

e

RM 970147

RM 970147

RJ & BJ

L

RJ & BJ BELL
OPANAKE ROAD
SUBDIVISION OF LOT 24 DP 10667

KAIPARA DISTRICT COUNCIL

RESOURCE CONSENT APPLICATION ACTION SHEET

FILE NO: 970147

PROPOSAL

Applicant: RJ + BJ Bell Address: Keyburn + Bryant
 Address: RD 2 For Service: PO Box 191
Dargaville Whangarei
 Date Received: 8 September 97 Date Acknowledged: _____
 Locality: Opanake Road Valuation No: 1010/51
 Zoning: Rural
 Nature of Application: Subdivision of Lot 24 DP 10667

Are Other Consents Required: _____

IF NOTIFIED - Prepare Advertisement

Newspaper _____ Date of Advert _____ Date Submissions Close _____

Persons Notified List Preparation

- (A) Valuation map plus list prepared _____ Approved _____
- (B) Statutory Bodies - Regional Council ()
 Minister of Conservation () Historic Places Trust () Local Authorities () Iwi Authorities () Other ()
- Total Number (A) () Total Number (B) ()
- Total Notification (A+B) ()

	Date	Initials	Date	Initials
Further Information Requested (FI)	<u>9-9-97</u>	<u>JB</u>	Information Received (IR)
Publicly Notified (PN)	Submissions Closed (SC)
Objection Received (OR)	Further Info Requested (FI)
Info Received (IR)	Hearing Date (HD)
Decision Notified (DN)	Objection Received (OR)
Appeal Lodged (AP)	Invoiced/Refund
Section 223 Issued	Section 321 Notice
Consent Notice Issued (CN)	Conditions Certificate
Miscellaneous:

D Wright:SAV

3 February 1998

RM«RM_Number»

«Name»
«Contactname»
«CAddress»
«CAddress1»
«CAddress2»

Dear Sir/Madam

RESOURCE CONSENT PROCESSING FEES – ACCOUNT No. «AC_Number»

.According to our records payment of the amount in the attached statement has not been received. This account is now one month overdue.

Your cooperation in paying the amount due by «Due_Date» would be appreciated. If you have paid the account since «Last_Due_Date» please ignore this letter.

Should you have any enquiries concerning this account please contact the writer at this office.

Yours faithfully

DERECK WRIGHT
REGULATORY SUPPORT OFFICER

AC	RM	Due Date	Last Due	Name	Contact name	G Address	C Address	CA
22220	960193	28 February	31/01/98	IM Caldon & DMJ		34 Seaview Rd	Baylys	
22423	970162	28 February	31/01/98	KB & SK Yelcich	c/- Buckton & Associates	PO Box 107	Warkworth	
22444	970184	28 February	31/01/98	L & VM		14 Akaroa Ave	Palmerston	
22479	970143	28 February	31/01/98	GR & SF Corbett		c/- PDC	Paparoa	
22432	970175	28 February	31/01/98	Northland Co-op	Brian Currie Surveyors	PO Box 3277	Onerahi	Wha
22441	970185	28 February	31/01/98	BT Plunkett		PO Box 25	Paparoa	
22420	970158	28 February	31/01/98	GC Hinton		15 Orewa Heights	Orewa	
22401	970170	28 February	31/01/98	R Phillips	c/- Hodges & Elrick	PO Box 1000	Whangarei	
22391	970139	28 February	31/01/98	CW & RB Munro	c/- Hodges & Elrick	PO Box 1000	Whangarei	
22414	970146	28 February	31/01/98	R & BJ Bell	c/- Reyburn & Bryant	PO Box 191	Whangarei	
22407	970153	28 February	31/01/98	PA Carpenter		RD 2	Kiwaka	
22289	970038	28 February	31/01/98	Ministry of	c/- Reyburn & Bryant	PO Box 191	Whangarei	Darg
22350	970126	28 February	31/01/98	JK Sircombe		c/- PDC	Baylys	
22330	970080	28 February	31/01/98	ME & LM Dallimore	c/- Thompson Fish &	PO Box 2450	Auckland	
22410	970138	28 February	31/01/98	RL & SJ Moore	c/- Simpson & Shaw	PO Box 631	Whangarei	
22409	970163	28 February	31/01/98	SE Brown	c/- Cook Costello Ltd	19 Lower Tarewa	Whangarei	
22421	970160	28 February	31/01/98	K Bannister		552	Stanmore	Auck
22399	970137	28 February	31/01/98	KE & KJ	c/- Harrison Grierson	PO Box 84	Orewa	
22427	970170	28 February	31/01/98	IR Barrett		Pine Valley Rd	RD 2	Silve
22428	970171	28 February	31/01/98	DS & D Greatorex		1 Pohutukawa Pl	Mangawhai	
22449	970189	28 February	31/01/98	SP & ML Chalmers		Rangiora Rd	RD 2	Kaiw
22452	970190	28 February	31/01/98	R & E Perkins Trust	c/- Reyburn & Bryant	PO Box 191	Whangarei	

Rm 970147

DEPOSIT NOTICE

14 October 1998

KAIPARA DISTRICT COUNCIL
PRIVATE BAG 1001
DARGAVILLE 0300



Submit to:			
Mayor <input type="checkbox"/>	G.M. <input type="checkbox"/>	M.E.B. <input type="checkbox"/>	M.C.A. <input type="checkbox"/>
I.R.S. <input checked="" type="checkbox"/>	Accounts <input type="checkbox"/>	Planning <input type="checkbox"/>	
Other <input type="checkbox"/>			
KDC 16 OCT 1998 KDC			
Copy to:			
File Ref:			

DEPOSIT OF DP192493

Plan DP 192493 of LOT 1 FOR CT DIAGRAM PURPOSES FORMERLY BEING PT LOT 24 DP 10667 (C.T.ref: 67C/891) lodged by TERRALINK of TERRALINK was deposited on 14 October 1998.

Client: BELL
Reference:
Surveyors Reference: 22475

The following new Certificates of Title have been allocated:
LOT 1 DP 192493 24.8060 hectares 121C/126

District Land Registrar

Price Waterhouse Buil
41-43 Federal Street
Private Bag 92 016
AUCKLAND
Ph 09 377 1499
Fax 09 358 5072

file

RM 970147

DEPOSIT NOTICE



05 October 1998

KAIPARA DISTRICT COUNCIL
PRIVATE BAG 1001
DARGAVILLE 0300

DEPOSIT OF DP188721

Plan DP 188721 of LOT 1 BEING A SBDN OF LOT 24 DP 10667 (C.T. ref: 67C/891) lodged by BR WOODWARD of REYBURN & BRYANT was deposited on 18 September 1998.

Client: R & BJ BELL
Reference:
Surveyors Reference: 5616

The following new Certificates of Title have been allocated:
LOT 1 DP 188721 7.7585 hectares 118D/30

District Land Registrar

Original to:	
Mayor <input type="checkbox"/>	G.M. <input type="checkbox"/> M.C.S. <input type="checkbox"/> M.C.A. <input type="checkbox"/>
M.R.S. <input checked="" type="checkbox"/>	Accounts <input type="checkbox"/> Planning <input type="checkbox"/>
Other <input type="checkbox"/>	
KDC - 0 OCT 1998 KDC	
Copy to:	
File Ref:	

Price Waterhouse Buil
41-43 Federal Street
Private Bag 92 016
AUCKLAND
Ph 09 377 1499
Fax 09 358 5072

REF NO	APPLICANT	HOURS		KILOMETRES			Disburse \$	GST \$	Total \$
		No.	Rate \$	No.	Rate \$	\$			
RM970147	Bell	1	\$75.00	18	0.55	\$9.90	\$10.61	\$95.51	
	SUBTOTALS		\$75.00			\$9.90			
	TOTAL		\$84.90		Plus GST		\$10.61	\$95.51	

31163

Week 14

Invoice

ENGINEERING SERVICES FOR REGULATORY DEPARTMENT
EXPENDITURE FOR THE PERIOD 29 June TO 5 July 1998

REF NO	APPLICANT	HOURS		KILOMETRES		Disburse	GST	Total
		No.	Rate	No.	Rate			
RM970147	Bell	1	\$75.00	18	0.55	\$9.90	\$10.61	\$95.51
SUBTOTALS						\$9.90		
TOTAL			\$84.90		Plus GST		\$10.61	\$95.51

2163

Attn: Mark Vincent

Week 14

ENGINEERING SERVICES FOR REGULATORY DEPARTMENT EXPENDITURE FOR THE PERIOD 29 June TO 5 July 1998												
REF NO	APPLICANT	HOURS			KILOMETRES			Disburse \$	GST \$	Total \$		
		No.	Rate	\$	No.	Rate	\$					
RM970147	Bell	1	\$75.00	\$75.00	18	0.55	\$9.90	\$10.61	\$95.51			
			\$75.00	\$0.00		0.55	\$0.00	\$0.00	\$0.00			
			\$75.00	\$0.00		0.55	\$0.00	\$0.00	\$0.00			
			\$75.00	\$0.00		0.55	\$0.00	\$0.00	\$0.00			
	SUBTOTALS			\$75.00			\$9.90					
	TOTAL			\$84.90			Plus GST	\$10.61	\$95.51			

RECEIVED
15 JUL 1998
 Kaipara District Council

M Vincent:SAV

RM970147

4 August 1998

Messrs Reyburn & Bryant
P O Box 191
WHANGAREI

Attention: Mr Woodward

Dear **Sirs**

BELL SUBDIVISION, OPANAKE ROAD

I enclose the conditions certificate for LT Plan 188721 and the receipt for the **fees**.

Yours faithfully

MARK VINCENT
ADMINISTRATION OFFICER

KAIPARA DISTRICT COUNCIL

Subdivision Of: Lot 24 DP10667

Situated In: Opanake Road, Dargaville

Owners: R J & B J Bell

In the matter of Land Transfer Plan No. 188721 and pursuant to Section 224(c) of the Resource Management Act 1991, I hereby certify that all the conditions of the subdivision consent have been complied with to the satisfaction of the Kaipara District Council.

DATED at Dargaville this 4th day of August 1998

JACK McKERCHAR
GENERAL MANAGER

Ref: RM 970147

PEGG AYTON GORDON

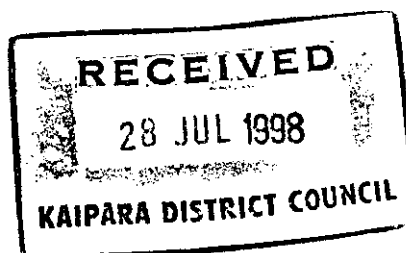
BARRISTERS • SOLICITORS

Hokianga Road
PO Box 38
DX AA 23501
Dargaville
New Zealand

Tel 09-439-8155
Fax 09-439-8152

27 July, 1998

The Manager
Kaipara District Council
Hokianga Road
DARGAVILLE



ATTENTION: M R VINCENT

SUBDIVISION RJ & DJ BELL OPANAKE ROAD, DARGAVILLE YOUR REFERENCE RM970146

We act for Mr and Mrs Bell. We have a copy of the Council's requirements dated 31 October. As far as we are aware these requirements have been met. You have a copy of Telecom's advice that they do not have any requirements and we can now **enclose** a copy of a letter from Northpower confirming that satisfactory arrangements have been entered into.

We understand that the provision for the vehicle crossing has been attended to and if that is the case could you please let us have the RMA certificate in order to enable deposit of the plan. If there is a problem please contact the writer urgently.

Yours faithfully
PEGG AYTON GORDON

R J B Gordon
Partner
AL5003:CJM

Original to:			
Mayor <input type="checkbox"/>	G.M. <input type="checkbox"/>	M.C.S. <input type="checkbox"/>	M.C.A. <input type="checkbox"/>
M.R.S. <input checked="" type="checkbox"/>	Accounts <input type="checkbox"/>	Planning <input type="checkbox"/>	
Other <input type="checkbox"/>			
KDC 29 JUL 1998 KDC			
Copy to:			
File Ref: <i>Mark</i>			

Partners
P G Pegg LLB
R J B Gordon LLB
G B Clarke LLB

Trust Account
Bank of New Zealand
A/c No. 0203080031647-10
Dargaville
E.mail: pag.lawyers@xtra.co.nz

Northpower

Northpower Limited
Mt Pleasant Road
Private Bag 9018
Whangarei 0120
New Zealand

Telephone 0-9-430 1803
Facsimile 0-9-430 1804

Your Ref: 5616
Our Ref: 2J11911 1/4D

*Attn Richard
Gordon*

16 July 1998

Reyburn & Bryant
Registered Surveyors
P O Box 191
WHANGAREI

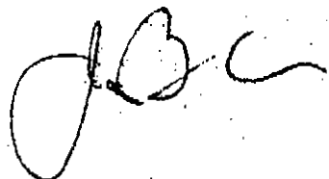
Attention : John Haselden

Dear Sirs

R J Bell subdivison - Opanaki Rd Dargaville

I advise that satisfactory arrangements have now been made with regard to electricity for the above subdivision

Yours faithfully



JIM BAMBER
DESIGN ENGINEER

JB:DB

REYBURN & BRYANT

A MEMBER OF VON STURMER GROUP LIMITED

Whangarei — Paihia — Kerikeri — Greymouth

7 Selwyn Ave
Whangarei
P.O. Box 191
Phones:
0-9-438 3563
0-9-438 9487
Fax:
0-9-438 0251

30 July 1998

Attention: Mr M Vincent
Kaipara District Council
Private Bag 1001
DARGAVILLE

Ref 5616 BRW:km

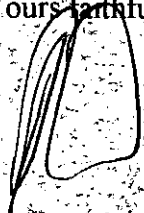
Dear Sir

RE: R J & B J BELL - RM970146 - DP188721

Can you please issue a 224(c) certificate for the proposal above. The conditions have been met as follows:

1. The vehicle entrance crossings have been constructed and inspected.
2. Attached are clearance letters from Northpower and Telecom.
3. Attached is a cheque to cover engineering works inspection, sealing and conditions certificate fees.

Yours faithfully,



B.R. Woodward

Encl: Northpower & Telecom letters/Cheque \$235.06(client)

Original to:			
Mayor	<input type="checkbox"/>	G.M.	<input type="checkbox"/>
M.R.S.	<input checked="" type="checkbox"/>	M.C.S.	<input type="checkbox"/>
Accounts	<input type="checkbox"/>	M.C.A.	<input type="checkbox"/>
Planning	<input type="checkbox"/>		
Other	<input type="checkbox"/>		
KDC 3 AUG 1998 KDC			
Copy to:			
File Ref: <u>RM970146</u>			

RESIDENT DIRECTORS:

R.W. HENRY

B.R. WOODWARD

PLANNER / RESOURCE MANAGER:

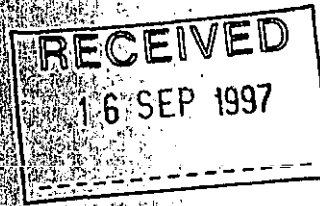
M.J. DUNN

REGISTERED SURVEYORS, PLANNERS, RESOURCE MANAGERS



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

Telecom
NEW ZEALAND



Telephone: 09 437 4212
Fax: 09 438 9136

15 September 1997

File: NIL/566

Reyburn & Bryant
P O Box 191
WHANGAREI

Dear Sir/Madam

YOUR REF: 5616.BRW.km
PROPOSED SUBDIVISION: Opanake Road, Kaihu - RJ & BJ Bell

NIL REQUIREMENT

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

Telecom requirements for this proposal are nil.

