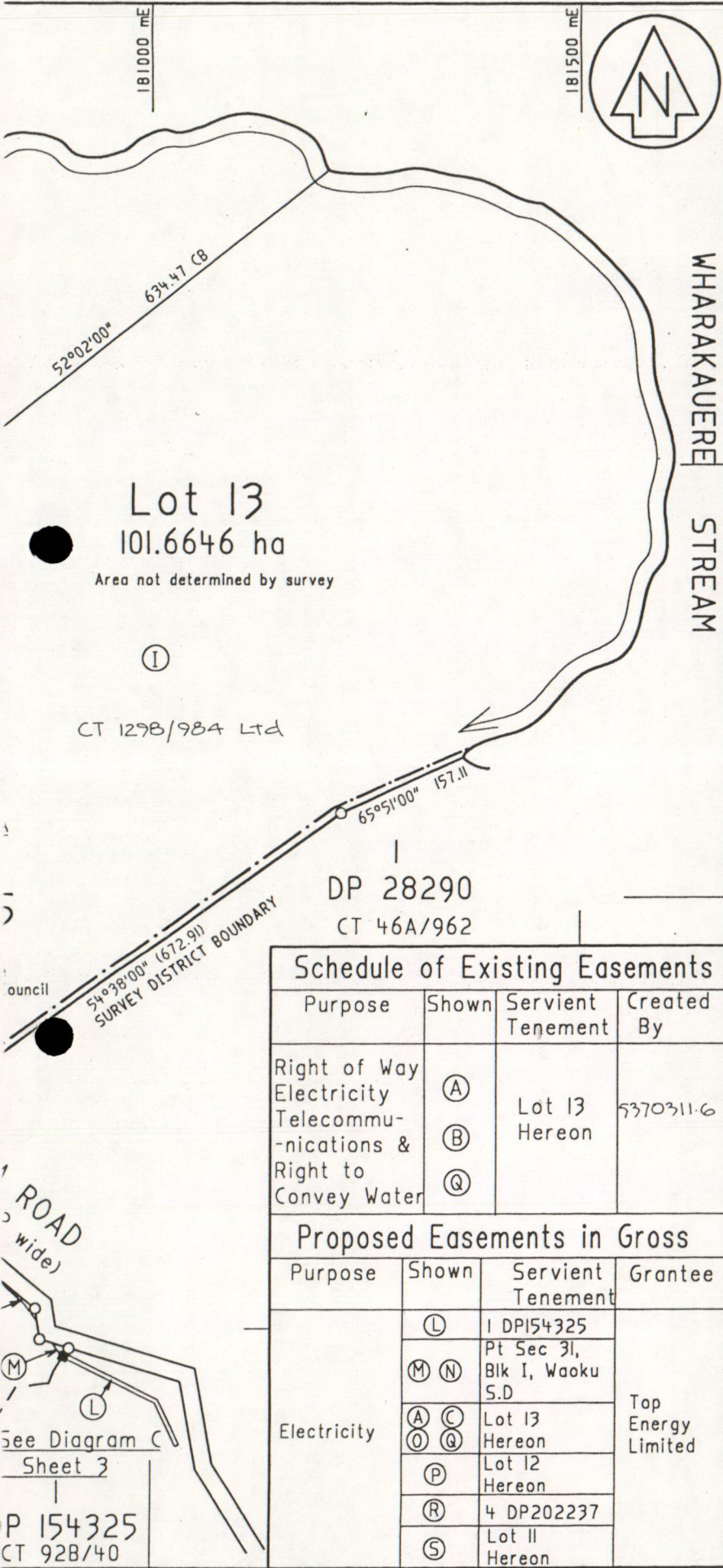
File REF: 5837\A. DAWN
Received 23 APR 2000
Instructions

DP 202237

DP 28290
CT 46A/962

OPARA ROAD
(Legal, 20.12 m wide)

SHEET 1 OF 2 SHEETS



Approvals
 A Down G E Dawn

Registered Owners
 I hereby certify that this plan was approved by the Far North District Council pursuant to section 223 of the Resource Management Act 1991 on the 27th day of September 2002 subject to the granting or reserving of the easements set out in the memorandum hereon, and for the purposes of Section 224(c) Resource Management Act 1991, that some of the conditions of the subdivision consent have been complied with to the satisfaction of the Far North District Council and that a completion certificate and consent notice has been issued in respect of those conditions that have not been complied with.
P. Killalea
 Authorised Officer
 RC 2000254

