Kaitaia

APPLICATION FOR SUBDIVISION CONSENT

Applicant		**Applicantion No.**
Watson, Stan + Caroline		**RC** 2050797
Date Received		22.2.05
Application Fees		$750–
Receipt/Number		397092
Type of Application		
Zoning of Land		
Legal Description		LOT 3 DP 187780
Property Address and Location	51	Arawhata Rd Kaingaroa Aupouri
Valuation Reference No.		013-651-14
Cross References		
Date Allocated		
Standard Letters		
Assessment		
Section 92		
Decision		
Survey Plan Approval ... S223		
Certification ... S.224 (c)		
Other Certificates ... S.221/222		
Decision/Invoice		
Planner		NEW

RCINF

Return RC File to:

Sheryl Hansford
Environmental Department
KAITAIA

PLANNING COST SHEET

PRE-APPROVAL

RC 2050797

Date	Initial	Description	Time	Rate	Cost
25/2/05	QTH	Set up file	1hr	54-	54-
2/03/05	PJK	Check/allocate	.25	106-	26.50
2/3/05	Admin	Photocopying 4 x 18 = 72 x .20			14.40
3/3/05	MMP	X-Ref	.1	54-	5.40
14.3.05	NEW	Review application	0.5	106.00	53.00 ✓
"	"	Phone call to applicant	0.5	106.00	53.00 ✓
16/3/05	"	Site Visit (hours)	0.75	106.00	79.50 ✓
"	"	" " (Mileage)	24	0.85	20.40 ✓
5/4/05	NEW	Letter to applicant	1.25	106.00	132.50 ✓
12/5/05	NEW	Site Meeting with Applicant	1.75	106.00	185.50 ✓
18/7/05	"	Further s92 Request	1.00	111.00	111.00 ✓
11/10/05	NEW	Email to Agent	0.25	111 -	27.75 ✓
"	"	Reviewing File Status	0.25	111 -	27.75 ✓
14/12/05	DOM	Liaison with Applicant	0.25	111 -	27.75 ✓
"	"	Section 94 Assessment	2.0	111 -	222.00 ✓
12/1/05	"	Section 104 Report	1.25	111 -	138.75 ✓
"	"	Drafting Decision + Conditions	0.75	111 -	83.25 ✓
"	NEW	Peer Review + Amendments	0.5	111 -	55.50 ✓
20/1/06	WES	check & sign off	.5	101 -	50.50
2.3.06	RIC	Engineering	1.	106 -	106.00
	RIC	Travel	32km	.85	27.20
25.01.05	GFP		.70	101 -	70.70
		Check			
20.01.06	Admin	Mail Out	.3	57.00	17.10
				Sub Total	1589.45
				Less Deposit	750.00
				TOTAL	$ 839.45

** Applicant is only to be charged travel time and mileage from nearest Service Centre.*

Enviro/forms/1plancostsheet

DETERMINATIONS PURSUANT TO SECTION 94 OF THE RESOURCE MANAGEMENT ACT 1991

Applicant: Watson, Stan + Caroline RC 2050797

Activity:							
	TDP	Controlled		Discretionary		Non-Complying	
	PDP	Controlled		Discretionary or Restricted Discretionary		Non-Complying	

A. WRITTEN APPROVAL REQUIRED **Obtained**

Name:	How Affected:	Yes	No

n "THAT pursuant to Section 94 Council considers that the above persons/no persons may be ely affected by the granting of this resource consent."

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

M ..... Date: .....

NON-NOTIFICATION

s for Non-Notification:

Decision "THAT pursuant to Section 94 Council determines, for the reasons outlined above that this application need not be notified."

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

ESM/RCM ..... Date: .....

C. NOTIFICATION

Reasons for Notification:

Decision "THAT pursuant to Section 94 Council determines, for the reasons outlined above that this application be notified."

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

ESM/RCM ..... Date: .....

HPID: 01703
013-651-14

Far North District Council

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

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

TAX INVOICE

Stanley Roy Watson
Arawhata Rd
R D 3
Kaitaia 0500

DEBTOR A/C: 1433408
INVOICE DATE: 29 June 2006
REFERENCE NO: 188407
NUMBER: DCF-1403-SUB

DEVELOPMENT CONTRIBUTION CHARGES

Details:	RC2050797 - Subdivide to create 1 additional lot
Site Address:	Lot 3, Arawhata Road, Kaingaroa 0500

Description	**$ Amount**
ROADING Development Contribution	3,242.25
COMMUNITY INFRASTRUCTURE DC	1,896.75
RESERVES District Financial Cont - Res	283.64
RESERVES Northern Ward - Res	1,134.54

COPY

Raised for Colette KTA 29/06/06.

This Invoice includes GST of $728.58 **TOTAL** **$6557.18**

NAME OF A/C:

Stanley Roy Watson
Arawhata Rd
R D 3
Kaitaia 0500

DEBTOR A/C: 1433408
INVOICE DATE: 29 June 2006
REFERENCE NO:: 188407
NUMBER DCF-1403-SUB
TOTAL: $6557.18

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Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

FACSIMILE

Company:

Attention: Jasmine

From: Adele.

Department: Planning - Kaitaia **Direct Fax No:**

Date: 29/6/06

Page(s) including cover page:

Subject: RC 2050797 - Watson Def 1403

Valuation attached

NOTE: If this fax, and its attachments, are illegible or you do not receive the same number of pages as stated above, please telephone the writer immediately on 0800 920 029

R.C. 2050797 – DCF 1403

GARTON & ASSOCIATES LIMITED

8 June 2006

RECEIVED 12-6-06

Russell Garton
Registered Valuer

Gavin Thomas
Registered Valuer

Zana Lucich
Registered Valuer

Matthew Buchanan
Registered Valuer

Phillip Grahn
Valuer

Nicholody Spaull
Valuer

The Senior Planner
Far North District Council
PO Box 752
KAIKOHE

Dear Sir

Re: CW & SR Watson – Valuation for Calculation of Council Levies in terms of a Resource Consent proposal – plan prepared by Thomson Survey Ltd dated March 2006

Further to instructions to complete a **GST Inclusive Current Market Valuation Assessment** for the land as to lot 2 of 4125m^2 in the proposed subdivision of lot 3 DP187780, I report as follows. I inspected this vacant proposed lot on 6 June 2006 and this forms the effective date of this valuation assessment.