NOTE: When telephone service is required by a lot purchaser, it will be their responsibility to provide a trench for underground service leads from their building sites within the lot to the nearest Telecom Network connection point. Or alternatively when they apply to the 123 or 126 services for connection, they can be given a quote for the above trench.

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

Yours sincerely

PP *Duncan Hamilton*

Duncan Hamilton
Network Consultant

Telecom New Zealand Limited

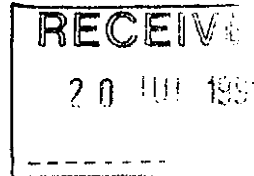
Northpower

Northpower Limited
Mt Pleasant Road
Private Bag 9018
Whangarei 0120
New Zealand

Telephone 0-9-430 1803
Facsimile 0-9-430 1804

Your Ref: 5616
Our Ref: 2J11911 1/4D

16 July 1998



Reyburn & Bryant
Registered Surveyors
P O Box 191
WHANGAREI

Attention : John Haselden

Dear Sirs

R J Bell subdivison - Opanaki Rd Dargaville

I advise that satisfactory arrangements have now been made with regard to electricity for the above subdivision.

Yours faithfully

A handwritten signature in black ink, appearing to read "J Bamber".

JIM BAMBER.
DESIGN ENGINEER

JB:DB

Quality first ! ISO 9001

KAIPARA DISTRICT COUNCIL

Private Bag 1001, Dargaville. Please address all correspondence to the General Manager.

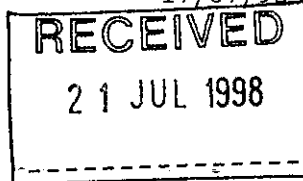
Refer 5616

File Ref

R & BJ BELL
REYBURN & BRYANT
P O BOX 191
WHANGAREI

GST REG No. 52-237-122
CUST No. 22414

17/07/98



TAX INVOICE 3320

RM970147

INSPECTION OF ENGINEERING WORKS

QTY	DESCRIPTION	RATE	AMOUNT
	ENGINEERING SERVICES		105.06 *
(* INCL GST	\$11.67)	TOTAL	\$105.06

R & BJ BELL 17/07/90 22414 / 3320 105.06

DISTRICT OFFICE

Hokianga Road, Dargaville
Telephone 09-439-7059 (8 lines)
Fax 09-439-6756

SERVICE CENTRE

Main Road, Paparoa
Telephone 09-431-7019
Fax 09-431-7017

DISTRICT OFFICE
Hokianga Road
Private Bag 1001, Dargaville



RM 970147

TELEPHONE: (09) 439 7059
FAX: (09) 439 6756

DATE: 15-7-98
FAX TO: R+B
ATTENTION: John Hadden
FAX N° DIALLED: 09 4380251
N° OF PAGES SENT 1 (INCLUDING THIS PAGE)
NAME OF SENDER: Mark Vincent

MESSAGE

Re: R+B Bell.

To finalise this job we need

(a) DP no.

(b) Northpower clearance.

(c) fees - 223 - \$65

224(c) 65

* Engineering inspect - 105.06

* an invoice for this will follow shortly.

MV

o file

KAIPARA DISTRICT COUNCIL

Private Bag 1001, Dargaville. Please address all correspondence to the General Manager.

Refer

File Ref

R & BJ BELL
REYBURN & BRYANT
P O BOX 191
WHANGAREI

GST REG NO. 52-237-122
CUST No. 22414

17/07/98

TAX INVOICE 3320

RM970147

INSPECTION OF ENGINEERING WORKS

QTY	DESCRIPTION	RATE	AMOUNT
	ENGINEERING SERVICES		105.06 *
(* INCL GST	\$11.67)	TOTAL	\$105.06

R & BJ BELL

17/07/98

22414

/ 3320

105.06

DISTRICT OFFICE

Hokianga Road, Dargaville
Telephone 09-439-7059 (8 lines)
Fax 09-439-6756

SERVICE CENTRE

Main Road, Paparoa
Telephone 09-431-7019
Fax 09-431-7017

KAIPARA DISTRICT COUNCIL

Job Costing Sheet for Engineering Services

DR NO: 22414

INVOICE TO: ~~RI~~ Ruben + Bryant

APPLICANT: RJ + BJ Bell

ODE: D304841

FILE REF RM: 470147

COMMENTS: Inspection of Engineer's works.

EE: ENGINEERING SERVICES

D.W.KING	wk 14		95.51

EE: TOTAL \$ _____
 PLUS 10 % \$ 9.55
 LESS DEPOSIT \$ _____
 AMOUNT DUE \$ 105.06
3320

42 Normanby Street
P O Box 431, Dargaville
New Zealand

Duffill Watts & King Ltd

Telephone [64] (9) 439-1565
Fax [64] (9) 439-1581
E-mail dwkdr1@xtra.co.nz

CONSULTING ENGINEERS
SQ 12018/12/13 16-3

6 July 1998

The General Manager
Kaipara District Council
Private Bag 1001
DARGAVILLE

For Attention : Mr **Mark** Vincent

Dear Sir

Proposed Subdivision, RJ & BJ Bell, Opanake Rd - RM 970147

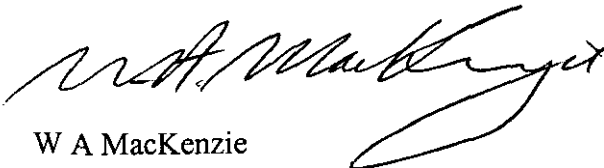
As requested, we have inspected the above subdivision for compliance with consent conditions, and we report **as** follows:

The vehicle crossing does not fully comply with Council standards for entrance crossings. However, with this **particular** situation, full compliance with the geometric standards is not justified. We consider that the entrance is suitable, given the state of the road and the size of the lifestyle block being served.

Yours faithfully

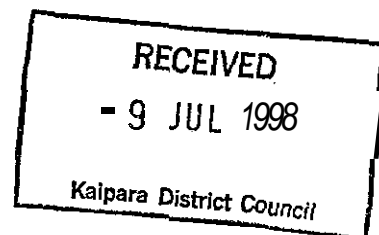
DUFFILL WATTS & KING LTD

per:



W A MacKenzie

10/6/98
Bell 970147
Duffill
inspect crossings



Our Fees	1 hour @ \$75.00	=	\$75.00
	18 km @ \$0.55/km	=	\$ 9.90
	Sub total		\$84.90
	GST @ 12.5%	=	<u>\$ 10.61</u>
	Total		\$95.51

REYBURN & BRYANT

7 Selwyn Ave
P O Box 191
WHANGAREI

FAX: 09 438-0251 PH: 09 438-3563 OR 438-9487
E Mail: Reyburn@Voyager.Co.NZ

FACSIMILE COVER SHEET

TO: KDC ATTN: MARK VINCENT

FAX NO: _____ JOB NO: 5616

FROM: JOYU HASEBEN DATE: 19-6-98

NO OF PAGES (INCLUDING THIS COVER SHEET): 2
If you do not receive all the pages please call us back immediately.

OTHER COMMENTS: Re: RM970146

RS & BT Bell.

*At the Request of MR Gordon of
Page Ayin Gordon we attach the
letter of nil requirement from
Telecom for this subdivision.
y/f
JHHaseben*

RESIDENT DIRECTORS:
R W HENRY
B R WOODWARD

PLANNER:
M J DUNN

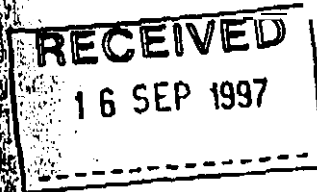
REGISTERED SURVEYORS, PLANNERS, RESOURCE MANAGERS.



Original to:	
Mayor <input type="checkbox"/>	G.M. <input type="checkbox"/> M.C.S. <input type="checkbox"/> M.C.A. <input type="checkbox"/>
M.R.S. <input type="checkbox"/>	Accounts <input type="checkbox"/> Planning <input type="checkbox"/>
Other <input type="checkbox"/>	
KDC 22 JUN 1998 KDC	
Copy to:	
File Ref:	<u>RM970146</u>

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

Telecom



Telephone: 09 437 4212
Fax: 094389136

15 September 1997

File: NIL/566

Reyburn & Bryant
P O Box 191
WHANGAREI

Dear Sir/Madam

YOUR REF 5616.BRW.km
PROPOSED SUBDIVISION: Opanake Road, Kaihu - RJ & BJ Bell

NIL REQUIREMENT

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

Yours sincerely

PP *Duncan Hamilton*

Duncan Hamilton
Network Consultant

M Vincent:SAV

23 June 1998

RM970147

The Manager
Duffill Watts & King Ltd
P O Box 431
DARGAVILLE

Dear Sir

**PROPOSED SUBDIVISION FOR R J & B J BELL, OPANAKE ROAD -
ENGINEERING WORKS INSPECTION**

The applicant has requested an inspection of engineering works required as conditions of their subdivision consent. I refer you to a copy of the conditions of consent attached. I request you to exercise your discretion in assessing the applicability of the full Appendix 9B Standard of Crossings to the situation.

Would you please inspect and report back to Council as soon as possible, advising your fee at the same time.

Copies of the locality plan and approved subdivision plan have been included for your assistance.

Yours faithfully

MARK VINCENT
ADMINISTRATION OFFICER

REYBURN & BRYANT

A MEMBER OF VON STURMER GROUP LIMITED

Whangarei — Paihia — Kerikeri — Greymouth

7 Selwyn Ave
Whangarei
P.O. Box 191
Phones:
0-9-438 3563
0-9-438 9487
Fax:
0-9-438 0251

18 March 1998

Attention: Mr M Vincent
Kaipara District Council
Private Bag 1001
DARGAVILLE

Ref:5616.BRW.km

Dear Sir'

RE: SUBDIVISION - R J & B J BELL - RM 970146

Can you please arrange for the attached plan to be signed and sealed pursuant to Section 223 of the Resource Management Act.

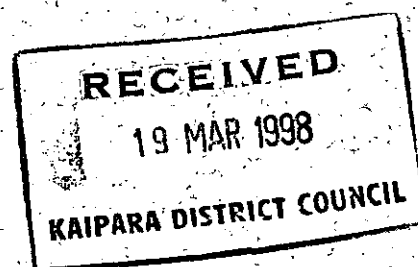
We will satisfy conditions 1 and 2 prior to applying for the 224(c) certificate.

Yours faithfully,



B R Woodward

Encl. Plan & copies



Plan executed 27.3.98

Returned to surveyor 30.3.98

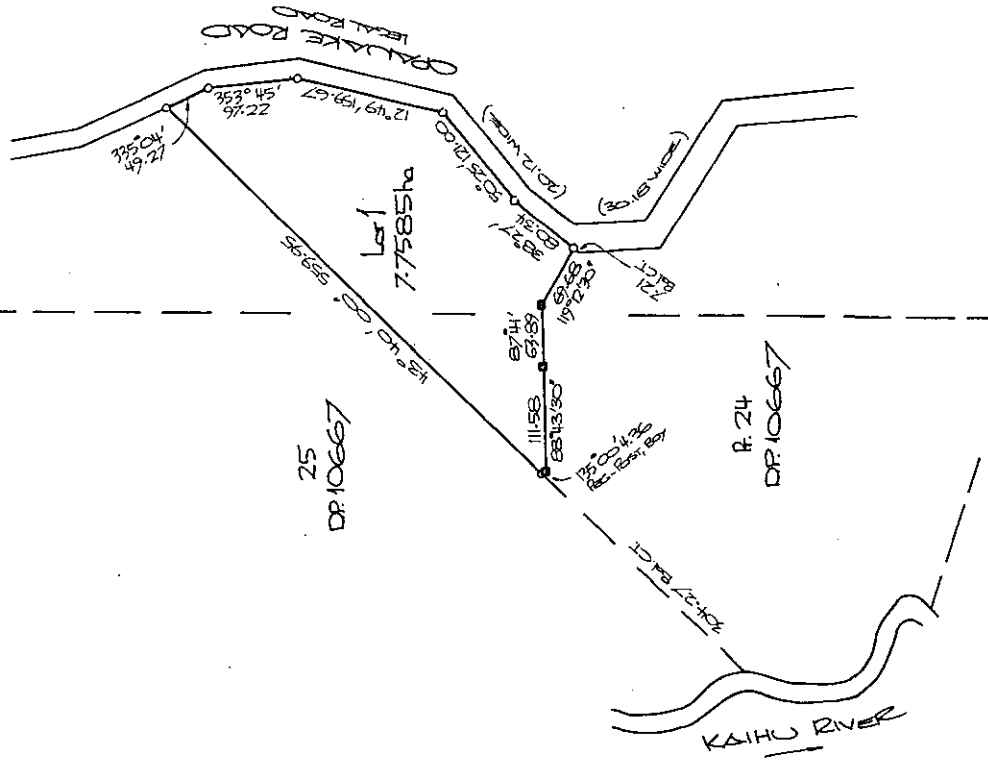
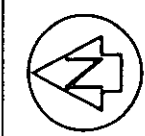
Fee not yet paid

RESIDENT DIRECTORS:
R.W. HENRY
B.R. WOODWARD

PLANNER / RESOURCE MANAGER:
M.J. DUNN

REGISTERED SURVEYORS, PLANNERS, RESOURCE MANAGERS





510000mN

509600mN

214700mE

214300mE

BLK. XII

BLK. XI

BEUL 5616
 TERRITORIAL AUTHORITY, KAIPARA DISTRICT.
 Surveyed by BEVELYN BRYANT
 Scale 1:4,000 Date FEBRUARY 1998

LOT 1 BEING A SUBDIVISION
 OF LOT 24, DP 10667

LAND DISTRICT NORTH AUCKLAND
 SURVEY BLK. & DIST. XI, XII, KAIPARA
 NZMS 261 SH1 RECORD MAP No

Approvals Approved
 E. Beul
 Registered Owners

Approved pursuant to Section 223 of the Resource Management Act 1991 on the 19th day of February 1998. The Common Seal of the Kaipara District Council is affixed hereto in the presence of:

Mayer

General Manager

New C.T. ALLOCATED LG1

Total Area 7.7585 ha

Comprised in CT 676/891 (Part)

I, Bevyn Bryant, Headmaster of Kaipara, Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 28 of the Survey Act 1988 hereby certify that this plan has been made from surveys executed by me or under my direction, that both plans and surveys are correct and have been made in accordance with the Survey Regulations 1977 or any regulations made in substitution thereof. Dated at Whangarei, this 19th day of February 1998.