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

Schedule of Existing Easements			
Purpose	Shown	Servient Tenement	Created By
Right of Way Electricity	(A)	Lot 13 Hereon	5370311.6
Telecommunications & Right to Convey Water	(B)		
	(Q)		

CLASS OF SURVEY:
 LOTS 6 - 12 III
 LOT14 & 15 II
 LOT 13 IV (REGULATIONS 13 & 29).
 Total Area 137.5839 ha
 Comprised in CT 1298/985 CT 1298/984 Ltd
 CT 1298/981, 1298/982 (Cov) 89C/831 & 92B/40 (EO)

I, Denis McGregor Thomson, being a person entitled to practise as a registered surveyor, certify that-
 (a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1998.
 (b) This dataset is accurate, and has been created in accordance with that Act and those Regulations.
 (Signature) *D. Thomson*
 (Date) 2 October 2002

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

Field Book p Traverse Book p
 Reference Plans
 Examined Correct

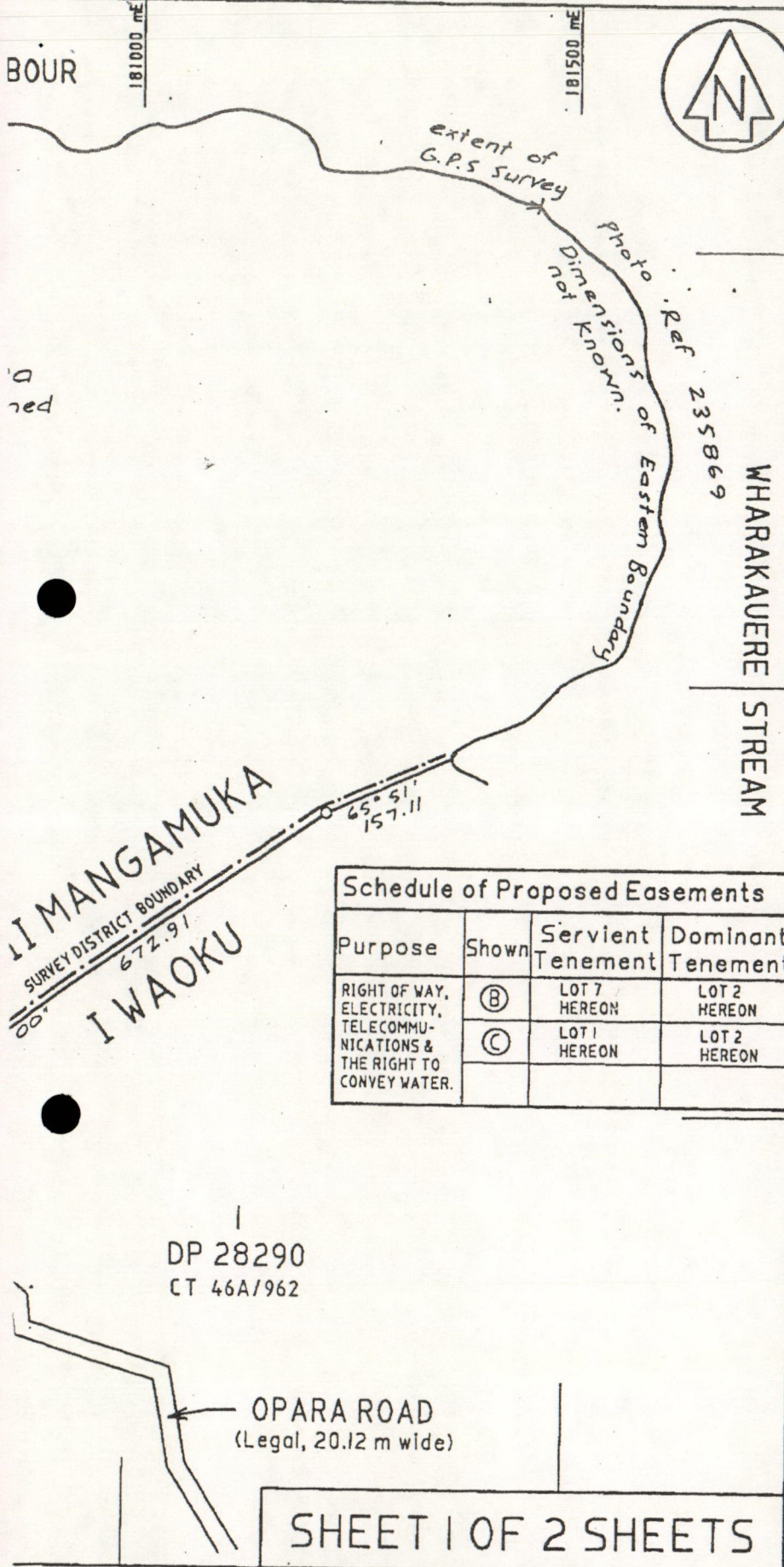
Approved as to Survey
 / / Chief Surveyor

Deposited this day of 20.....