This rural production zoned lot comprises a small scrub covered triangular section which slopes to the northeast and down into a gully. I note an area 'A' which is subject to an Easement (land covenant) noted on the title plan. The subdivision allows for a very good dwelling site position towards the Mangatete Road or southern side of the block on the elevated land beside the road clear of the gully and with distant "peep" water views available, of Rangaunu Harbour.

VALUATION

In completing my assessment I have had regard for recent sales of other small lifestyle lots in this location in establishing the following value

Current Market Value of land (GST inclusive, if any) **$ 65,000**

I thank you for these instructions and trust that I have provided sufficient information.

Yours faithfully

R H Garton B Ag Com (Valuation & Farm Management)
Registered Valuer
A.N.Z.I.V S.P.I.N.Z. S.N.Z.I.P.I.M.
russell@gartonassociates.co.nz

MANGATETE HEIGHTS WATSON.RES.CON RG 8.06.2006.doc

Far North
District Council

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

Te Kaunihera o Tai Tokerau Ki Te Raki

DCF1403
WATSON

COPY

22 March 2005

Stan and Caroline Watson
51 Arawhata Road
Kaingaroa
RD3 KAITAIA

Dear Mr and Mrs Watson

RE: RC2050797 – VALUATION FOR ASSESSMENT OF DEVELOPMENT CONTRIBUTIONS

I refer to your client's application for the above Resource Consent.

Under Council's Development Contribuiton Policy, your client is liable for Development Contributions in relation to this development. The payment of the contributions must be made prior to the issue of your client's Section 224 (C) Completion Certificate for this subdivision.

In order to assess your client's liability for reserves development contributions, we request a market valuation of the additional lots created by this subdivision, not more than 3 months old from the date of this letter. The valuation must be carried out by a Registered Valuer who must verify that it is a current market valuation. The valuation must be forwarded to us within 4 weeks from the date of this letter.

Unless agreed otherwise, if a valuation is not received by us on the due date, Council will be unable to proceed further with contribution calculations. Your client will need to be advised of the total contributions owing for subdivision and such costs paid before issue of the 224 (C) Completion Certificate is provided and title received.

If you have any further queries regarding this matter, please do not hesitate to contact.

Yours faithfully

Jasmine Pirini
Support Officer
UTILITIES DEPARTMENT

DEVELOPMENT PROCESSES
Assessment of Development Contributions

The assessment of the Development Contributions currently payable for the below Consent have been made in accordance with Councils current Policy. These have been calculated as follows:

CONSENT #	2050797	DCF # 1403.	
Planner	NEW	PID # 3301703	LUC/SUB
Contribution Type	**Basis of Assessment**		**Amount ($)**
WATER	NA		/
WASTEWATER	NA		/
ROADING	1 lot @ 3242.25		$3242.25
STORMWATER	Nil.		
COMMUNITY INFRASTRUCTURE	1 lot @ 1896.75		$1896.75
RESERVES IBA.	$\frac{1200m^2}{4125} \times 65,000 \times 7.5\%$		$1418.18
TOTAL			

The Roading Contribution is capped at ( ) % of the developments value. A valuation by a Registered Valuer, not more than 3 months old from the date of this letter will be required to verify the valuation of the development

The final Development Contributions for roading/stormwater/water/wastewater services may be adjusted, and a discount obtained, if the value after sub division is less than $60,000 per lot. A valuation by a Registered Valuer, not more than 3 months old from the date of this letter will be required to verify the valuation of the development in order for the adjustment to be considered.

The final Development Contributions for roading/stormwater/water/wastewater services may be adjusted, and a discount obtained, if the value after development is less than $120,000 per residential unit. A valuation by a Registered Valuer, not more than 3 months old from the date of this letter will be required to verify the valuation of the development in order for the adjustment to be considered.

Your development is in the Area of Benefit for (water /wastewater /water and wastewater*). As such, you will be liable for Development Contributions for these services on Building Consent or Connection.

7.5%

The Reserves Contribution is calculated on the basis of a value of ( ) of additional lots created by the sub division in accordance with the valuation by you Registered Valuer as supplied to us.

The Reserves Contribution is calculated on the basis of the value of ( ) 20m2 of land for each additional household in accordance with the valuation by your Registered Valuer as supplied to us.

Development Contributions are payable prior to the issue of your Section 224 (c) Certificate.

Development Contributions are payable prior to the commencement of the activity or use to which your Resource Consent relates.

Please note that you may apply in writing if you wish Council to further consider the Development Contribution Assessment. Any such request must be made in writing within 15 working days after you have received the notification of the assessment, and must set out the reasons for the request. A payment of $100.00 is required with the application, to cover the administrative costs for the further consideration.

Council will consider the request as soon as practicable. You will be given at least 5 days notice of the date, time and place of the hearing. Having heard the request, Council will communicate its decision to you within 10 working days of the hearing.

Far North District Council

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Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

Application No. 2050797

Wednesday, 2 March 2005

RECEIVED
- 3 MAR 2005
UTILITY SERVICES

DEVELOPMENT ENGINEER
ATTENTION: TANYA NOWELL
FAR NORTH DISTRICT COUNCIL

Dear Sir/Madam

RESOURCE CONSENT APPLICATION - WATSON, STANLEY ROY - SUBDIVISION

Please find enclosed a resource consent application received by Council, which may be of interest to your organization.

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

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

Yours faithfully

NICK WILLIAMSON
RESOURCE PLANNER

ENVIRONMENTAL

24 FEB 2005

RECEIVED

KC 2050797

143340/41

(See Notes Opposite)

1. I (full name of applicant)

Surname Watson First Names Stan & Caroline

Hereby apply for **a) LAND USE CONSENT** ☐ **b) SUBDIVISION CONSENT** ☑

I am the owner of the property, (Owner, Occupier, Lessee, etc.,)

Name and Address of Owner (If different from above)

Address 51 Arawhata Road, Kaingaroa, RD3.