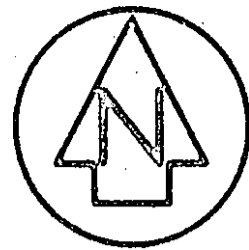
Field Book p
 Reference Plans p
 Examined Correct

Approved as to Survey

..... / Chief Surveyor

Deposited this day of 19

District Land Registrar
 File Received
 Attachments



Approvals Approved

R. Bell B.J. Bell
Registered Owners

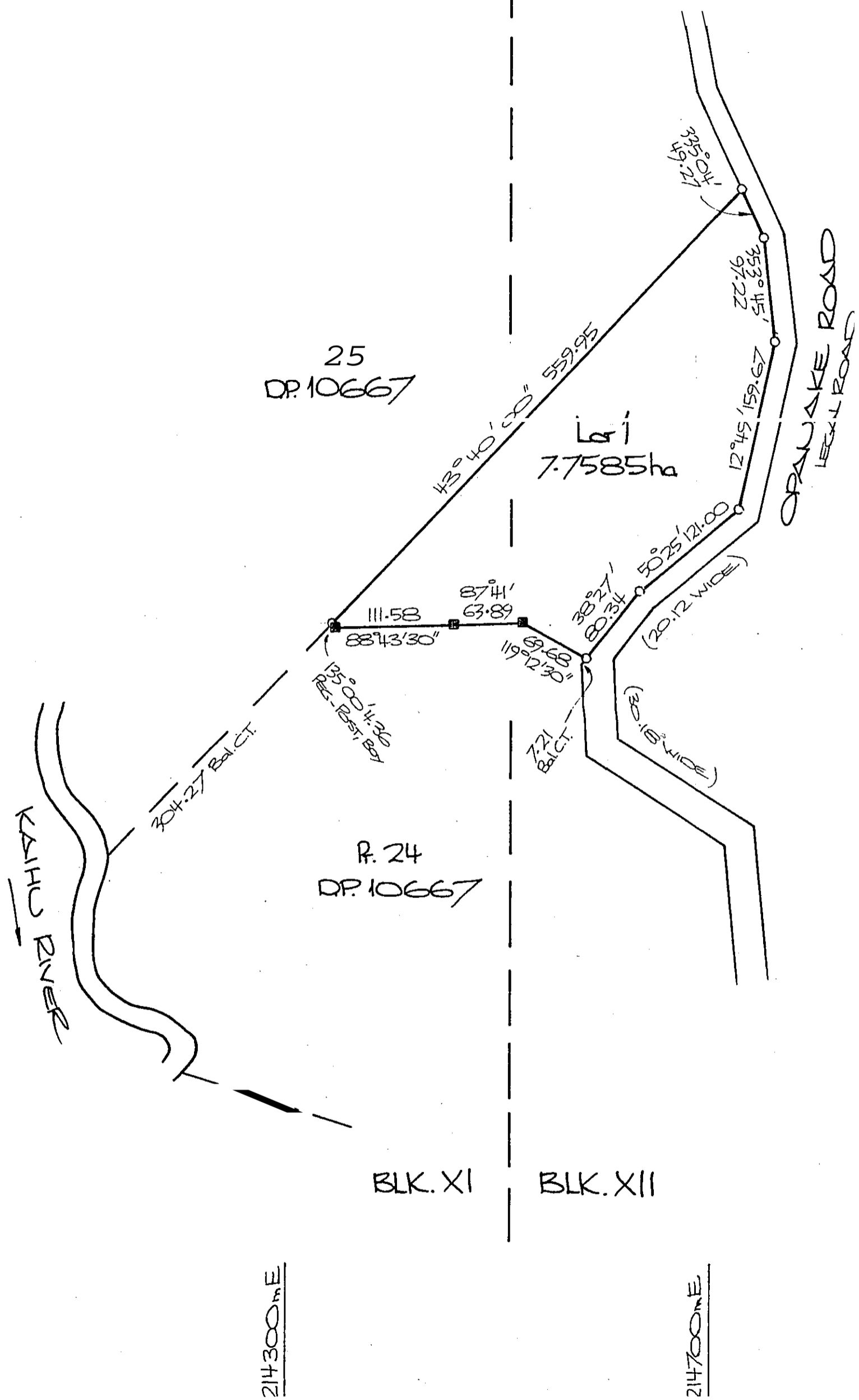
Approved pursuant to Section 223 of the Resource Management Act 1991 on the _____ day of _____ 1998. The Common Seal of the Kaipara District Council is affixed hereto in the presence of:

Mayor

General Manager

810000mN

809600mN



NEW C.T. ALLOCATED 10 1,

Total Area 7.7585 ha

Comprised in C.T. 67C/89 (Part)

I, Bryce Rodney Woodward of Whangarei, Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof. Dated at Whangarei, this day of 19 Signature

Field Book p. Traverse Book p. Reference Plans

Approved as to Survey
...../...../..... Chief Surveyor

Deposited this day of 19
District Land Registrar.

File Received Instructions

LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. XI, XII KAIHU
NZMS 261 SHT RECORD MAP No

1 BEING A SUBDIVISION OF LOT 24, DP 10667.

TERRITORIAL AUTHORITY KAIPARA DISTRICT.
Surveyed by REYBURN & BRYANT
Scale 1:4000 Date FEBRUARY 1998

23 December, 1997

D.G. Wright

RM 970146

R & BJ Bell
c/- Reyburn & Bryant
PO Box 191
Whangarei

Dear Sir/Madam

RESOURCE CONSENT PROCESSING FEES

Attached please find enclosed an invoice for the balance of fees to be paid for the processing of your resource consent.

Your cooperation in paying the amount due by 31 January 1998 would be appreciated.

Should you have any enquiries concerning this account please contact the writer at this office.

Yours faithfully

Dereck Wright
REGULATORY SUPPORT OFFICER

Resource Consent Processing Costs

Debtor No. 22414

Applicant

RJ & BJ Bell

Type

Subdivision

RM No.

970146

A. Preliminary Checking

	Functions	Rate	Time	Amount
Admin Officer	Staff assessment	\$74.04	0.5	\$37.02
Regulatory Clerk	Set up file, distribute	\$47.25	0.5	\$23.63
Manager: RS	Approve assessment	\$129.01	0.25	\$32.25
Other				\$0.00
Consultant	Preliminary assessment	\$70.00	0	\$0.00
Subtotal				\$92.90

B. Investigating & Reporting

		Rate	Time	Amount
Admin Officer	Liaison consultant/applicant	\$74.04	0.5	\$37.02
Regulatory Clerk				\$0.00
Manager: RS				\$0.00
Other	Building Inspector report	\$65.76	0	\$0.00
Admin Officer	Notification, update	\$74.04	0.5	\$37.02
Admin Officer		\$74.04	0	\$0.00

Consultants reporting on application

Planning	Kensington Consulting			\$412.45
Legal				
Engineering				
Other				

Subtotal 2 \$486.50

C. Disbursements typing, copying, etc

Subtotal 3 \$57.95

Total \$637.35

Deposit \$255.00

Amount Due \$382.35

Inv 2936

11. Health effects

- 11.1. In so far as dislocation from family members forms a source of stress and correspondingly impacts on individual health, the provision of increased accommodation will provide for generally better community health by enabling the community to house its elderly within its own boundaries.

Importantly, the extension envisages a specific unit for residents with Alzheimer's and or related disorders. This will enable more people with these conditions to remain in the community. The extension will enable the Resthome to take a limited number (2) of Level 5 (Resthome) clients which is the highest level of care that non-hospital providers can offer.

By retaining the elderly within the community .the community is enhanced and is able to be seen as an effective natural system as opposed to an artificial situation where elderly are relocated away from the community and its families.

12. Cultural effects

- 12.1. The development will have a positive cultural effect as the Resthome is multi-cultural both in staff and in residents.

Notes on Proposed Extension to **Norfolk Court** Resthome and Accompanying Application for Land Use Consent and Associated Dispensations

1. The proposed extension will triple the existing facility in size but will only double the possible occupancy from 30 residents to a maximum possible 58. The size of the facility will make it the area's most up-to-date provider of care for the aged in this area.

There is a definite demand for additional services being introduced into the area especially for elderly needing residential care drawn from Dargaville and Northern Wairoa catchment. The Resthome facility currently has a waiting list for people who cannot be accommodated either in this facility or elsewhere.

2. With the extension of the Resthome staffing levels will be increased from 27 to a total of approximately 55 when the extension is completed and fully occupied.
3. Some of the additional space which the extension will provide has been dedicated to provide for covered loading/unloading, reception area and large day room for activities and entertainment. The increased available space will enable the facility to be used for other elderly people in the community to share in the entertainment



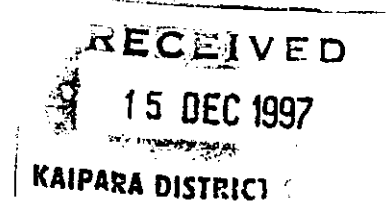
Kensington Consulting Group Limited

First Floor, New Zealand Insurance Building, 28 James Street, PO Box 437, Whangarei 0101, New Zealand.
Ph (09) 430 8601 • Fax (09) 430 6602 • Mobile (025) 673 333 • Email smhksenz@igrin.co.nz.

General Manager
Kaipara District Council
Private Bag 1001
DARGAVILLE

TAX INVOICE
GST NO : 66-459-993

ATTENTION: *Brim Jensen*
Manager Regulatory Services



PROJECT: *RJ & BJ Bell Subaivision Application RM970146*

Period Ending : 14/11/97		Date: 24/11/97		
Invoice number: 205A		Project Number : K13200.70		
Cost estimate: As quoted		Date completed: 23/10/97		
REIMBURSABLES				
			AMOUNT	
<i>Copying</i>			6.18	
<i>Phone/fax</i>				
<i>Subconsultants</i>				
<i>Vehicle Running</i>			33.21	
<i>Other</i>				
<i>Total Reimbursables</i>			39.39	
LABOUR	HOURS	DESCRIPTION	RATE/HR	AMOUNT
<i>Pr Planner</i>	0.25	<i>PQP, assign and quality check</i>	105.00	26.25
<i>Planner</i>	4.00	<i>Initial assessment, site visit, prepare report</i>	70.00	280.00
<i>Secretary</i>	0.60	<i>Log in project, prepare file, log out and bill project</i>	35.00	21.00
<i>Subtotal</i>				366.64
<i>GST 12.5%</i>				45.83
Amount due:				\$412.41

Shaping Sustainable Futures®

Copy



Kensington Consulting Group Limited

First Floor, New Zealand Insurance Building, 28 James Street, PO Box 437, Whangarei 0101, New Zealand
Ph (09) 430 8601 • Fax (09) 430 8602 • Mobile (025) 873 333 • Email smhksgrz@igrin.co.nz

General Manager
Kaipara District Council
Private Bag 1001
DARGAVILLE

TAX INVOICE
GST NO : 66-459-993

ATTENTION: *Brian Jensen*
Manager Regulatory Services

PROJECT: *RJ & BJ Bell Subdivision Application RM970146*

Period Ending : 14/11/97		Date: 24/11/97		
Invoice number: 205		Project Number : K13200.70		
Cost estimate: As quoted		Date completed: 23/10/97		
REIMBURSABLES				
			AMOUNT	
<i>Copying</i>			6.18	
<i>Phone/fax</i>				
<i>Subconsultants</i>				
<i>Vehicle Running</i>			33.21	
<i>Other</i>				
Total Reimbursables			39.39	
LABOUR	HOURS	DESCRIPTION	RATE/HR	AMOUNT
<i>Pr. Planner</i>	1	<i>Receive application, prepare</i>	105.00	105.00
<i>Planner</i>	4	<i>PQP, conduct initial assess-</i>	70.00	280.00
<i>Secretary</i>	0.6	<i>ment and site visit.</i>	35.00	21.00
		<i>Prepare and qualify check</i>		
		<i>report, submit to Council.</i>		
		<i>Make any required changes.</i>		
Subtotal				445.35
GST 12.5%				55.67
Amount due:				\$501.00

Shaping Sustainable Futures®

KAIPARA DISTRICT COUNCIL

Superceded

M Vincent:SAV

31 October 1997

RM 970146

Messrs Reyburn & Bryant
P O Box 191
WHANGAREI

Attention: Mr Woodward

Dear Sirs

PROPOSED SUBDIVISION FOR RJ & BJ BELL – YOUR REF: 5616

The following decision has been made under delegated authority:

That pursuant to Sections 105 and 220 of the Resource Management Act 1991, the Kaipara District Council approves the application by RJ & BJ Bell to subdivide the land described as Lot 24 DP 10667, creating Lot 1, 7.39 ha, and a balance area, 25.17 ha, Part Allotment 24 which contains existing dwelling and accessory building; subject to the following conditions:

1. That proposed vehicle crossings and access to Lot 1 be constructed to the design standard set out in Appendix 9A and 9B of the District Plan, to the satisfaction of Council.
2. That the requirements of Northpower and Telecom with regard to supply of electricity and telecommunications services to the lots be met."

Monitoring

There are no conditions which will require monitoring after the conditions certificate has been issued.

Reasons for the Decision

Pursuant to Section 113 of the Act the reasons for the decision are:

- 1 The proposal is generally consistent with Part II of the Act and the relevant provisions of the District Plan.
- 2 Any environmental effects associated with the proposal are, subject to the stated conditions, considered to be minor.

You have **15** working days from the date of receiving this letter to object back to Council in respect of any part of this decision. Please note that a deposit of \$255 **must** accompany any such objection.

Yours faithfully

MARK VINCENT
ADMINISTRATION OFFICER

RESOURCE CONSENT APPLICATION

RECORD OF DELEGATED DECISIONS

Name: RJ & BS Bell

RM 970146

DECISION ON APPLICATION

(i) **Manager Regulatory Services** - Regulatory issues addressed? Yes

Comments: _____

Signature [Signature]

Date 21/10/97

(ii) **Manager Community Assets** - Community Assets issues addressed? Yes

Comments: _____

Signature [Signature]

Date 24/10/97

(iii) **Manager Corporate Services** - Corporate Services issues addressed? Yes

Comments: _____

Signature [Signature]

Date 24/10/97

(iv) **General Manager**

Comments: _____

Signature [Signature]

Date 28/10/97

Noted on Delegated Decisions Schedule 1111

[Signature]
Committee Clerk

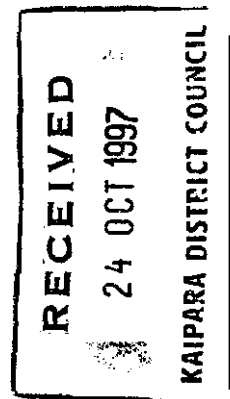
30/10/97



RESOURCE MANAGEMENT ACT 1991

KAIPARA DISTRICT PLAN

APPLICATION FOR SUBDIVISION CONSENT



APPLICANT: RJ & BJ BELL

LOCATION: Opanake Road

PROPOSAL: Subdivide Lot 24 DP 10667, creating 2 lots

ZONING: RURAL

AREA TOTAL: 32.56 hectares

TITLES: One existing, two proposed

OFFICER REPORTING: Liz Jolley, BRP, MNZPI
Planner

FILE: RM 970146

DATED: 23 October, 1997

1.0 The Application

1.1 The applicants seek consent to subdivide the land described as Lot 24 DP 10667, creating Lot 1, 7.39 hectares, and a balance area, 25.17 hectares, being Part Allotment **24** which contains existing dwelling and accessory building.