For Registrar General of Land

DP 202237
 Consents over Toki S.D.
 LOCAL AUTHORITY: Far North District
 Surveyed by: Thomson & King (Kerikeri)
 Scale: 1: 5000
 Date: June 2001

File REF: 5837
 Received 07 OCT 2002
 Instructions
 DP 208551



Approvals

ALAN DAWN..... *Alan Dawn*

GAYLENE ELMA DAWN..... *G. Dawn*
REGISTERED OWNERS

I hereby certify that this plan was approved by the Far North District Council pursuant to section 223 of the Resource Management Act 1991 on the 3rd day of November, 1999 subject to the granting or reserving of the easements set out in the memorandum hereon.

Authorised Officer..... *P.J. Killalea*
RC 1980220

Memorandum of Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
RIGHT OF WAY, ELECTRICITY, TELECOMMUNICATIONS & THE RIGHT TO CONVEY WATER.	(A)	LOT 7 HEREON	LOTS 1-6 HEREON
	(D)	LOT 5 HEREON	LOTS 3 & 4 HEREON

AREA MARKED (E) IS TO BE SUBJECT TO A LAND COVENANT.

CLASS OF SURVEY:

Lots 1-5 class III, Lot 6 class II
Lot 7 class IV (Regulations 13 & 29)

Schedule of Proposed Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
RIGHT OF WAY, ELECTRICITY, TELECOMMUNICATIONS & THE RIGHT TO CONVEY WATER.	(B)	LOT 7 HEREON	LOT 2 HEREON
	(C)	LOT 1 HEREON	LOT 2 HEREON

NEW Cst ALLOCATED:

LOT 1: 129B/978 LOT 5: 129B/982
LOT 2: 129B/979 LOT 6: 129B/985
LOT 3: 129B/980 LOT 7: 129B/984
LOT 4: 129B/981 (Note: Lot 7 limited as to parcels.)

Total Area 165.9157 ha

Comprised in C.T 752/138 (Ltd) & C.T 1315/1 (Ltd). (All).