2. Any Additional **FEES & CHARGES** relating to this application shall be invoiced to : **(Please tick appropriate box)**

A. APPLICANT **(as in 1.above)** ☑ or **B.** AGENT **(as in Note 6 opposite - application must be signed by agent)** ☐

3. The following additional resource consents are required in relation to this proposal and have/have not been applied for :

Have you lodged an application with Council for a building consent ? No ☑ Yes **BC N°**

4. DESCRIPTION OF ACTIVITY :

3301703

Sub division of Bare land for eventual residential (1 acre from 1.6HA)

3301703

5. LEGAL DESCRIPTION
The application site is located at :

Street address 51 Arawhata Road, Kaingaroa, RD3 **RAPID** Number : 51

Valuation Roll Number 00013-65114 (Can be obtained from your rates notice or a Customer Liaison Officer PH : 0800 920029)	Lot(s) or Section N° : 3 DP N° 187780 BLK	Certificate of Title : (Not more than 6 months old)

6. ADDRESS FOR SERVICE/CORRESPONDENCE - AGENT/REPRESENTATIVE :

Name of Agent/Representative (if appropriate)

Address For Service :

Phone : Home Business Fax N°

Email Address :

7. ADDRESS FOR SERVICE/CORRESPONDENCE - APPLICANT :

Name of Applicant S & C. Watson

Address For Service : 51 Arawhata Road, Kaingaroa, RD3

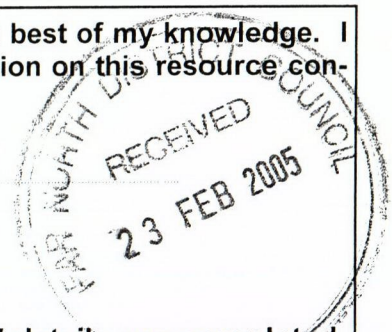
Phone : Home 408 7564 Business Fax N°

Email Address : Stancaro@free.net.nz

The information supplied with this application is true and complete to the best of my knowledge. I understand that Council is relying on this information in making its decision on this resource consent.

Signature of Applicant/~~Agent~~ :
(Strike out that which does not apply)

Dated : 2/8/04



Please Note : Council is unable to accept your application until *all* details are completed, *all* relevant information provided, the application signed and the Standard fees paid. (See notes below and check list back page). Application must be signed by agent if receiving invoices as in question 2 opposite.

NOTES

1. Full name and address of applicant must be given, however if applicant is not the owner of the property, name and postal address of owner must be supplied.

2. Additional fees and charges associated with the processing of the consent can be invoiced directly to the applicant or alternatively, to the agent who is acting on his/her behalf.

3. Additional consents - Specify the following : Land use consent, subdivision consent, coastal permit, water permit, discharge permit or other consents as relevant, as well as any consent required under other legislation or other authority (ie Northland Regional Council) that may be important in regard to the proposal. Indicate if this application is in relation to a Building Consent, if so, give BC number.

4. Briefly describe the activity, i.e. Subdivide into three Lots; Build new cattery; New building too close to boundary etc.,

5. Legal Description. Describe the location in a manner which will allow it to be readily identified, eg. The street address, legal description, the name of any relevant stream, river or other body to which the application may relate, proximity to any well known landmark, etc.

6.& 7 Address for Service/Correspondence - If you are making your application through a consultant or other agent, then those details must also be provided. The agent is authorised to sign on behalf of the person making an application, and **must** sign the application if '**Box B**' is ticked in question 2.

SUBDIVISION APPLICATIONS - You are advised to employ a registered land surveyor or other professional to submit your application. He or she can advise you about the most appropriate type of subdivision for your land and estimate the total cost.

Office Use Only

Resource Consent N° : 2050797

Valuation N° : 13-651-14

Applicant I.D. N° : 143340

Agent/Rep I.D. :

RECEIVED AT KAITAIA ***OFFICE***

DATE 21.2.05 ***RECEIPT N°*** 397092

FEES RECEIVED $ ~~520-00~~ 750-00

CHECKED BY SPP

Customer Liaison Officer

1

RESOURCE CONSENT INFORMATION PACK

PLEASE COMPLETE THIS FORM TO THE BEST OF YOUR ABILITY AND INCLUDE WITH YOUR RESOURCE CONSENT APPLICATION FORM

WHAT ARE YOU PROPOSING TO DO?

sub divide 1 ACRE from 1.18ha, Lot 3, DP 187780

WILL YOUR PROPOSAL REQUIRE ANY OF THE FOLLOWING?

- The Construction / Extension / Demolition of Buildings — ~~Yes~~ / No
  If yes, please provide plans / diagrams drawn to scale showing the location, design and finished exteriors of the building(s)
- Earthworks — ~~Yes~~ / No

  If yes - What volume .....

  - Maximum height / depth .....

  (Please note that Council requires an engineers report for any earthworks over 50 cubic metres in volume and / or creates a cut face over 1.5 metres in height)
- Vegetation Clearance — Yes / ~~No~~

  If yes - What type — Manuka scrub

  - How much — ½ acre
- Formation of an Accessway and / or Parking Area — ~~Yes~~ / No
  If yes, the parking and associated manoeuvring areas will need to be shown on a site plan drawn to scale
- Effluent and Stormwater Disposal Systems — Yes / ~~No~~

  If yes - How will effluent be disposed of (on-site or to a reticulated system) — on site

  - How will stormwater be disposed of (on-site or to a reticulated system) — on site

  - Has an engineer designed the system(s) — ~~Yes~~ / No
- Any Buildings Within 40 Metres of a Water Body (i.e. stream, river, the sea, lake, etc.) — ~~Yes~~ / No

  If yes - How far .....

WHERE POSSIBLE PLEASE USE DIAGRAMS AND PLANS DRAWN TO A RECOGNISED SCALE TO DETAIL THE PROPOSAL

DESCRIPTION OF THE SITE AND SURROUNDING AREA

- What is the Area of the Site residential

- What is the Topography of the Site (Flat / Rolling / Sandy / Wetland, etc.)

Rolling

- What Vegetation is Contained on the Site

Manuka scrub

- Are There any Existing Buildings on the Site [redacted] / No
  If yes, please describe and provide a site plan showing their location and any access to these buildings

- Are There any Special Features On or Near the Site [redacted] / No
  (e.g. archaeological sites, notable trees, historic buildings)
  If yes, please describe

If you are unsure regarding the possibility of historic sites, such as pa sites and buildings, you are advised to contact the New Zealand Historic Places Trust, who will be able to tell you more regarding possible sites.

- What is the Current Use of the Site and Surrounding Areas

No use, residential nearby

ASSESSMENT OF ENVIRONMENTAL EFFECTS

An Assessment of Environmental Effects is required with all resource consent applications. You will need to consider actual and potential effects, and whether they will be minor or significant.