2.0 The Site

2.1 Situated on the western side of Opanake Road, the triangular land parcel contains an area equivalent to 32.56 hectares. The site is south of intersection of Opanake and Hrstich Roads.

2.2 The property is generally undulating in relief, declining in slope toward the Kahu River in the east. There is scattering of scrub throughout the parent block, although it is more predominant to the north west boundaries of the lots.

2.3 It is proposed that the balance area contain existing improvements; house and accessory building. Existing tracks from the road are evident on both sites. Lot 1 has an overhead powerline.



3.0 **District Plan Requirements**

3.1 The land is zoned Rural in the District Plan and the subdivision **is** classified as a Controlled Activity because the lots to be created are larger than the District Plan minimum of four hectares.

3.2 The application must be assessed using the General Assessment Criteria, Section 13.3.5. The general criteria concern subdivision layout, lot shape, natural hazard mitigation, road access, utility services, earthworks and site development works, protection of natural and historic features, reserves and esplanade areas.

3.3 **The relevant objective in the plan is:**

*“To encourage the subdivision of land in a manner which ensures sustainable use **is** made of the land and associated infrastructural services whilst **significant** cultural, historic and natural features and amenity values are protected.”*

3.3 Section **104** of the *Resource Management Act 1991* (the Act) requires Council to have regard to *Part II (Purpose and Principles)* of the Act, the actual and potential effects of the subdivision, and any relevant objectives, policies or rules of the Plan. This subdivision proposal **is** consistent with the purpose and principles of the Act and the relevant objectives, policies and rules of the District Plan.

4.0 **Assessment**

4.1 The application must be assessed using the General Assessment Criteria, Section 13.3.5. Comments on the criteria and possible consent conditions are as follows.

4.2 Subdivision Layout - The boundaries of Lot 1 have been positioned, as close as possible, in accordance with existing fence lines. Lot 1 occupies an area which is physically separated from the balance area. The effect is therefore considered negligible.

There is an existing dwelling and accessory building on the balance area and a suitable area for building platform on Lot 1. The layout allows effective drainage, fencing and management of the sites whilst making provision for suitable access to proposed building platform. The subdivision potential of the balance area and adjoining sites is not affected.

4.3 Lot Shape - Lot 1 is considered to be of suitable shape and dimension for a rural lifestyle allotment, ensuring good use of the natural contour and aspect of the land. The site makes adequate provision for the establishment of a stable building platform. Generally the boundaries reflect existing fencelines. Lot 1

contains suitable land for on-site sewage effluent disposal and stormwater disposal.

- 4.4 Natural Hazard Mitigation - The land is classified in the New Zealand Land Resource Inventory system as **VIe14** - rolling to moderately steep slopes at the sides of old coastal terraces, terrace escarpments and **hills** on semi-consolidated, compact, sand and gravels. Soils include podzols, gley podzols, and podzolised yellow-brown earths. There is potential for moderate to severe sheet and wind erosion and moderate soil slip and gully erosion.

Similar to balance area, Lot 1 has a comparable building site which shows no obvious signs of slipping or instability. It will not be subject to water inundation.

- 4.5 Road Access - There are existing access points to both lots from Opanake Road, and each demonstrates compliance with site distances as specified within Appendix 9A of the District Plan. The vehicle crossing to the balance area serving the existing dwelling does not require upgrading. The existing crossing to Lot 1 does require upgrading, however it is not the only practical point for a crossing. It appears that the proposed building platform **may** be located such that a new crossing is required. Any crossing to Lot 1 should be subject to development guidelines specified in Appendix 9A and 9B.

- 4.6 Utility Services - Electricity and telephone services can be provided to Lot 1. Sewage and stormwater will be disposed of on site. Water is available and domestic water will be from roof run-off and associated tank storage.

The balance area has existing systems in place.

- 4.7 Earthworks and Site Development Works - These will be restricted to minor works necessary to develop access to proposed house site and building platform on Lot 1.
- 4.8 Protection of Historic and Natural Features - The property does not include any historic features in the District Plan which might be considered for protection, and none were noted during the site visit.

The balance area does however contain a riverine flood forest remnant which is identified in Proposed Plan Change Number 1 to the District Plan as Protected Natural Area N24. It is described as being a riverine flood forest remnant of high national value. It is an example of a rare forest type, and is one of the largest remnants **left** in Northland; being a Kahikatea and cabbage tree association. The subdivision **is** not considered to adversely affect the remnant.

- 4.9 Reserves and Esplanade Reserves - The proposed lots are in excess of four hectares and are for rural purposes. Therefore **no** reserves contribution is required.

5.0 Conclusion

- 5.1 The proposal is generally consistent with **Part** II of the Act and with the provisions of the District Plan. **In** particular, the general assessment criteria are satisfied, and the application is consistent with *Section 6(c)* of the Act. **Any** actual or potential effects on the environment of allowing the proposal **are**, subject to the recommended conditions, considered to be minor. Therefore, the application can be approved.



RECOMMENDATION

That pursuant to Sections 105 and 220 of the Resource Management Act 1991, the Kaipara District Council **approves** the application by **RJ & BJ Bell** to subdivide the land described as Lot 24 DP 10667, creating Lot 1, 7.39 ha, and a balance **area**, 25.17 ha, **Part** Allotment 24 which contains existing dwelling and accessory building; subject to the following conditions:

1. That proposed vehicle crossings and access to Lot 1 be constructed to the design standard set out **in** Appendix 9A and 9B of the District **Plan**, to the satisfaction **of** Council.
2. That the requirements of Northpower and Telecom with regard to supply of electricity and telecommunications services to the **lots** be met.

Reasons for the Decision

Pursuant to Section 113 of the Act the reasons for the decision are:

- 1 The proposal is generally consistent with **Part II** of the Act and the relevant provisions of the District Plan.
- 2 Any environmental effects associated with the proposal are, subject to the stated conditions, considered to be minor.

K A I P A R A D I S T R I C T C O U N C I L

REGULATORY SERVICES DEPARTMENT
"WE TRY HARDER"

MEMORANDUM

TO: Asset Supervisors
Building Inspector (Dargaville)

FROM: Administration Officer

DATE: 8 September 1997

SUBJECT: SUBDIVISION CONSENT NO. RM 970147 : RJ & BJ BELL, OPANAKE ROAD

Please provide your comments on the attached application as soon as possible, and advise whether, in your opinion, further professional engineering investigations are required in respect of this application and, if so, which issues and to what extent.

RACHAEL PERREAU
REGULATORY CLERK

COMMENTS

? Has Mr Bell changed his mind about retaining the existing dwelling

Date Seen: 10 - 9 - 97

Signature: 

Time Taken: 15 min

Mileage (km):

TO: Kaipara District Council

22414

RECEIVED



Ref.5616

RESOURCE CONSENT APPLICATION

SECTION 88 OF THE RESOURCE MANAGEMENT ACT

FOR

R J & B J BELL - OPANAKE ROAD - KAIHU

PREPARED BY: Reyburn & Bryant, P O Box 191, Whangarei
Phone 438 3563, Fax 438 0251

APPROVAL REQUIRED: Subdivision under Section 105 of the Resource
Management Act 1991

LEGAL DESCRIPTION: Lot 24 DP10667

ZONING: Rural

1. PURPOSE

This proposal is submitted seeking subdivision consent for lots in the rural zone under Section 11.5.1 of the district plan.

Both proposed Lot 1 and the balance area are in excess of 4.0ha and therefore this application is submitted as a controlled activity.

2. SUITABILITY

We can comment on the general assessment criteria as follows

- 2.1 The boundaries of Lot 1 have been positioned to be along existing fence lines where possible. Lot 1 occupies an area which is physically separated from the balance area and will have no detrimental effect. There is an existing dwelling on the balance area and there is a suitable building site on Lot 1. The future subdivision potential of the balance area will not be compromised.



Ref.5616

- 2.2 The shape of Lot 1 has been designed taking into consideration the physical constraints of the land. There is sufficient land available for on site sewage and stormwater disposal without adverse effects.
- 2.3 The balance area has an existing dwelling which has been positioned for stability and will not be subject to slippage or inundation or other natural hazards. Lot 1 has a similar building site which shows no obvious signs of slipping or instability. It will not be subject to water inundation.
- 2.4 There are existing access points to both the balance area and Lot 1 directly off Opanake Road. In each case they have sufficient site distances available to satisfy the criteria set down in appendix 9A.
- 2.5 Sewage and stormwater will be disposed of on site. Water is available on each lot and the domestic water will be from roof runoff and associated tank storage. The balance area has an existing electricity, and telecommunications supply. Lot 1 is capable of being serviced however it may be costly. We will write to Northpower and Telecom to determine their requirements.
- 2.6 Minimal earthworks will be required for access and the building platform on Lot 1. The volumes required will not necessitate a resource consent.
- 2.7 There are no obvious signs of any archaeological sites on the property. The balance area does contain a riverine flood forest remnant which is identified within the district plan as N24 see attached location map.

The subdivision will have no adverse effect on this remnant.

- 2.8 Due to the size of the lots we submit that there will be no additional demands on the public open space in the area and therefore no reserve contribution should be payable.
- 2.9 The balance area of 25.17ha abuts the Kahu River. Due to the area if the Council want an esplanade reserve or strip they must pay survey costs and compensation.

3. ENVIRONMENTAL EFFECTS

The property can be serviced without adverse effects. The increase in traffic will have an effect however this will only be minor. The proposed dwelling site is clear of the bush and therefore there will be no adverse ecological effect.

Overall we submit that the environmental effects will be minor.



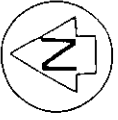
Ref.5616

4. OTHER MATTERS

The applicant submitted a cheque to us prior to your increase in the deposit charge. We trust you will accept the attached cheque and invoice the balance of the costs following the approval notice being issued

B R Woodward

Encl. Cheque \$300.00 /Application/CT/Location map/Plan copies
4 September 1997



CAUTION

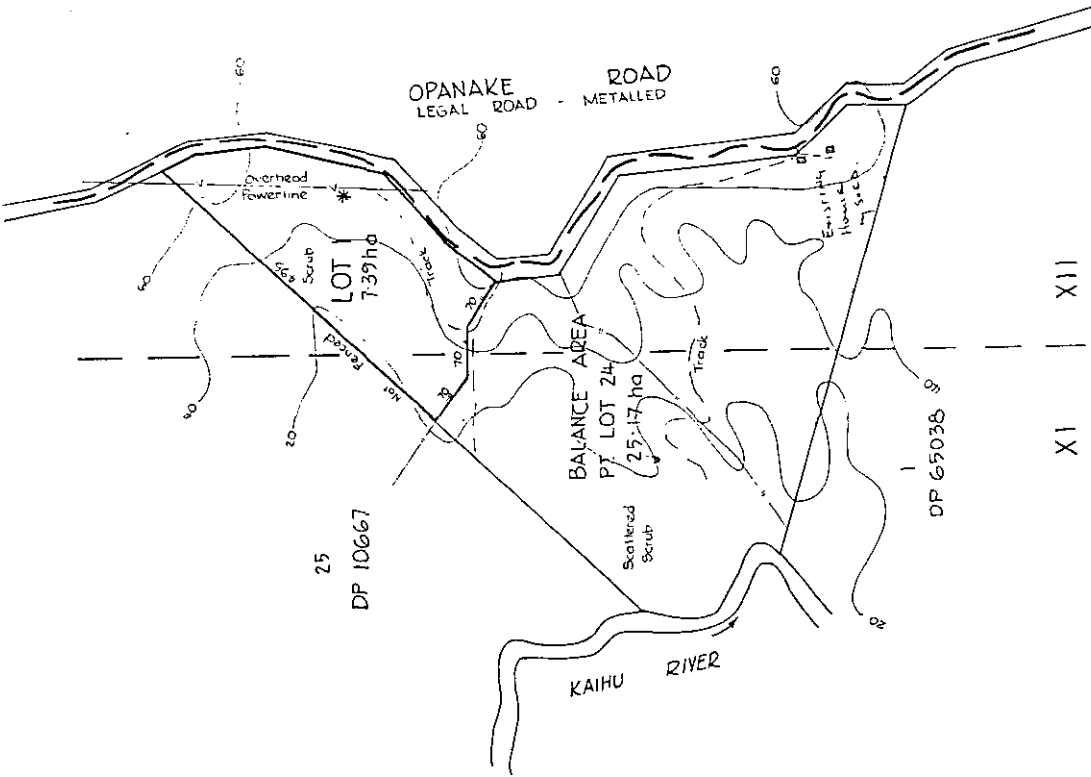
- This is a concept plan. Areas and dimensions are approximate only and subject to final survey.
- The vendor and purchaser must contact the surveyor if sale and purchase agreements are to be entered into using this plan.
- Services must not be positioned using this plan.