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

(Signature)..... *D. Thomson*

(Date) 25 April 2000

Field Book p Traverse Book p

Reference Plans

Examined Correct

Approved as to Survey *W.L. Nicks*
15, 5 2000 *Dawn*
Chief Surveyor

Deposited this day of 19

For Registrar General of Land

File REF: 5837A, DAWN
Received 23 APR 2000
Instructions

DP 202237

Approved LM 93705 CAD FILE: TKH\5837A - BPC

DP 28290
CT 46A/962

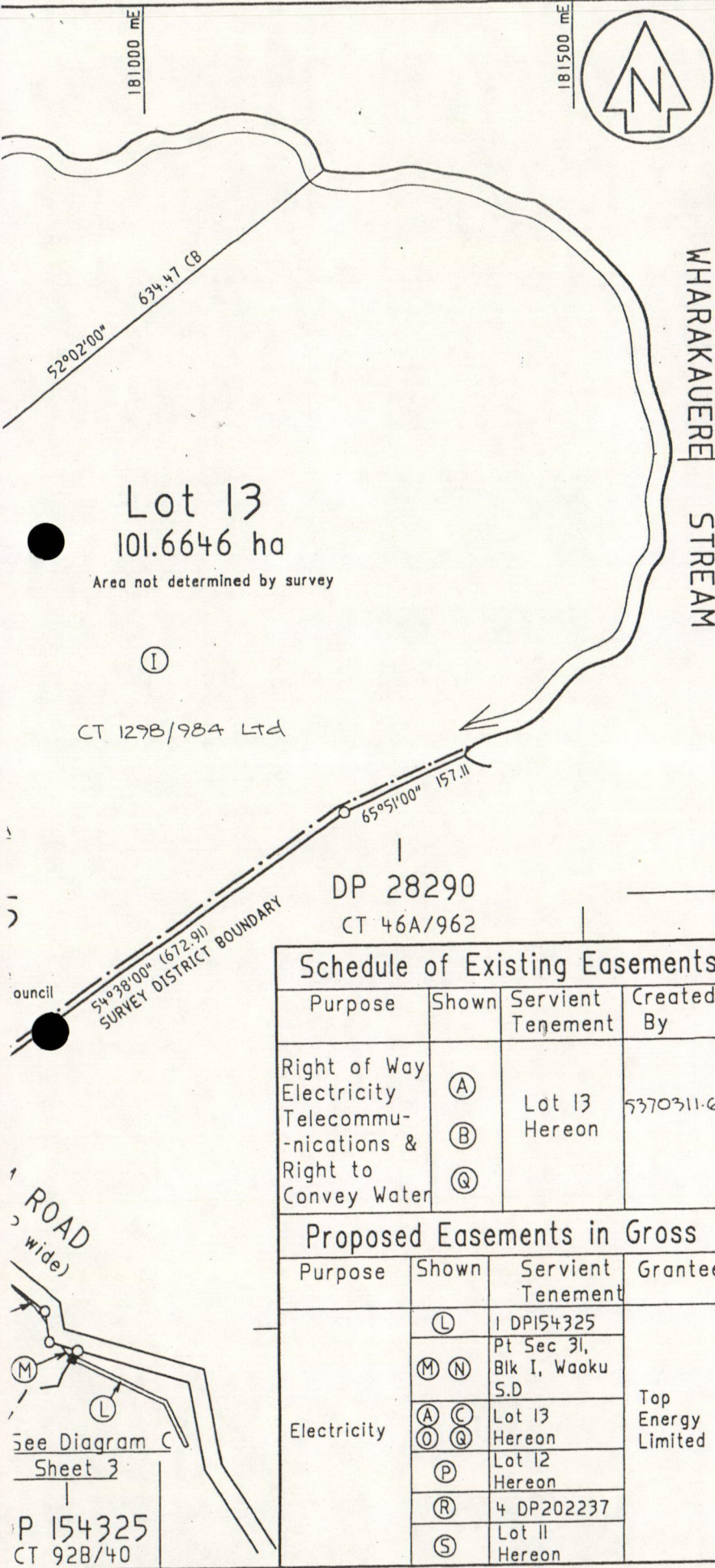
SHEET 1 OF 2 SHEETS

6, W26 & E26

LOCAL AUTHORITY: Far North District
Surveyed by: Thomson & King (Kerikeri)

Scale: 1:5000

Date: OCT 1999



Approvals

 A Dawn
 G E Dawn

Registered Owners
 I hereby certify that this plan was approved by the Far North District Council pursuant to section 223 of the Resource Management Act 1991 on the 12th day of September 2002 subject to the granting or reserving of the easements set out in the memorandum hereon, and for the purposes of Section 224(c) Resource Management Act 1991, that some of the conditions of the subdivision consent have been complied with to the satisfaction of the Far North District Council and that a completion certificate and consent notice has been issued in respect of those conditions that have not been complied with.
P. Killalea
 Authorised Officer
 RC 2000254

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

Schedule of Existing Easements			
Purpose	Shown	Servient Tenement	Created By
Right of Way Electricity	(A)	Lot 13 Hereon	5370311-6
Telecommunications & Right to Convey Water	(B)	Lot 13 Hereon	
	(Q)	Lot 12 Hereon	

Proposed Easements in Gross			
Purpose	Shown	Servient Tenement	Grantee
Electricity	(L)	1 DP154325	Top Energy Limited
	(M) (N)	Pt Sec 31, Bk I, Waaku S.D	
	(A) (C) (O) (Q)	Lot 13 Hereon	
	(P)	Lot 12 Hereon	
	(R)	4 DP202237	
	(S)	Lot 11 Hereon	

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

Total Area 137.5839 ha
 Comprised in CT 1298/985 CT 1298/984 Ltd
 CT 1298/981, 1298/982 (Cov) 89C/891 & 92B/40(E0)

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

(Signature) *D. Thomson*
 (Date) 2 October 2002
 Field Book p Traverse Book p
 Reference Plans
 Examined Correct

Approved as to Survey
 / / Chief Surveyor

Deposited this day of 20.....

For Registrar General of Land

DP 202237 LOCAL AUTHORITY: Far North District
 rents over Surveyed by: Thomson & King (Kerikeri)
 10ku S.D. Scale: 1: 5000 Date: June 2001

File REF: 5837
 Received 07 OCT 2002
 Instructions DP 208551