The detail of the assessment should reflect the magnitude of your proposal, i.e. if you are constructing a garage, your Assessment of Environmental Effects will be simple, as opposed to an Assessment for a motel complex. If any effects are unknown, it is recommended that you obtain professional advice to determine what the effects will be.

WHAT ASPECT(S) OF YOUR PROPOSAL WILL AFFECT:

- **Others on Your Property and / or Your Neighbours?**
  (e.g. shading of their property, stormwater flows, increased noise)

None

Will these Effects be Significant or Minor, and How Can They be Reduced?

None

- **What Effects Will the Proposal Have on the Wider Community?**

None

Will these Effects be Significant or Minor, and How Can They be Reduced?

None

- **Maori Culture? (e.g. destroy or occupy site of significance to Maori)**

None

- **Any Ecosystems? (e.g. habitats for flora / fauna)**

None

- The Landscape and Visual Amenity of the Environment?
  (e.g. buildings seen from the coast, vegetation clearance / earthworks)

  None

  Will these Effects be Significant or Minor, and How Can They be Reduced?

  Minor - blends in with surroundings

- Any Archaeological Sites, Historic Buildings, Notable Trees, or any other Area with a Recognised Value? (e.g. recreation or scientific area or site)

  None

  Will these Effects be Significant or Minor, and How Can They be Reduced?

  Minor

- Waterways in the Area?

  Small stream at bottom in wintertime.

  Will these Effects be Significant or Minor, and How Can They be Reduced?

  Minor

- Any Existing or Potential Natural Hazards? (e.g. flooding, slips)

  No potential hazards

  Will these Effects be Significant or Minor, and How Can They be Reduced?

  Minor

WILL YOUR PROPOSAL INVOLVE THE:

- Discharge of Contaminants Into the Environment? ~~Yes~~ / No
  If yes, please describe

  —

- Use of Hazardous Substances or Hazardous Installations ~~Yes~~ / No
  If yes, please describe

—

CONSULTATION WITH POTENTIALLY AFFECTED PARTIES

Where the District Plan(s) provides, and / or where Council deems it necessary, you may be required to undertake consultation with any parties who may be affected by your proposal, to obtain their written approval consenting to your proposal. As a guideline, Council generally requires written consents from all adjoining landowners and a local Iwi representative.

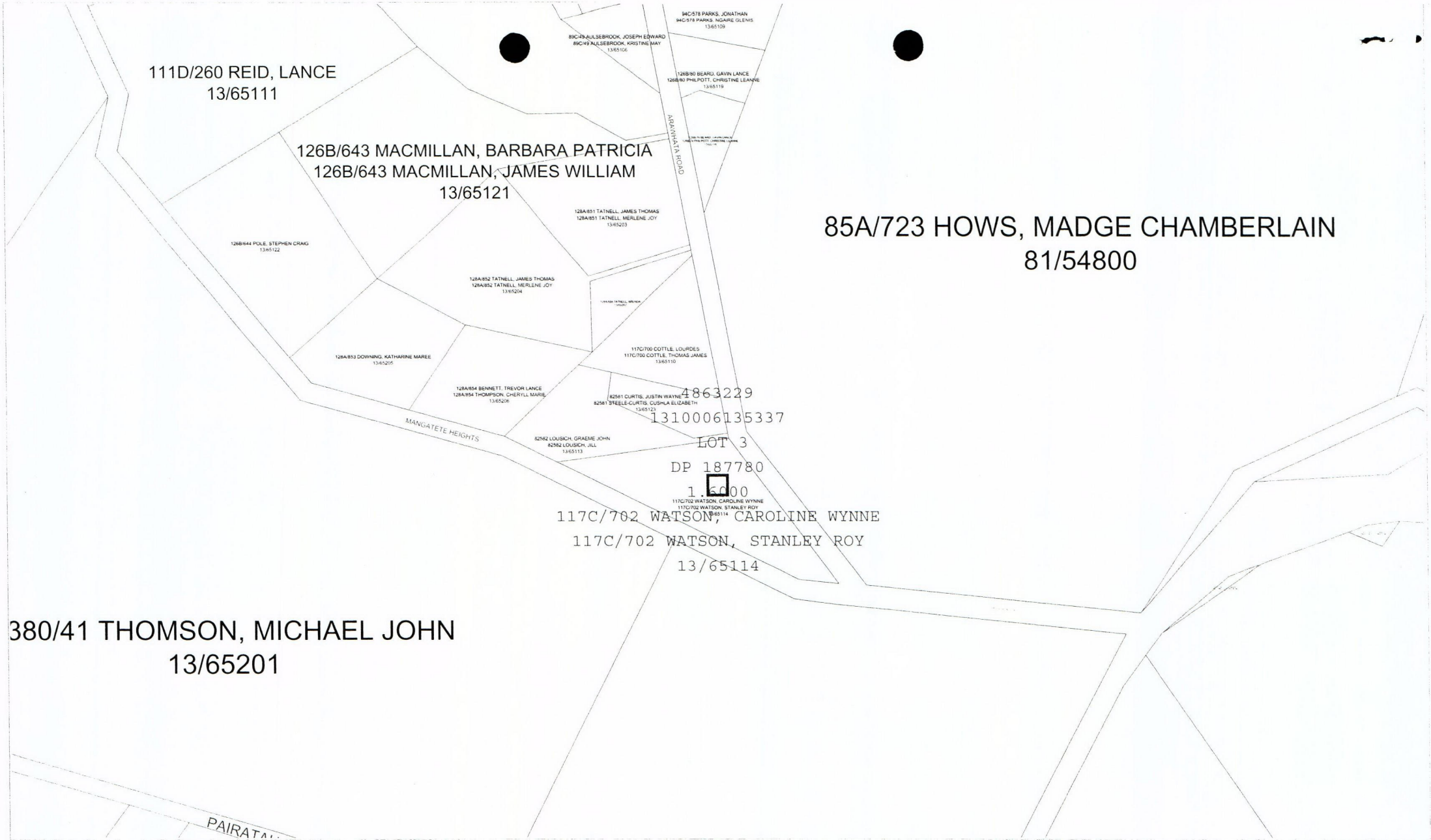
- Have you Discussed your Proposal with People who may be Affected by your Proposal? Yes / ~~No~~
  If yes, please list those people