COMPRISED IN C.T. 67C/891
 TOTAL AREA : 32.5645 ha
 CONTOURS ARE APPROXIMATE AND IN METRES
 ABOVE MEAN SEA LEVEL

[Signature]
 BOYCE WOODWARD
 Registered Surveyor

SCALE: 1:5000

REDUCED COPY



AMENDMENTS:

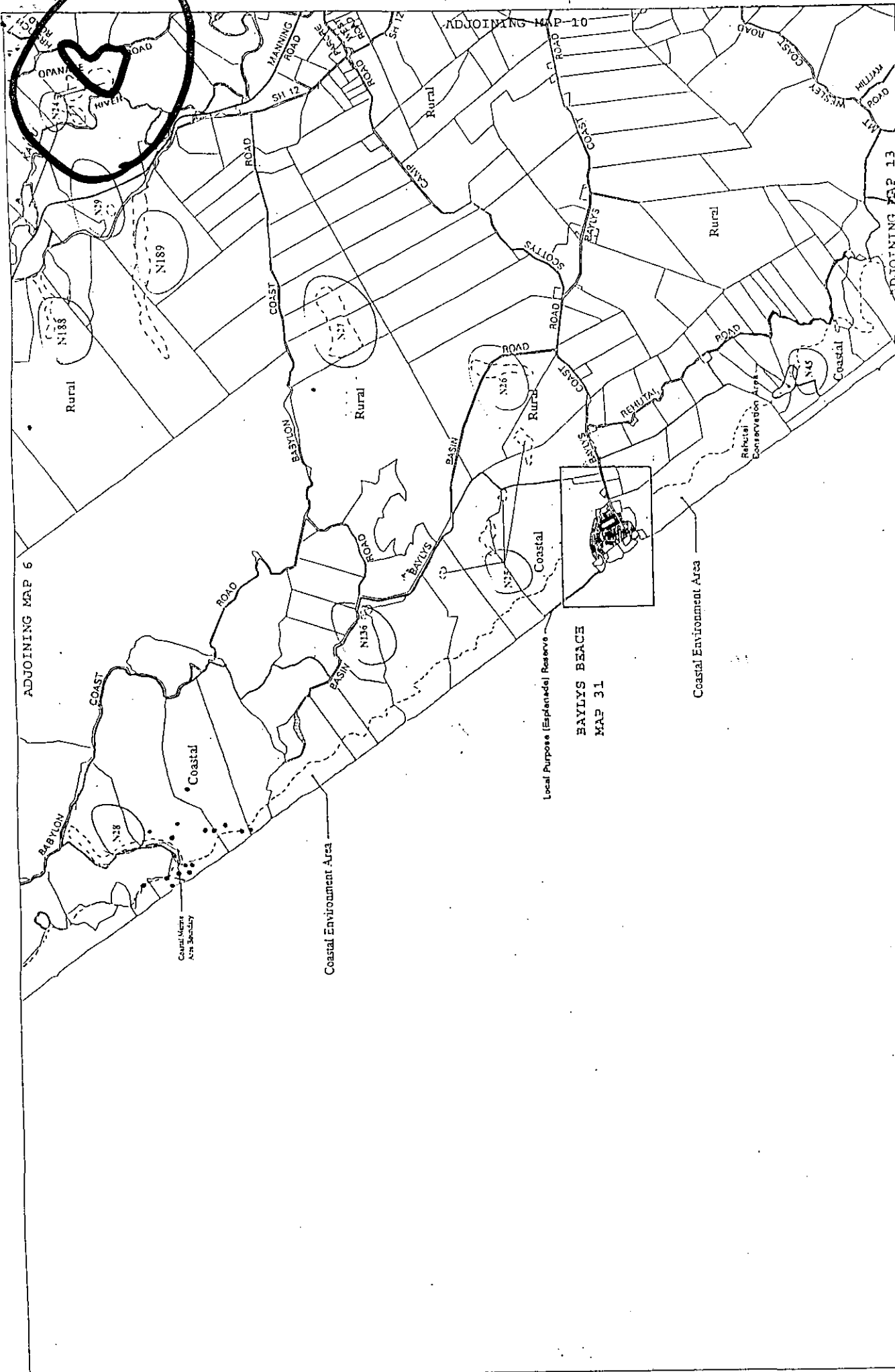
PROPOSED SUBDIVISION OF LOT 24
 DP 10667
 BLK. XI & XII KAIHU S.D. - KAIPARA DISTRICT

CLIENT:
 R.J. & B.J. BELL
 OPANAKE ROAD
 DARGAVILLE

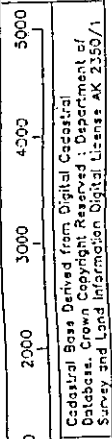
REYBURN & BRYANT
 SURVEYORS, PLANNERS, RESOURCE MANAGERS
 7 Selwyn Avenue Whangarei
 Box 191
 Phone 09-438 3363 Fax 09-438 0251



AUGUST
 DATE: 1997
 55616



KAIPARA DISTRICT COUNCIL
DISTRICT PLANNING MAPS



SCALE 1:50,000
REYBURN & BRYANT
Planners, Resource Managers

Department of Survey & Land Information
71, New Street, Auckland



Cadastral Base Derived from Digital Cadastral Database, Crown Copyright Reserved; Department of Survey and Land Information Digital License AK 2350/1

REYBURN & BRYANT

A MEMBER OF VON STURMER GROUP LIMITED

Whangarei — Paihia — Kerikeri — Greynouth

7 Selwyn Ave

Whangarei

P O. box 191

Phones:

0-9-438 3563

0-9-438 9487

Fax:

0-9-438 0251

12 September 1997

Attention: Mr M Vincent
Kaipara District Council
Private Bag 1001
DARGAVILLE

Ref.5616.BRW.km

Dear Sir

RE: R J & B J BELL - RM 970147

We refer to your letter of 9 September and report as follows.

The vehicle crossing to the balance area serving the existing dwelling does not require upgrading. The existing crossing to Lot 1 does require upgrading however it is not the only practical point for a crossing. We would request that upgrading the crossing is not made a condition of consent as the new owner may choose to construct a crossing at a different position.

Yours faithfully



B R Woodward

Origin:		
Maver	<input type="checkbox"/>	
M.C.C.	<input type="checkbox"/>	
M.C.A.	<input type="checkbox"/>	
M.P.C.	<input checked="" type="checkbox"/>	
Accounts	<input type="checkbox"/>	
Planning	<input type="checkbox"/>	
Other	<input type="checkbox"/>	
FILED	12 SEP 1997	KDC
Copy to:		

RM 970174

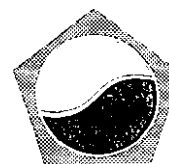
RESIDENT DIRECTORS

R W HENRY

B R WOODWARD

PLANNER / RESOURCE MANAGER

M.J. DUNN



REGISTERED SURVEYORS, PLANNERS, RESOURCE MANAGERS

SUBDIVISION

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

TO: General Manager
Kaipara District Council
Private Bag 1001
DARGAVILLE

1 Applicant - (Full name and address)

R.J. & B.J. BELL OPANAKE RD RD. 2 DARGAVILLE

2 Owner - (Full name and address) - if same as above tick box



3 Occupier - (Full name and address) - if same as above tick box



4 Location : Street Address OPANAKE RD Locality VAIHU

5 Legal Description LOT 24 D.P. 1066 Y

6 Number of Lots: Existing ONE Proposed TWO

7 Type of activity being applied for EITHER controlled OR OR non-complying (Circle one)

8 Describe nature of/ or intended use of lots RURAL LIFESTYLE BLOCKS

9 Notable features (eg archaeological site, native trees)

NIL

10 Topography

MODERATE SLOPE IN GRASS & SCRUB

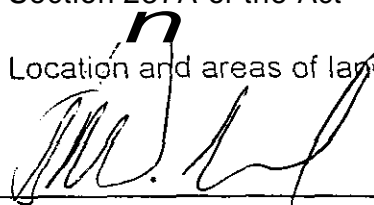
11 Name any additional resource consents required in relation to this proposal:

Yet to be applied for NIL

Already applied for NIL

12 Attached information in accordance with Section 219 of the Act sufficient to adequately define:

- (a) Position of all new boundaries
- (b) Areas of all new allotments (excluding Cross-Lease, Company Lease, Unit Plans)
- (c) Location and areas of new reserves to be created including any esplanade reserves to be set aside on a survey plan under Section 230 of the Act
- (d) Location and areas of esplanade strips to be created under Section 232 of the Act
- (e) Location and areas of any existing esplanade reserves, esplanade strips, or access strips
- (f) Location and areas of land below mean high water springs of the sea or of any part of the bed of a river or lake which is to be vested in the Crown under Section 237A of the Act
- (g) Location and areas of land to be set aside as new road



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

Date 3-9-97

Address for Service of Applicant

40 Reiburn by Bryant P.O. Box 191 Whangarei

Telephone Number 09 438 3563 Fax Number 09 438 0251

Annexures

- (a) An assessment of effects on the environment in accordance with the Fourth Schedule to the Act
- (b) Any other information required by the District Plan or Regional Plan or Act or Regulations to be included
- (c) Other information in accordance with Section 219 of the Act

*FOR NOTIFIED CONSENT ~~A deposit of \$700.00 must accompany this form.~~
'NON NOTIFIED CONSENT A deposit of \$350.00 must accompany this form
("Delete as appropriate)

Note: Any balance payable will be notified subsequent to the decision on this application.



Kensington Consulting Group Limited

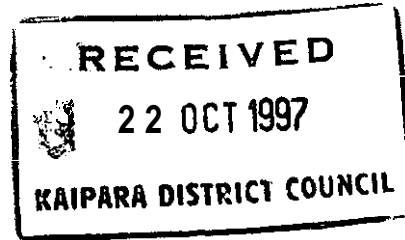
First Floor New Zealand Insurance Building 28 James Street PO Box 437 Whangarei 0101 New Zealand
Ph (09) 430 8601 • Fax (09) 430 8602 • Mobile (025) 873 333 • Email smhksgnz@jgrin.co.nz

21 October, 1997

K13200.70

General Manager
Kaipara District Council
Private Bag 1001
DARGAVILLE

ATTENTION: Mark Vincent



Dear Sir

**PLANNING REPORT :RJ & BJ BELL
RM 970147**

Please find attached a planning report dated 21 October, 1997, for RJ and BJ Bell's application for subdivision consent.

We trust that this is satisfactory.

Yours faithfully

Liz Jolley
for Susan Harris
PRINCLPAL PLANNER AND ENVIRONMENTAL. SCIENTIST

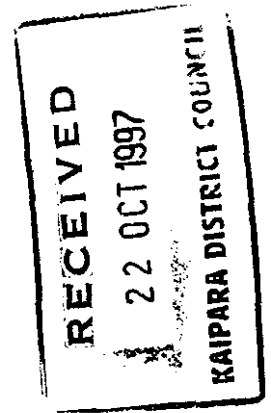
Shaping Sustainable Futures®



RESOURCE MANAGEMENT ACT 1991

KAIPARA DISTRICT PLAN

APPLICATION FOR SUBDIVISION CONSENT



APPLICANT: RJ & BJ BELL

LOCATION: Opanake Road

PROPOSAL Subdivide Lot 24 DP 10667, creating 2 lots

ZONING RURAL

AREA TOTAL: 32.56 hectares

TITLES: One existing, two proposed

OFFICER REPORTING: Liz Jolley, BRP, MNZPI
Planner

FILE: RM 970146

DATED: 21 October, 1997

1.0 The Application

1.1 The applicants seek consent to subdivide the land described as Lot 24 DP 10667, creating Lot 1, 7.39 hectares, and a balance area, 25.17 hectares, being Part Allotment 24 which contains existing dwelling and accessory building.

2.0 The Site

2.1 Situated on the western side of Opanake Road, the triangular land parcel contains an area equivalent to 32.56 hectares. The site is south of intersection of Opanake and Hrstich Roads.

2.2 The property *is* generally undulating in relief, declining in slope toward the Kahu River in the east. There is scattering of scrub throughout the parent block, although it is more predominant to the north west boundaries of the lots.

2.3 It is proposed that the balance area contain existing improvements; house and accessory building. Existing tracks from the road are evident on both sites. Lot 1 has an overhead powerline.



3.0 District Plan Requirements

3.1 The land is zoned Rural in the District Plan and the subdivision is classified as a Controlled Activity because the lots to be created are larger than the District Plan minimum of four hectares.

3.2 The application must be assessed using the General Assessment Criteria, Section 13.3.5. The general criteria concern subdivision layout, lot shape, natural hazard mitigation, road access, utility services, earthworks and site development works, protection of natural and historic features, reserves and esplanade areas.

3.3 **The relevant objective in the plan is:**

"To encourage the subdivision of land in a manner which ensures sustainable use is made of the land and associated infrastructural services whilst significant cultural, historic and natural features and amenity values are protected."

3.3 Section 104 of the *Resource Management Act 1991* (the Act) requires Council to have regard to *Part 11 (Purpose and Principles)* of the Act, the actual and potential effects of the subdivision, and any relevant objectives, policies or rules of the Plan. This subdivision proposal is consistent with the purpose and principles of the Act and the relevant objectives, policies and rules of the District Plan.

4.0 Assessment

4.1 The application must be assessed using the General Assessment Criteria, Section 13.3.5. Comments on the criteria and possible consent conditions are as follows.

4.2 Subdivision Layout - The boundaries of Lot 1 have been positioned, as close as possible, in accordance with existing fence lines. Lot 1 occupies an area which is physically separated from the balance area. The effect is therefore considered negligible.

There is an existing dwelling and accessory building on the balance area and a suitable area for building platform on Lot 1. The layout allows effective drainage, fencing and management of the sites whilst making provision for suitable access to proposed building platform. The subdivision potential of the balance area and adjoining sites is not affected.

4.3 Lot Shape - Lot 1 is considered to be of suitable shape and dimension for a rural lifestyle allotment, ensuring good use of the natural contour and aspect of the land. The site makes adequate provision for the establishment of a stable building platform. Generally the boundaries reflect existing fencelines. Lot 1

contains suitable land for on-site sewage effluent disposal and stormwater disposal.

- 4.4 Natural Hazard Mitigation - The land is classified in the New Zealand Land Resource Inventory system as **VIe14** - rolling to moderately steep slopes at the sides of old coastal terraces, terrace escarpments and hills on semi-consolidated, compact, sand and gravels. Soils include podzols, gley podzols, and podzolised yellow-brown earths. There is potential for moderate to severe sheet and wind erosion and moderate soil slip and gully erosion.

Similar to balance area, Lot 1 has a comparable building site which shows no obvious signs of slipping or instability, It will not be subject to water inundation.

- 4.5 Road Access - There are existing access points to both lots from Opanake Road, and each demonstrates compliance with site distances as specified within Appendix 9A of the District Plan. The vehicle crossing to the balance area serving the existing dwelling does not require upgrading. The existing crossing to Lot 1 does require upgrading, however it is not the only practical point for a crossing. It appears that the proposed building platform may be located such that a new crossing is required. Any crossing to Lot 1 should be subject to development guidelines specified in Appendix 9A and 9B.

- 4.6 Utility Services - Electricity and telephone services can be provided to Lot 1. Sewage and stormwater will be disposed of on site. Water is available and domestic water will be from roof run-off and associated tank storage.

The balance area has existing systems in place.

- 4.7 Earthworks and Site Development Works - These will be restricted to minor works necessary to develop access to proposed house site and building platform on Lot 1.
- 4.8 Protection of Historic and Natural Features - The property does not include any historic features in the District Plan which might be considered for protection, and none were noted during the site visit.

The balance area does however contain a riverine flood forest remnant which is identified in the District Plan as Protected Natural Area N24. Described as being riverine flood forest remnants of high national value, it is an example of a rare forest type, some of the largest remnants left in Northland; being Kahikatea and cabbage tree. The subdivision is not considered to adversely affect the remnant, however in the interests of its preservation it is recommended that a consent notice be placed on title.

- 4.9 Reserves and Esplanade Reserves - The proposed lots are in excess of four hectares and are for rural purposes. Therefore no reserves contribution is required.

5.0 Conclusion

- 5.1 The proposal is generally consistent with Part II of the Act and with the provisions of the District Plan. In particular, the general assessment criteria are satisfied, and the application is consistent with *Section 6(c)* of the Act. **Any** actual or potential effects on the environment of allowing the proposal are, subject to the recommended conditions, considered to be minor. Therefore, the application can be approved.