Yvonne Ogle (land owner over the road)

Justin Curtis (neighbour, next door)

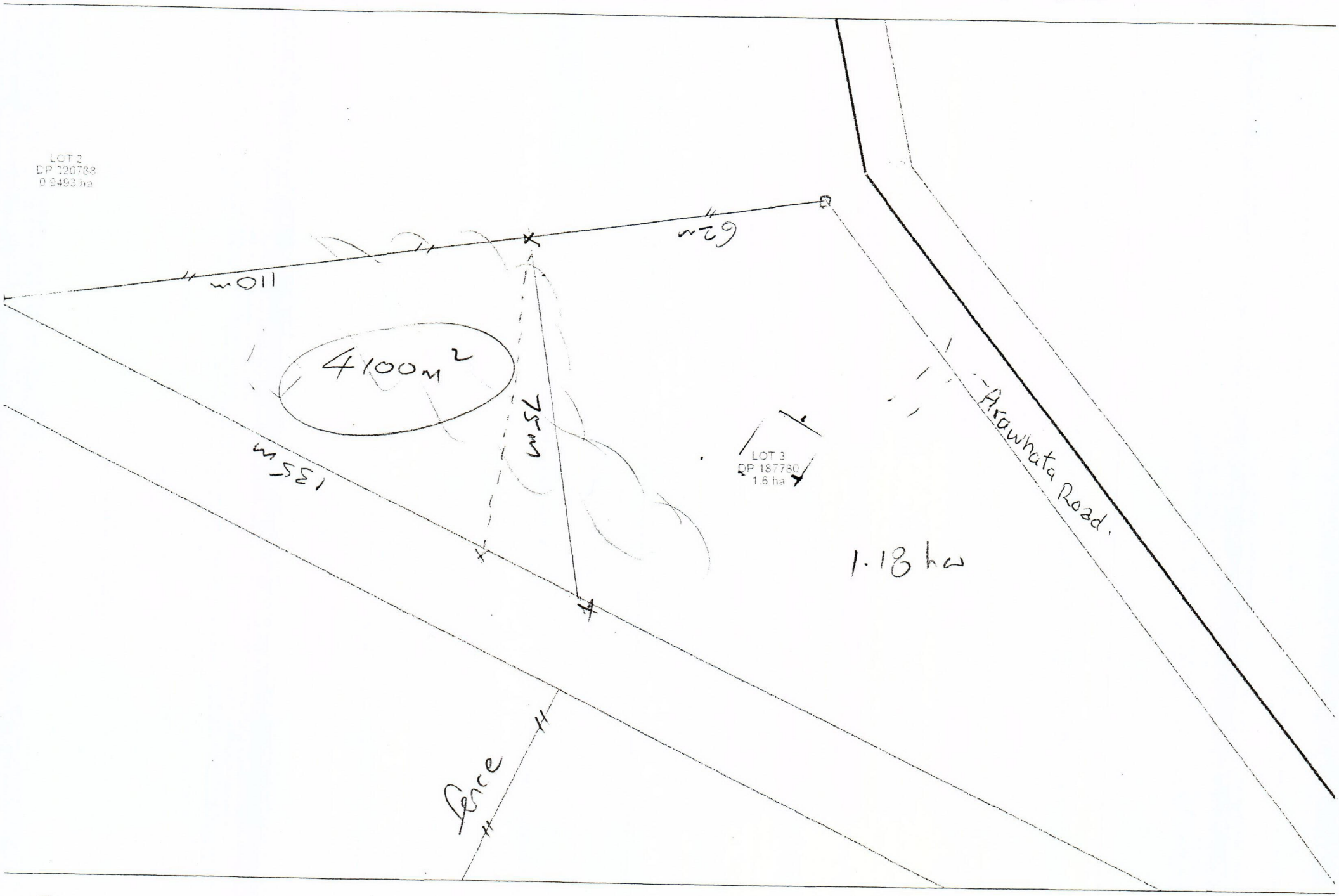
G & C. Beard (section owners adjoining property

- Have any People Given Their Written Approval? Yes / ~~No~~
  If yes, you will need to include these as part of your consent



13/65114

Survey and Title Data as at 1-JANUARY-2005, Valuation and Sales Data as at 21-DECEMBER-2004 and Geodetic Mark data as at 1-JANUARY-2005. For additonal mark data visit www.linz.govt.nz. Cadastral Information from LINZ Core Record System (CRS). CROWN COPYRIGHT

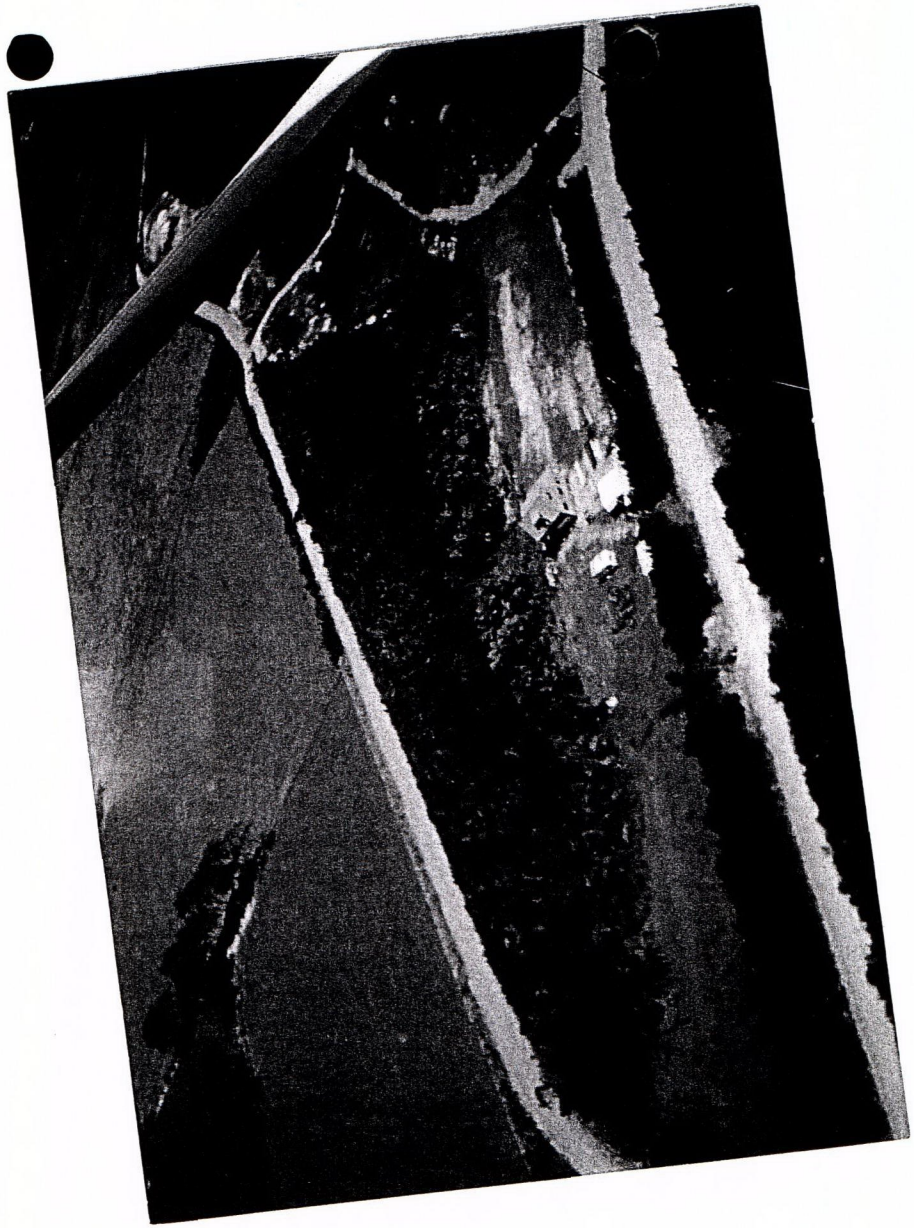


QuickMap

0 20 40 60 80 100 120m

Scale 1:1000

Topographical and Cadastral map derived from LINZ data.



ENVIRONMENTAL

RECEIVED

FAR NORTH DISTRICT COUNCIL
ENVIRONMENTAL SERVICES

GEMS CER #:	224
221	
2781	2780

Date Rec'D: 22/6/06. Valuation #: 13-651-14.

LT/DP No.: 370981 File No. RC: 2050797.

Client: WATSON, Stan & Caroline.

COMPLIANCE CERTIFICATES

I confirm that the above applicant has met the conditions imposed by Council on 20/11/06 (date), and approve the release of a Certificate, under Section 306 of the Local Government Act 1974 / Section 224 of the Resource Management Act 1991.

		Rct No.	Date
CERTIFICATE FEE PAID: (code): 224 C	$ 560-00.	758209	29/6/06
OTHER CONTRIBUTIONS PAID: (code): 221	$ 180-00.	758209	29/6/06
BOND PAID: (code): Bond Fee	$ 260-00	758209	29/6/06
ADDITIONAL COSTS: - (code): INV 188407	$ 6557-18	758209	29/6/06
(description): (Roading Community Reserves Reserves)			
PAID	$ 7557-18.		

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

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

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

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

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

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

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

RESOURCE PLANNER: _____ Date: 6 July 2006.

ENGINEER: _____ Date: _____

Derryn Williamson

From: Derryn Williamson
Sent: Thursday, 6 July 2006 10:43 a.m.
To: Marius Gabriels
Subject: RE: RC2050797 - Watson

Thanks Marius,

I will keep a record of the account/dept code etc on the file and invoice number ect... so it is easy to find.

Cheers
Derryn

From: Marius Gabriels
Sent: Thursday, 6 July 2006 9:18 a.m.
To: Derryn Williamson
Subject: RE: RC2050797 - Watson

Hi Derryn
Thanks for that, I just get a bit concerned that when it`s time to pay back a bond you can`t always find the account it`s been paid into. If you have a foolproof system up there by all means put it in the bank.
I have instructed GHD to approach both Watsons and Fultons to carry out the work required up to the value of $5000, we will let you know when the bond is to be released.

Regards

Marius Gabriels
Development Engineer
Roading & Stormwater
Far North District Council

From: Derryn Williamson
Sent: Wednesday, 5 July 2006 9:04 a.m.
To: Marius Gabriels
Cc: Adele Gardner
Subject: RE: RC2050797 - Watson

Hi Marius,

Adele has passed this on to me to sort out, Council has a policy on cash bonds and they are to be banked into the Council's bond account. The reason being is that the applicant may cancel the cheque without Council knowing or even close the account which the cheque relates to. This may seem unlikely however that is a risk that Council doesn't need to bear. If they want to pay a cash bond for the works then they will have to have the money banked into our account, otherwise they must do the works up front. I am guessing that this is more a cash flow matter for the applicant rather than the ability to release the bond money once the works have been completed. I have spoken to Greg and he advised that the releasing on bond money once we get the all clear from the relevant department should only take 2-3 working days.

Cheers

Derryn

From: Adele Gardner
Sent: Tuesday, 4 July 2006 4:34 p.m.
To: Derryn Williamson
Subject: FW: RC2050797 - Watson

FYI

From: Marius Gabriels
Sent: Tuesday, 4 July 2006 4:24 p.m.
To: Adele Gardner
Subject: RE: RC2050797 - Watson

Hi Adele
I agree with Lynley and what was said regarding the bond and the $5000, is it possible to just hold the cheque without banking it and then return when the work is completed? It concerns me that once the accountants get their hands on any money it`s so hard to get it back.

Regards

Marius Gabriels
Development Engineer
Roading & Stormwater
Far North District Council

From: Adele Gardner
Sent: Thursday, 29 June 2006 2:29 p.m.
To: Marius Gabriels
Subject: RC2050797 - Watson

Hi Marius

I have a 224 application for the above - in the letter from Thomson Survey it quotes:
"During discussions between Lynley Newport and Marius Gabriels regarding condition 3b it was agreed that Council should accept a reasonably short-term bond of $5000 and facilitate the completion of the works."

Now, are you able to confirm this please.
Also we have a seperate cheque for the $5000, are you able to supply a code number for this please as to where this is receipted.

Adele

Adele Gardner

From: Adele Gardner
Sent: Friday, 30 June 2006 9:22 a.m.
To: Marius Gabriels
Subject: FW: RC2050797 - Watson

Hi Marius

I require confirmation on this one before I can continue please.