RECOMMENDATION

That pursuant to Sections 105 and 220 of the Resource Management Act 1991, the Kaipara District Council approves the application by RJ & BJ Bell to subdivide the land described as Lot 24 DP 10667, creating Lot 1, 7.39 ha, and a balance area, 25.17 ha, Part Allotment 24 which contains existing dwelling and accessory building; subject to the following conditions:

- . That a consent notice pursuant to Section 221 of the Resource Management Act 1991, be registered against the title of Part Lot 24 hereon to ensure that every reasonable step is taken to ensure that riverine flood forest remnant which is identified in the District Plan as Protected Natural Area N24 be preserved, and that no person shall carry any activity in, on, under or in relation to the vicinity of the protected natural area that endangers or is likely to endanger it or in any way detracts from the interest or significance.
- .. That proposed vehicle crossings and access to Lot 1 be constructed to the design standard set out in Appendix 9A and 9B of the District Plan, to the satisfaction of Council.
- . That the requirements of Northpower and Telecom with regard to supply of electricity and telecommunications services to the lots be met.

Reasons for the Decision

Pursuant to Section 113 of the Act the reasons for the decision are:

- 1 The proposal is generally consistent with ~~Part~~ Part II of the Act and the relevant provisions of the District Plan.
- 2 Any environmental effects associated with the proposal are, subject to the stated conditions, considered to be minor.



Kensington Consulting Group Limited

46 King Street, Kensington, P O Box 437, Whangarei 0101

New Zealand • ph (09) 437 7540 • fax (09) 437 7610

DOCUMENT TRANSMITTAL FORM

Date: 21 October 1997

File: K13200.70

To: Kaipara District Council

Your Ref: 970147

Attention: Mark Vincent

From: Liz Jolley

SUBJECT: Subdivision - RJ & BJ Bell

Drawings:

File/s: **d**

Reports:

Other:

ITEM NO:	DESCRIPTION:	NUMBER O F
1	Final report - Bell - subdivision, Opanake Road	1
2	File	1

Notes:

Copies to:

SIGNED:

Liz Jolley

OUR MESSENGER

YOUR MESSENGER

MAIL

COURIER



Kensington Consulting Group Limited

First Floor, New Zealand Insurance Building, 28 James Street, PO Box 437, Whangarei 0101, New Zealand
Ph (09) 430 8601 Fax (09) 430 8602 • Mobile (025) 873 333 • Email smhksgnr@igrin.co.nz

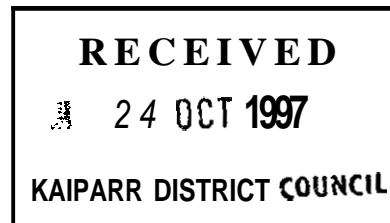
23 October, 1997

K13200.70

General Manager
Kaipara District Council
Private Bag 1001
DARGAVILLE

ATTENTION: Mark Vincent

Dear Sir



**PLANNING REPORT :RJ & BJ BELL
RM 970146**

Please find attached a planning report dated 23 October, 1997, for R J and B J Bell's application for subdivision consent. The report takes account of your recent comment.

We trust that this is satisfactory

Yours faithfully

Liz Jolley
for Susan Hams
PRINCIPAL PLANNER AND ENVIRONMENTAL SCIENTIST

Shaping Sustainable Futures®



RESOURCE MANAGEMENT ACT 1991

KAIPARA DISTRICT PLAN

APPLICATION FOR SUBDIVISION CONSENT

APPLICANT: RJ & BJ BELL

LOCATION: Opanake Road

PROPOSAL: Subdivide Lot 24 DP 10667, creating 2 lots

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AREA TOTAL: 32.56 hectares

TITLES: One existing, two proposed

OFFICER REPORTING: Liz Jolley, BRP, MNZPI
Planner

FILE: RM 970146

DATED: 21 October, 1997

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3.2 The application must be assessed using the General Assessment Criteria, Section 13.3.5. The general criteria concern subdivision layout, lot shape, natural hazard mitigation, road access, utility services, earthworks and site development works, protection of natural and historic features, reserves and esplanade areas.

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There is an existing dwelling and accessory building on the balance area and a suitable area for building platform on Lot 1. The layout allows effective drainage, fencing and management of the sites whilst making provision for suitable access to proposed building platform. The subdivision potential of the balance area and adjoining sites is not affected.

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The balance area does however contain a riverine flood forest remnant which is identified in the District Plan as Protected Natural Area N24. Described as being riverine flood forest remnants of high national value, it is an example of a rare forest type, some of the largest remnants left in Northland; being Kahikatea and cabbage tree. The subdivision is not considered to adversely affect the remnant, however in the interests of its preservation it is recommended that a consent notice be placed on title.

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RECOMMENDATION

That pursuant to Sections 105 and 220 of the Resource Management Act 1991, the Kaipara District Council approves the application by RJ & BJ Bell to subdivide the land described as Lot 24 DP 10667, creating Lot 1, 7.39 ha, and a balance area, 25.17 ha, Part Allotment 24 which contains existing dwelling and accessory building; subject to the following conditions:

1. That a consent notice pursuant to Section 221 of the Resource Management Act 1991, be registered against the title of Part Lot 24 hereon to ensure that every reasonable step is taken to ensure that riverine flood forest remnant which is identified in the District Plan as Protected Natural Area N24 be preserved, and that no person shall carry any activity in, on, under or in relation to the vicinity of the protected natural area that endangers or is likely to endanger it or in any way detracts from the interest or significance.
2. That proposed vehicle crossings and access to Lot 1 be constructed to the design standard set out in Appendix 9A and 9B of the District Plan, to the satisfaction of Council.
3. That the requirements of Northpower and Telecom with regard to supply of electricity and telecommunications services to the lots be met.

Reasons for the Decision

Pursuant to Section 113 of the Act the reasons for the decision are:

- 1 The proposal is generally consistent with Part II of the Act and the relevant provisions of the District Plan.
- 2 Any environmental effects associated with the proposal are, subject to the stated conditions, considered to be minor.

Mr Vincent

RM970147

9 September 1997

Mrs Susan Harris
Kensington Consulting Group
PO Box 437
WHANGAREI

Dear Susan

PROPOSED RESOURCE CONSENT FOR RJ & BJ BELL

Would you please provide your report on the attached application.

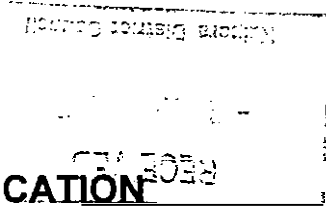
The applicant has been requested to provide further information (please refer to attached letter).

Your target date for completing this report is 23 September 1997.

Please advise if you consider the applicant needs to provide any further information before you can complete your report.

Yours faithfully

MG VINCENT
ADMINSTRATION OFFICER



RESOURCE CONSENT APPLICATION

SECTION 88 OF THE RESOURCE MANAGEMENT ACT

FOR

R J & B J BELL - OPANAKE ROAD - KAIHU

PREPARED BY Reyburn & Bryant, P O Box 191, Whangarei
Phone 438 3563, Fax 438 0251

APPROVAL REQUIRED: Subdivision under Section 105 of the Resource
Management Act 1991

LEGAL DESCRIPTION: Lot 24 DP10667

ZONING: Rural

1. PURPOSE

This proposal is submitted seeking subdivision consent for lots in the rural zone under Section 11.5.1 of the district plan.

Both proposed Lot 1 and the balance area are in excess of 4.0ha and therefore this application is submitted as a controlled activity.

2. SUITABILITY

We can comment on the general assessment criteria as follows.

2.1 The boundaries of Lot 1 have been positioned to be along existing fence lines where possible. Lot 1 occupies an area which is physically separated from the balance area and will have no detrimental effect. There is an existing dwelling on the balance area and there is a suitable building site on Lot 1. The future subdivision potential of the balance area will not be compromised.



Ref.5616

- 2.2 The shape of Lot 1 has been designed taking into consideration the physical constraints of the land. There is sufficient land available for on site sewage and stormwater disposal without adverse effects.
- 2.3 The balance area has an existing dwelling which has been positioned for stability and will not be subject to slippage or inundation or other natural hazards. Lot 1 has a similar building site which shows no obvious signs of slipping or instability. It will not be subject to water inundation.
- 2.4 There are existing access points to both the balance area and Lot 1 directly off Opanake Road. In each case they have sufficient site distances available to satisfy the criteria set down in appendix 9A.
- 2.5 Sewage and stormwater will be disposed of on site. Water is available on each lot and the domestic water will be from roof runoff and associated tank storage. The balance area has an existing electricity, and telecommunications supply. Lot 1 is capable of being serviced however it may be costly. We will write to Northpower and Telecom to determine their requirements.
- 2.6 Minimal earthworks will be required for access and the building platform on Lot 1. The volumes required will not necessitate a resource consent.
- 2.7 There are no obvious signs of any archaeological sites on the property. The balance area does contain a riverine flood forest remnant which is identified within the district plan as N24 see attached location map.
- The subdivision will have no adverse effect on this remnant
- 2.8 Due to the size of the lots we submit that there will be no additional demands on the public open space in the area and therefore no reserve contribution should be payable.
- 2.9 The balance area of 25.17ha abuts the Kahu River. Due to the area if the Council want an esplanade reserve or strip they must pay survey costs and compensation.

3. ENVIRONMENTAL EFFECTS

The property can be serviced without adverse effects. The increase in traffic will have an effect however this will only be minor. The proposed dwelling site is clear of the bush and therefore there will be no adverse ecological effect.

Overall we submit that the environmental effects will be minor.



Ref.5616

4. OTHER MATTERS

The applicant submitted a cheque to **us** prior to your increase in the deposit charge. We trust you will accept the attached cheque and invoice the balance of the costs following the approval notice being issued.

B R Woodward

Encl. Cheque \$300.00 /Application/CT/Location map/Plan copies
4 September 1997

SUBDIVISION

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

TO: General Manager
Kaipara District Council
Private Bag 1001
DARGAVILLE

1 Applicant - (Full name and address)

RJ & B.J. BELL OPANAKE RD RD 2 DARGAVILLE

2 Owner - (Full name and address) - if same as above tick box



3 Occupier - (Full name and address) - if same as above tick box



4 Location : Street Address OPANAKE RD Locality KAIHU

5 Legal Description LOT 24 D.P. 10669

6 Number of Lots: Existing ONE Proposed TWO

7 Type of activity being applied for: EITHER controlled OR ~~discretionary~~ OR non-complying (Circle one)

8 Describe nature of/or intended use of lots RURAL LIFESTYLE Blocks

9 Notable features (eg archaeological site, native trees)

NIL

10 Topography

MODERATE SLOPE IN GRASS & SCRUB


11 Name any additional resource consents required in relation to this proposal:

Yet to be applied for NIL

Already applied for NIL

12 Attached information in accordance with Section 219 of the Act sufficient to adequately define:

- (a) Position of all new boundaries
- (b) Areas of all new allotments (excluding Cross-Lease, Company Lease, Unit Plans)
- (c) Location and areas of new reserves to be created including any esplanade reserves to be set aside on a survey plan under Section 230 of the Act
- (d) Location and areas of esplanade strips to be created under Section 232 of the Act
- (e) Location and areas of any existing esplanade reserves, esplanade strips, or access strips
- (f) Location and areas of land below mean high water springs of the sea or of any part of the bed of a river or lake which is to be vested in the Crown under Section 237A of the Act
- (g) Location and areas of land to be set aside as new road

 _____ Date 3-9-97
Signature of applicant or person authorised to sign on behalf of applicant

Address for Service of Applicant

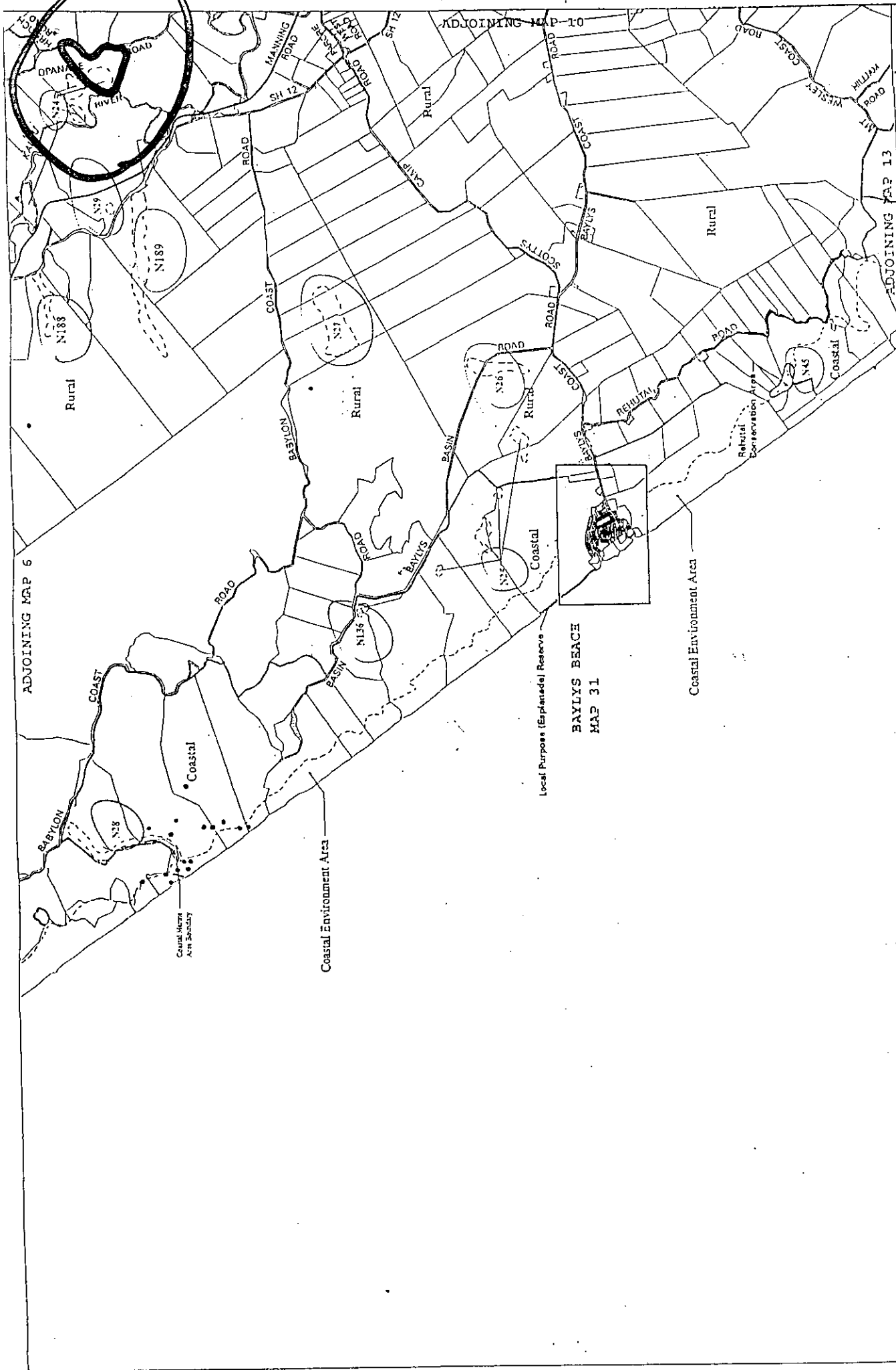
40 Reburn & Bryant P.O. Box 191 Whangarei
Telephone Number 09 438 3563 Fax Number 09 438 0251

Annexures

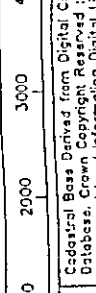
- (a) An assessment of effects on the environment in accordance with the Fourth Schedule to the Act
- (b) Any other information required by the District Plan or Regional Plan or Act or Regulations to be included
- (c) Other information in accordance with Section 219 of the Act

*FOR NOTIFIED CONSENT ~~A deposit of \$700.00 must accompany this form.~~
*NON NOTIFIED CONSENT A deposit of \$350.00 must accompany this form
(*Delete as appropriate)

Note: Any balance payable will be notified subsequent to the decision on this application.