I also now have a receipting code (kindly from Donna) for the $5000.

Thanks
Adele

From: Adele Gardner
Sent: Thursday, 29 June 2006 2:29 p.m.
To: Marius Gabriels
Subject: RC2050797 - Watson

Hi Marius

I have a 224 application for the above - in the letter from Thomson Survey it quotes:
"During discussions between Lynley Newport and Marius Gabriels regarding condition 3b it was agreed that Council should accept a reasonably short-term bond of $5000 and facilitate the completion of the works."

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Also we have a seperate cheque for the $5000, are you able to supply a code number for this please as to where this is receipted.

Adele

RC 2050797.

Far North District Council
GST No 52-004-926

****Duplicate Receipt****

Private Bag 752
Memorial Ave
Kaikohe 0400

Phone: 0800 920029
09 4052750

Receipt No 762365
Date: 06-JUL-2006 Drawer:KTCS1

SR WATSON & CW PEIRCE
Arawhata RD
R D 3
Kaitaia 0500

RC BDGEN	
	5,000.00
SR WATSON & CW PE Cheq	-5,000.00
Receipt Amount:	5,000.00
Amount Tendered:	5,000.00
Change Issued:	
Rounding Amount:	

*Includes GST

THOMSON SURVEY LIMITED

SURVEYORS AND RESOURCE PLANNERS

Received:
22 JUN 2006
m67 641
Dept
Envivo - Plan

20 June 2006

Our Reference: 7142.224

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

ATTENTION: PAT KILLALEA

Dear Sir,

RE: S & C WATSON – ARAWHATA RD & MANGATETE HEIGHTS, KAINGAROA
RC 2050797

Please find enclosed an application for Section 224(c) certificate and two cheques one for $5000.00 (short-term bond) and one for $7557.18 being the remainder of the fees and contributions for this application. These cheques are for the following:

• 224 (c) Certificate	$ 560.00
• 221 Consent Notice	$ 180.00
• Bond (Short-Term)	$ 5000.00 (Separate Cheque)
• Bond Fee	$ 260.00
• Roading	$ 3242.25
• Community Infrastructure	$ 1896.75
• Reserves	$ 1418.18
	$12557.18

During discussions between Lynley Newport and Marius Gabriels regarding condition 3b it was agreed that Council should accept a reasonably short-term bond of $5000.00 and facilitate the completion of the works.

Also enclosed is the valuation for reserves contribution, a clearance certificate from Top Energy and a letter from Telecom stating that their requirements are nil.

Should you require any further information please do not hesitate to contact this office.

Yours faithfully

Lilian Aldridge

Lilian Aldridge
Secretary
Thomson Survey Ltd

315 Kerikeri Road, Kerikeri.
P.O. Box 372, Kerikeri, New Zealand.
Email: kerikeri@tsurvey.co.nz
denis@tsurvey.co.nz, david@tsurvey.co.nz

Telephone: **09 4077360**
Facsimile: **09 4077322**
After Hours: Director: Denis Thomson 09 405 9377
After Hours: Planner: David Stringer 09 407 6532

Background picture represents a New Zealand surveying trig station, used to beacon control survey marks

FAR NORTH DISTRICT COUNCIL,
ENVIRONMENTAL SERVICES DEPARTMENT,
PRIVATE BAG 752, KAIKOHE

APPLICATION FOR SECTION 224(c) CERTIFICATE PURSUANT TO THE RESOURCE MANAGEMENT ACT 1991

a) I THOMSON SURVEY LTD (~~owner~~/agent) hereby apply for a Section 224(c) Certificate for S & C WATSON the site at: ARAWHATA RD & MANGATETE HEIGHTS, KAINGAROA subdivision plan no: 7142 application no: RC2050191 as the following have been carried out to satisfy the conditions of my subdivision consent.

3a Top Energy clear cert enclosed. Telecom requirements, Nil.
See enclosed Telecom letter dated. 26 May 06.
b. Covered by short term bond.
c Fee for Consent Notice enclosed.

I request Council inspect compliance with the conditions where necessary and if to their satisfaction, issue the Section 224(c) certificate. The new DP number issued by the Land Titles Office is: 310981

b) Other certificates required .....

c) Enclosed please find a copy of the reserve contribution valuation and payment of:

Amount : $ 1418-18

d) Other Contributions:

221 Consent Notice	180-00
224(c) with Eng.	$ 560-00
Roading	$ 3242-25
Community Infrastructure	$ 1896-75
Bond	$ 5000-00
Bond Fee	$ 260-00
Total	$ 12,557-18

e) Assets to be vested/transferred to Council:

	Estimated Value
	$
	$

(continue on separate sheet if necessary)

NAME AND ADDRESS FOR SERVICE: THOMSON SURVEY LTD,
PO BOX 372, KERIKERI

Phone: Bus: 09 407 7360 Fax: 407 7322 Home: -

Signed: Lilian Aldridge Date: 20-6-06

NAME AND ADDRESS FOR ACCOUNTS/REFUNDS: S & C WATSON
C/- THOMSON SURVEY LTD.

Phone: Bus. 09 Fax - Home

FMM\224APP

TOP ENERGY®
TePuna Hihiko

RECEIVED
2.6.06

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

DDI 64 9 401 5633
Email hmf@topenergy.co.nz

1 June 2006

Lilian Aldridge
Thomson Survey Ltd
P O Box 372
KERIKERI

Dear Lilian,

RC 2050797 – S & C Watson – Arawhata/Mangatete Heights - Kaingaroa

We wish to advise that the subdivider has complied with Top Energy's requirements for this subdivision to the satisfaction of Top Energy Ltd.

Yours sincerely

Heather Fitchett
Network Administrator
i:\engadmin\typist\resrce.con\completion certificates\2050797 watson 010606.doc

Telecom

RECEIVED
29.5.06

Work Management Group
PO Box 442
WHANGAREI

Telephone: 09 4374212
Facsimile: 09 4374202

Our Ref: NIL/4523

26 May, 2006

Thomson Survey
PO Box 372
KERIKERI

Attn: Lilian Aldridge

RE: PROPOSED SUBDIVISION AT: ARAWHATA/MANGATETE HEIGHTS RD FOR S & C WATSON

Your Ref: 7142

Further to your letter, I don't recall corresponding with Mr Neil Castle about provision of telephone connection to Lot 2. This subdivision went out to Thomson Survey as a "Nil" requirement on 6/9/2005.