SCALE 1:50,000



REYBURN & BRYANT
Planners, Resource Managers

Department of Survey & Land Information
1998



KAIPARA DISTRICT COUNCIL
DISTRICT PLANNING MAPS

Mal

K A I P A R A D I S T R I C T C O U N C I L

REGULATORY SERVICES DEPARTMENT
"WE TRY HARDER"

MEMORANDUM

TO: Asset Supervisors
 Building Inspector (Dargaville)

FROM: Administration Officer

DATE: 8 September 1997

SUBJECT: SUBDIVISION CONSENT NO. RM 970147 : RJ & BJ BELL, OPANAKE ROAD

Please provide your comments on the attached application as soon as possible, and advise whether, in your opinion, further professional engineering investigations are required in respect of this application and, if so, which issues and to what extent.

RACHAEL PERREAU
REGULATORY CLERK

COMMENTS:

See comment by lane

J. J. J. J.

*to KAG
1997*

Date Seen:

Signature:



Community Assets Resource Consents Checklist

APPLICANT RJ + BJ BEU	
APPLICATION NUMBER	RM 970147

	Yes	No	N/A
1. ROADING			
1.1 Impact on traffic volume	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.2 Effect on stormwater design	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.3 New access			
sight distances	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> design and construction standards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> road work required	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.4 Existing accesses			
<input checked="" type="checkbox"/> sight distances	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/> design and construction standards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> road work required	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.5 Road on legal alignment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1.6 Right-of-way design	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.7 Street lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.8 Geotechnical report	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Yes	No	N/A
2. WASTEWATER			
2.1 Connection to public supply	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.2 Soakage test results	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Community Assets Resource Consents Checklist

Yes No N/A

3. WATER SUPPLY

3.1 Connection to public supply

Yes No N/A

4. LAND DRAINAGE

4.1 Connection to public system

4.2 Stormwater

Notes:

No comment on existing road on legal road reserve.

If all "yes", refer to Duffill Watts and King.

If all "no", application returned to Manager Regulatory Services.

REYBURN & BRYANT

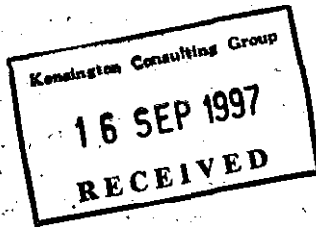
A MEMBER OF VON STURMER GROUP LIMITED

Whangarei — Paihia — Kerikeri — Greynouth

7 Selwyn Ave
Whangarei
P.O. Box 191
Phones:
0-9-438 3563
0-9-438 9487
Fax:
0-9-438 0251

12 September 1997

Attention: Mr M Vincent
Kaipara District Council
Private Bag 1001
DARGAVILLE



Ref.5616.BRW.km

Original to:	
Mayor <input type="checkbox"/>	S.M. <input type="checkbox"/> M.C.S. <input type="checkbox"/> M.C.A. <input type="checkbox"/>
M.R.S. <input checked="" type="checkbox"/>	Accounts <input type="checkbox"/> Planning <input type="checkbox"/>
Other <input type="checkbox"/>	
KDC	
Copy to:	
File Ref: <u>Rm 970174</u>	



K A I P A R A D I S T R I C T C O U N C I L



REGULATORY SERVICES DEPARTMENT
"WE TRYHARDER"

MEMORANDUM



TO: Asset Supervisors
Building Inspector (Dargaville)

FROM: Administration Officer

DATE: 8 September 1997

SUBJECT: SUBDIVISION CONSENT NO. RM 970147 : RJ & BJ BELL. OPANAKE ROAD

Please provide your comments on the attached application as soon as possible, and advise whether, in your opinion, further professional engineering investigations are required in respect of this application and, if so, which issues and to what extent.

RACHAEL PERREAU
REGULATORY CLERK

COMMENTS:

? Has Mr Bell changed his mind about resetting the existing swelling

Date Seen: 10-9-97

Time Taken: 15 min

Signature: *J. V. ...*

Mileage (km):

Mr Vincent/RP

RM 970147

9 September 1997

Messrs Reyburn & Bryant
PO ~~Box~~ 191
WHANGAREI

Dear Sirs

PROPOSED SUBDIVISION FOR RJ & BJ BELL
YOUR REF: 5616

Your application for subdivision consent has been received in this office

The receipt for the inspection fee is enclosed

To assist in considering this application would you please clarify, in terms of the letter to you dated 15 July 1997, whether any upgrading of existing crossings is necessary or appropriate.

Please treat this as a request for further information in terms of Section 92 of the Resource Management Act 1991.

Would you quote reference RM 970147 when writing or calling about this plan

Yours faithfully

MG VINCENT
ADMINISTRATION OFFICER

CHECKLIST FOR RESOURCE CONSENTS

Applicant: RJ + BJ Bell No: 970147

~~Land Use / Subdivision~~ ~~Controlled / Discretionary / Non-Complying~~

~~Notified~~ → Non Notified : Decision by: [Signature] Date: 9/3/97

Y N N/A

- (a) Fee paid? \$255 / ~~\$635~~ Receipt No: 270770
- (b) Form 5?
- (c) Environmental Impact Assessment?
- (d) Site Plan?
- (e) Discretionary Application - have assessment criteria been addressed
- (f) Discretionary Application - have neighbour consents been provided
- (g) Amalgamation Condition - have the relevant titles been included?
- (h) Is a report required from Engineering Consultants?
- (i) Other information required: _____

- (j) Distribute copies to - Building Inspector (Paparoa/Dargaville)
- Environmental Health (Paparoa/Dargaville)
- Asset Supervisors

KAIPARA DISTRICT COUNCIL

Job Costing Sheet for Resource Consent

DR NO: 22414

INVOICE TO Reburn d. Bryant

APPLICANT RJ+ BJ Bell

CODE D304841

SUBDIVISION / LAND USE _____

FILE REF RM 970147

COMMENTS _____

RELIMINARY CHECKING, ASSESSMENT & DOCUMENTATION

IARK	HRS@ \$74.04	\$
ACHAEL	HRS@ \$47.25	\$
RIAN	HRS@ \$129.01	\$
	HRS@ \$	\$
	HRS@ \$	\$
	HRS@ \$	\$
AA:SUBTOTAL		\$

PLANNING			\$
LEGAL			\$
ENGINEERING			\$
OTHER			\$

REFUND/AMOUNT DUE _____
INVOICE NO _____

TAX INVOICE RECEIPT (GST NO. 52-237-122)

Received with thanks by
KAIPARA DISTRICT COUNCIL

Receipt no. 270770

1/33

8/09/97

10/27

COPY *COPY* *COPY*

24 DR
CG

22414
NAT

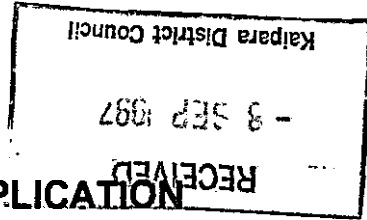
DARGAVILLE

R#270770 DEPOSIT

R & BJ BELL

255.00-3

255.00



RESOURCE CONSENT APPLICATION

SECTION 88 OF THE RESOURCE MANAGEMENT ACT

FOR

R J & B J BELL - OPANAKE ROAD - KAIHU

PREPARED BY: Reyburn & Bryant, P O Box 191, Whangarei
Phone 438 3563, Fax 438 0251

APPROVAL REQUIRED: Subdivision under Section 105 of the Resource Management Act 1991

LEGAL DESCRIPTION: Lot 24 DP10667

ZONING: Rural

1. PURPOSE

This proposal is submitted seeking subdivision consent for lots in the rural zone under Section 11.5.1 of the district plan.

Both proposed Lot 1 and the balance area are in excess of 4.0ha and therefore this application is submitted as a controlled activity.

2. SUITABILITY

We can comment on the general assessment criteria as follows.

2.1 The boundaries of Lot 1 have been positioned to be along existing fence lines where possible. Lot 1 occupies an area which is physically separated from the balance area and will have no detrimental effect. There is an existing dwelling on the balance area and there is a suitable building site on Lot 1. The future subdivision potential of the balance area will not be compromised,



Ref.5616

- 2.2 The shape of Lot 1 has been designed taking into consideration the physical constraints of the land. There is sufficient land available for on site sewage and stormwater disposal without adverse effects.
- 2.3 The balance area has an existing dwelling which has been positioned for stability and will not be subject to slippage or inundation or other natural hazards. Lot 1 has a similar building site which shows no obvious signs of slipping or instability. It will not be subject to water inundation.
- 2.4 There are existing access points to both the balance area and Lot 1 directly off Opanake Road. In each case they have sufficient site distances available to satisfy the criteria set down in appendix 9A.
- 2.5 Sewage and stormwater will be disposed of on site. Water is available on each lot and the domestic water will be from roof runoff and associated tank storage. The balance area has an existing electricity, and telecommunications supply. Lot 1 is capable of being serviced however it may be costly. We will write to Northpower and Telecom to determine their requirements.
- 2.6 Minimal earthworks will be required for access and the building platform on Lot 1. The volumes required will not necessitate a resource consent.
- 2.7 There are no obvious signs of any archaeological sites on the property. The balance area does contain a riverine flood forest remnant which is identified within the district plan as N24 see attached location map.

The subdivision will have no adverse effect on this remnant.
- 2.8 Due to the size of the lots we submit that there will be no additional demands on the public open space in the area and therefore no reserve contribution should be payable
- 2.9 The balance area of 25.17ha abuts the Kahu River. Due to the area if the Council want an esplanade reserve or strip they must pay survey costs and compensation.

3. ENVIRONMENTAL EFFECTS

The property can be serviced without adverse effects. The increase in traffic will have an effect however this will only be minor. The proposed dwelling site is clear of the bush and therefore there will be no adverse ecological effect.

Overall we submit that the environmental effects will be minor.



Ref.5626

4. OTHER MATTERS

The applicant submitted a cheque to us prior to your increase in the deposit charge. We trust you will accept the attached cheque and invoice the balance of the costs following the approval notice being issued.

B R Woodward

25500

Encl. Cheque ~~\$300.00~~ / Application/CT/Location map/Plan copies
4 September 1997

SUBDIVISION

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

TO: **General Manager**
Kaipara District Council
Private Bag 1001
DARGAVILLE

1 Applicant - (Full name and address)

R.J. & B.J. BELL OPANAKE RD RD. 2 DARGAVILLE

2 Owner - (Full name and address) - if same as above tick box



3 Occupier - (Full name and address) - if same as above tick box



4 Location : Street Address OPANAKE RD Locality KAIH

5 Legal Description LOT 24 D.P. 10669

6 Number of Lots: Existing ONE Proposed Two.

7 Type of activity being applied for: EITHER controlled OR ~~discretionary~~ OR non-complying (Circle one)

8 Describe nature of/ or intended use of lots RURAL LIFESTYLE Blocks

9 Notable features (eg archaeological site, native trees)

NIL

10 Topography

MODERATE SLOPES IN GRASS & SCRUB

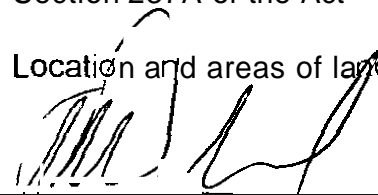
11 Name any additional resource consents required in relation to this proposal:

Yet to be applied for NIL

Already applied for NIL

12 Attached information in accordance with Section 219 of the Act sufficient to adequately define:

- (a) Position of all new boundaries
- (b) Areas of all new allotments (excluding Cross-Lease, Company Lease, Unit Plans)
- (c) Location and areas of new reserves to be created including any esplanade reserves to be set aside on a survey plan under Section 230 of the Act
- (d) Location and areas of esplanade strips to be created under Section 232 of the Act
- (e) Location and areas of any existing esplanade reserves, esplanade strips, or access strips
- (f) Location and areas of land below mean high water springs of the sea or of any part of the bed of a river or lake which is to be vested in the Crown under Section 237A of the Act
- (g) Location and areas of land to be set aside as new road


 _____ Date 3-9-97
 Signature of applicant or person authorised to sign on behalf of applicant

Address for Service of Applicant

40 Reuben & Bryant P.O. Box 191 Whangarei

Telephone Number 09 4383563 Fax Number 09 4380251

Annexures

- (a) An assessment of effects on the environment in accordance with the Fourth Schedule to the Act
- (b) Any other information required by the District Plan or Regional Plan or Act or Regulations to be included
- (c) Other information in accordance with Section 219 of the Act

*FOR NOTIFIED CONSENT ~~A deposit of \$700.00 must accompany this form.~~
 *NON NOTIFIED CONSENT A deposit of \$350.00 must accompany this form
 (;Delete as appropriate)


Note: Any balance payable will be notified subsequent to the decision on this application.



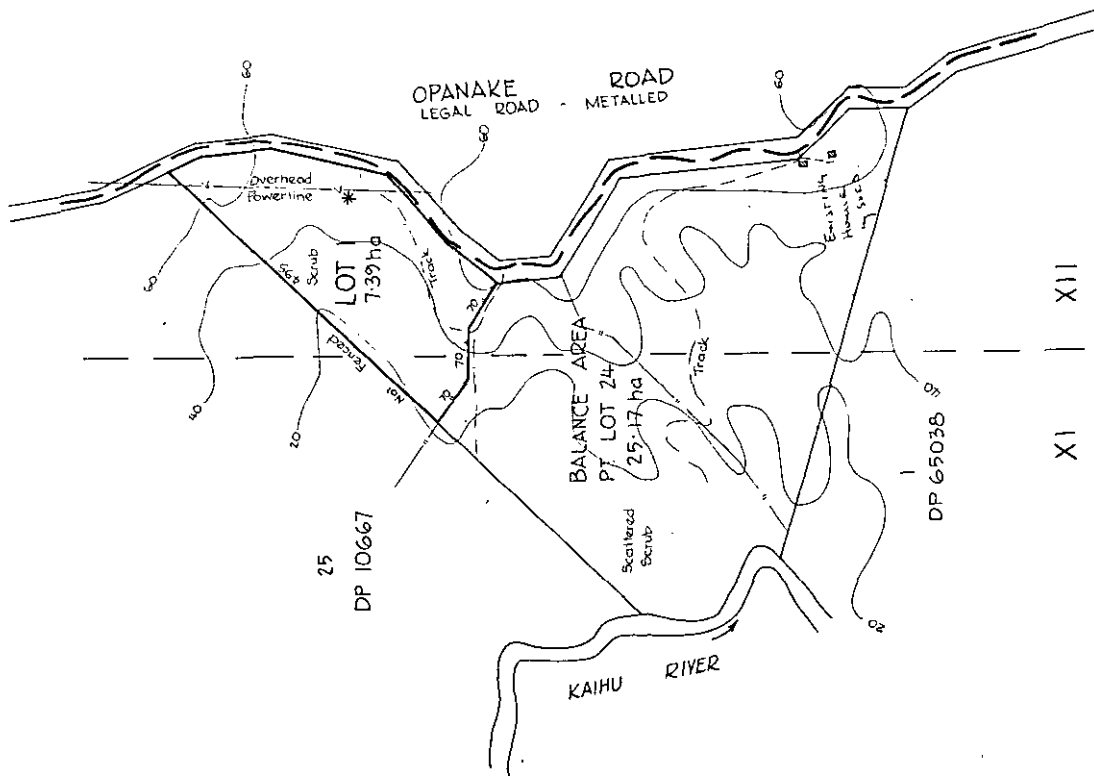
CAUTION

- This is a concept plan. Areas and dimensions are approximate only and subject to final survey.
- The vendor and purchaser must contact the surveyor if sale and purchase agreements are to be entered into using this plan.
- Services must not be positioned using this plan.

COMPRISED IN C.T. 67C/891
 TOTAL AREA : 32.5645 ha
 CONTOURS ARE APPROXIMATE AND IN METRES
 ABOVE MEAN SEA LEVEL.


 BRUCE WOODWARD
 Registered Surveyor

REDUCED COPY



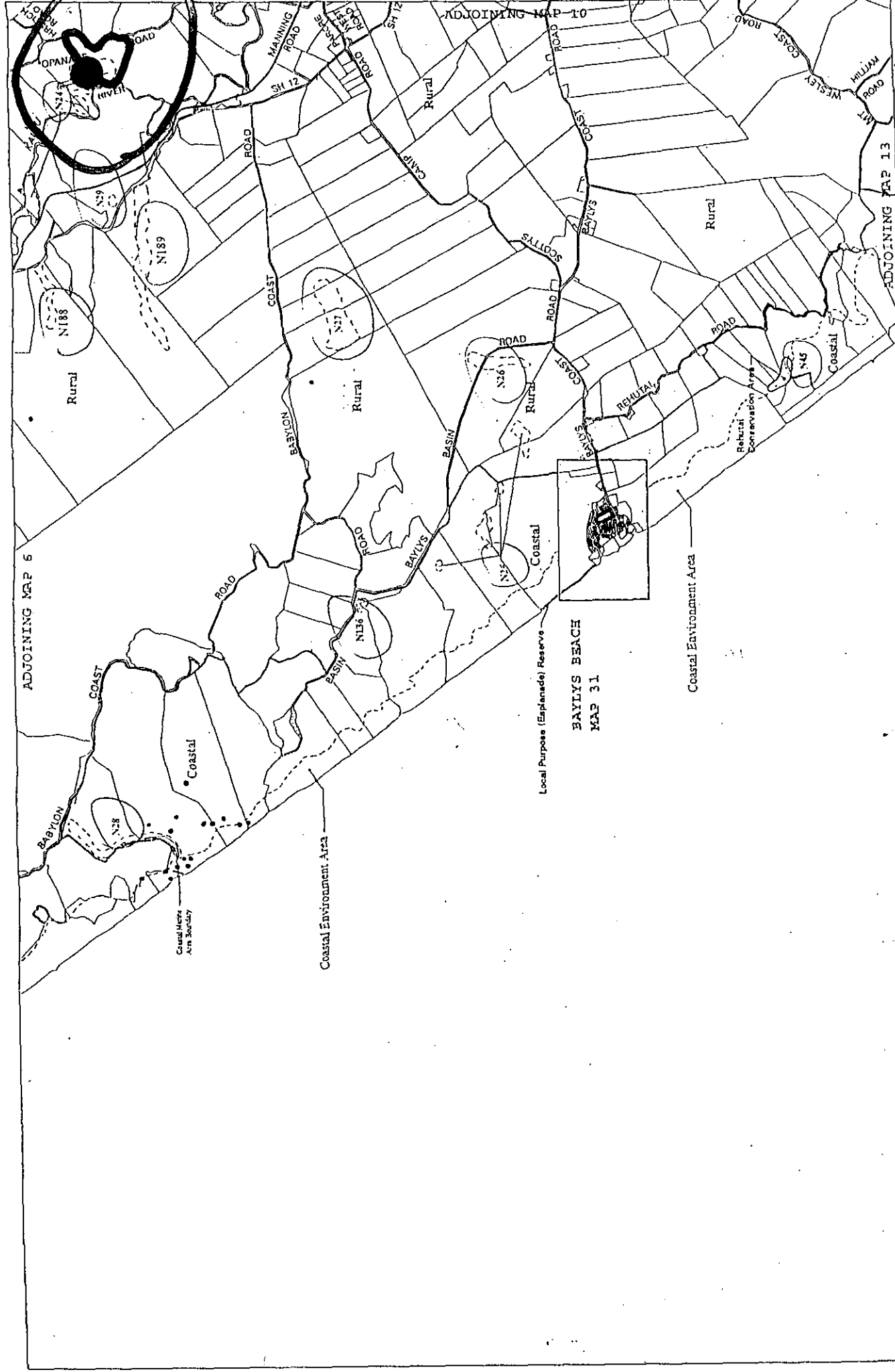
XI | XII
 KAIHU S.D.

PROPOSED SUBDIVISION OF LOT 24
 DP 10667
 BLK. XI & XII KAIHU S.D. - KAIPARA DISTRICT

R. J. & B. J. BELL
 OPANAKE ROAD
 DARGAVILLE

REYBURN & BRYANT
 SURVEYORS, PLANNERS, RESOURCE MANAGERS
 7 Selwyn Avenue Whangarei
 Box 191
 Phone 0-9-438 3553 Fax 0-9-438 0251

AUGUST
 DATE: 1997
 55616



Department of
Survey & Land
Information
71, New Plymouth Street

Planners, Resource Managers
REYBURN & BRYANT

SCALE 1:50,000
0 M 1000 2000 3000 4000 5000
Coastal Base Derived from Digital Coastal
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Survey and Land Information Digital License AK 2350/1



**KAIPARA DISTRICT COUNCIL
DISTRICT PLANNING MAPS**

2004 DES 3 SEP 1007

5616 Bell

No. 67C/1891

References

Prior 1863/85

Transfer No.

N/C. Order No. B.987809.1

Land and Deeds 69



REGISTERED

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 5th day of May one thousand nine hundred and eightynine under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that PETER MICHAEL MOORE accountant and PATRICIA MARGARET MOORE marketing researcher both of Auckland are

seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: ALL that parcel of land containing 32.5645 hectares more or less being Lot 24 Deposited Plan 10667 and being part Kaihu No. 2B Block

Assistant Land Registrar (with signature and seal)

B.408668.2 Mortgage to (now) Susan Phillipa Powell and to James David Campbell Molloyes and Kerry Nevil ... shares - 3.5.1985 at 9.40 o/c and varied 22.5.1986 at 2.38 o/c (See B.539140.1) and varied 10.9.1987 at 1.35 o/c. (See B.727637.1)

4 A.L.R. (with signature)

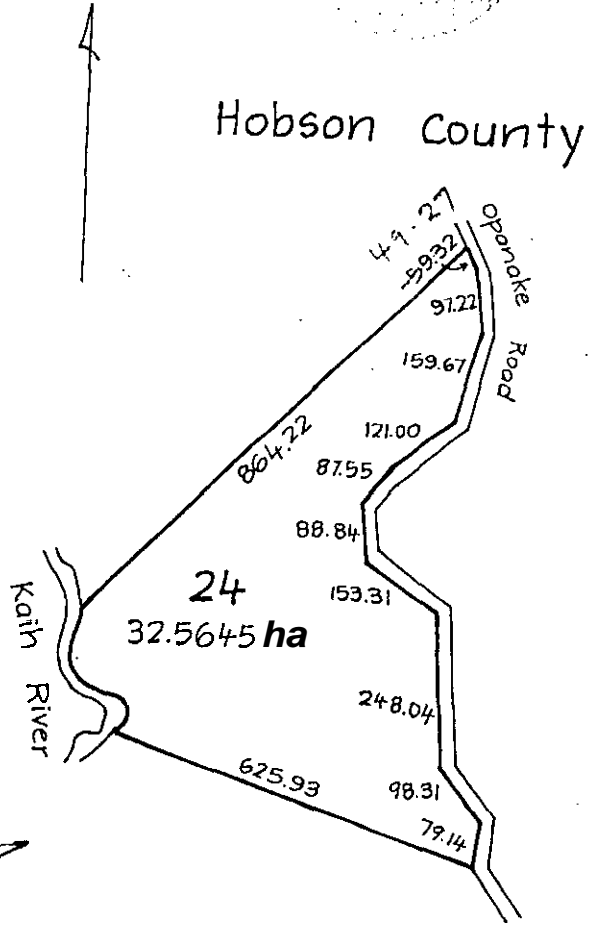
The above memorial of discharge of Mortgage B.408668.2 has not been endorsed on the outstanding copy of the Mortgage production of same having been dispensed with in terms of Section 111 of the Land Transfer Act 1952.

C.046758.2 Transfer to Sandy Knolls Limited at Auckland - 20.9.1989 at 11.53 oc.

A.L.R. (with signature)

C.310500.1 Transfer to Raymond Bell of Dargaville bus contractor and Barbara Jean Bell his wife - at 2.01 o/c

A.L.R. (with signature)



Hobson County

Measurements are Metric

DP 10667

17c. exd: 43

No. 67C/1891

CERTIFICATE OF TITLE No. 1

C.388586.1 Mortgage to The National Bank of
New Zealand Limited - 25.6.1992 at 9.10 o/c

[Signature]
A.L.R.

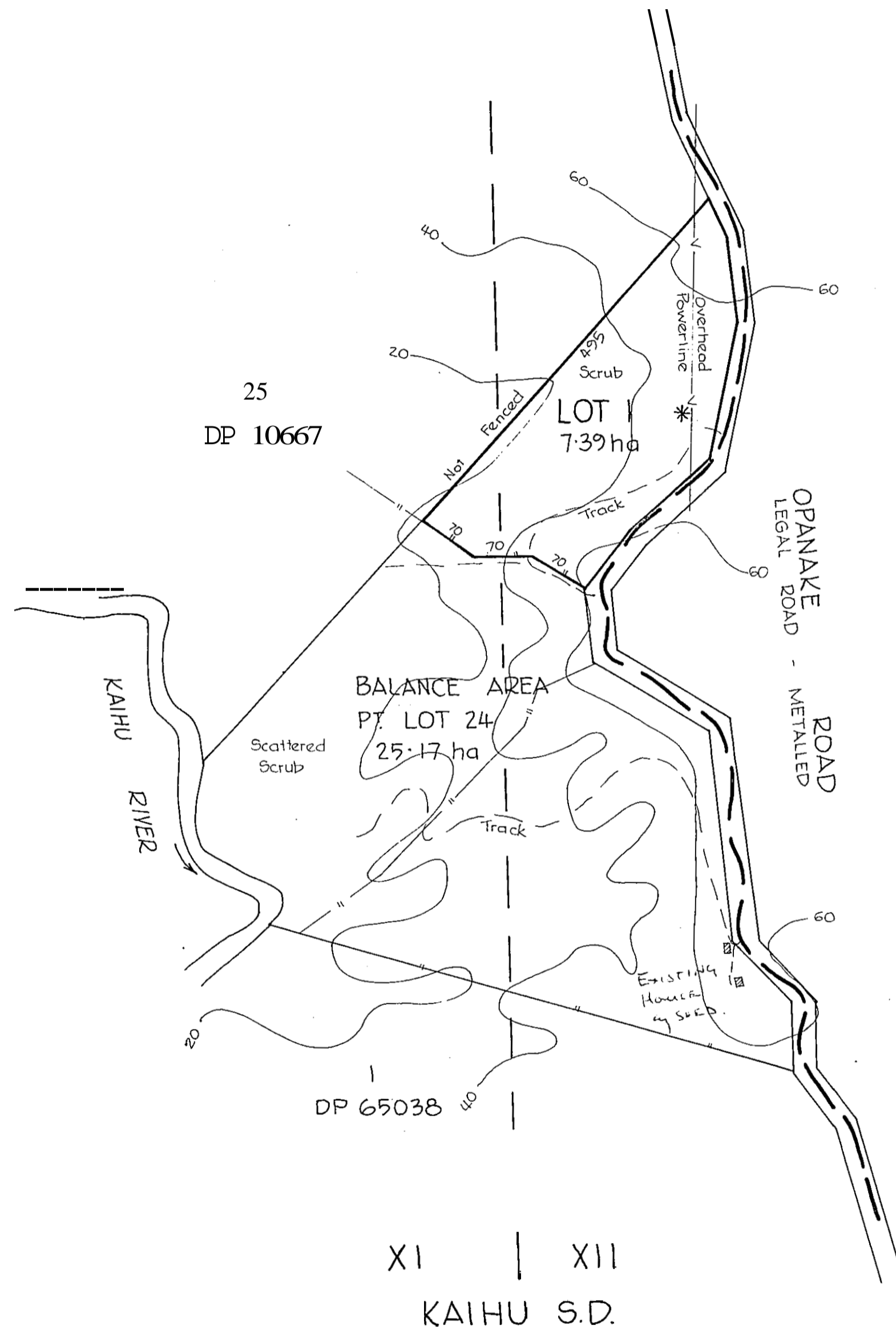
C.844418.1 Variation of terms of ~~mortgage~~ mortgage
C.388586.1 - 19.5.1995 at 3.45 o/c

[Signature]
A.L.R.



CAUTION

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COMPRISED IN C.T. 67C/891

TOTAL AREA : 32.5645 ha

CONTOURS ARE APPROXIMATE AND IN METRES ABOVE MEAN SEA LEVEL.

BRYCE WOODWARD
Registered Surveyor

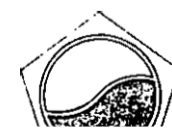
SCALE | : 5000

AMENDMENTS:	

(PROPOSED SUBDIVISION OF LOT 24
 DP 10667
 (BLK. XI & XII KAIHU S.D. - KAIPARA DISTRICT)

CLIENT:
 D.I. & B.I. BFI
 OPANAKE ROAD
 DARGAVILLE

REYBURN & BRYANT
 SURVEYORS, PLANNERS, RESOURCE MANAGERS
 7 Selwyn Avenue Whangarei
 Box 191
 Phone 0-9-438 3563 Fax 0-9-438 0251



AUGUST
 DATE: 1997
 55616