Please note that we are independently arranging with another developer to lay cable along Mangatete Heights Drive to a subdivision at the far end. Service to the Lot 2 could be provided via this proposed cabling, & I don't foresee any issues with this situation.

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

Yours sincerely

M.D. Hamilton

Duncan Hamilton
Network Deployment Specialist

GARTON & ASSOCIATES
LIMITED

8 June 2006

RECEIVED 12-6-06

Russell Garton
Registered Valuer

Gavin Thomas
Registered Valuer

Zane Lucich
Registered Valuer

Matthew Buchanan
Registered Valuer

Phillip Grahn
Valuer

Melody Spaull
Valuer

The Senior Planner
Far North District Council
PO Box 752
KAIKOHE

Dear Sir

Re: CW & SR Watson – Valuation for Calculation of Council Levies in terms of a Resource Consent proposal – plan prepared by Thomson Survey Ltd dated March 2006

Further to instructions to complete a **GST Inclusive Current Market Valuation Assessment** for the land as to lot 2 of 4125m^2 in the proposed subdivision of lot 3 DP187780, I report as follows. I inspected this vacant proposed lot on 6 June 2006 and this forms the effective date of this valuation assessment.

This rural production zoned lot comprises a small scrub covered triangular section which slopes to the northeast and down into a gully. I note an area 'A' which is subject to an Easement (land covenant) noted on the title plan. The subdivision allows for a very good dwelling site position towards the Mangatete Road or southern side of the block on the elevated land beside the road clear of the gully and with distant "peep" water views available, of Rangaunu Harbour.

VALUATION

In completing my assessment I have had regard for recent sales of other small lifestyle lots in this location in establishing the following value

Current Market Value of land (GST inclusive, if any) **$ 65,000**

I thank you for these instructions and trust that I have provided sufficient information.

Yours faithfully

R H Garton B Ag Com (Valuation & Farm Management)
Registered Valuer
A.N.Z.I.V S.P.I.N.Z. S.N.Z.I.P.I.M.
russell@gartonassociates.co.nz

MANGATETE HEIGHTS WATSON.RES.CON RG 8.06.2006.doc

Far North District Council

FACSIMILE

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

Company:

Attention: Jasmine

From: Adele.

Department: Planning - Kaitaia **Direct Fax No:**

Date: 29/6/06

Page(s) including cover page:

Subject: RC2050797 - Watson Def 1403

Valuation attached

839-45

1403

09- 4015253

NOTE: *If this fax, and its attachments, are illegible or you do not receive the same number of pages as stated above, please telephone the writer immediately on 0800 920 029*

R.C. 2050797 – DCF 1403

GARTON & ASSOCIATES
LIMITED

8 June 2006

RECEIVED
12-6-06

Russell Garton
Registered Valuer

Gavin Thomas
Registered Valuer

Zane Lucich
Registered Valuer

Matthew Buchanan
Registered Valuer

Phillip Grahn
Valuer

Melody Spaull
Valuer

The Senior Planner
Far North District Council
PO Box 752
KAIKOHE

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Registered Valuer
A.N.Z.I.V S.P.I.N.Z. S.N.Z.I.P.I.M.
russell@gartonassociates.co.nz

MANGATETE HEIGHTS WATSON.RES.CON RG 8.06.2006.doc

CER 2613

DELEGATED AUTHORITY

DATE RECEIVED: 4.4.06

NAME OF APPLICANT: S & C Watson

RC NUMBER: 2050797

LAND COVENANT as shown on Survey Plan – YES / ~~NO~~ (Planner)
COPY TO FOLDER & NOTE SPREADSHEET – YES / NO *(admin)*

CHECKED BY RESOURCE PLANNER
AND IS IN ORDER FOR SIGNING:

[signature] DATE: 6/4/06

CHECKED BY BUILDING OFFICER IF 224 (F) CERTIFICATION REQUIRED

DATE:

COMMENTS:

DATE SIGNED UNDER DELEGATED AUTHORITY: 7/04/06

PLAN RETURNED TO: Thomson Survey

DATE:

PAYMENT RECEIVED: $ 175.00 RECEIPT NUMBER: 688833
DATE: 5.4.06

M/ENV/FORMS/1DA223

Far North District Council

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

Te Kaunihera o Tai Tokerau Ki Te Raki

Frontier of opportunity

Application No: RC 2050797
Your Refence: 7142.RC

15 January 2006

S & C Watson
C/- Thomson Survey
PO Box 372
KERIKERI

Attention: L Newport

Dear Lynley

RC2050797 – Resource Consent Application – Watson, Arawhata Road

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 five 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 five 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

DETERMINATION AS TO WHETHER A RESOURCE CONSENT APPLICATION SHOULD BE NOTIFIED OR NON NOTIFIED UNDER SECTIONS 93 AND 94 OF THE RESOURCE MANAGEMENT ACT 1991

Stanley and Caroline Watson, Arawhata Road, Kaingaroa, Subdivision Consent to create one additional allotment of 4,100m^2 & a balance area of 1.19ha. RC2050797

1. Status of Application

Transitional District Plan *Non-Complying Activity*

Under the Mangonui Transitional Plan the subject site is zoned Rural A. Neither allotments are considered to be of a sufficient size to accommodate *bona fide* rural activities in terms of the Transitional District Plan, and the proposal is a non-complying activity for this reason. However, due to the absence of any appeals to the Proposed District Plan requesting that such criteria be included in that Plan, it is appropriate that the majority of weight is accorded to the Proposed Plan in this instance.

Proposed District Plan *Non-Complying Activity*

Under the Proposed District Plan the site is zoned as Rural Production. This zone provides for the subdivision of any number of allotments if they are all greater than 12ha. This proposal is creating one vacant allotment of 4,100m^2 and a balance area of 1.2 hectares, which falls outside this subdivision options available as either controlled or discretionary activities. The proposed subdivision must therefore be considered as a non-complying activity in respect of the Proposed District Plan also.

The proposal also fails to meet the necessary standards under the Transportation Chapter specifically Rule 14.1.6.1.3 which requires the legal road which the subdivision is fronting to be up to the necessary Council Standard. Arawhata Road does not meet this standard and therefore the proposal requires consent as a Discretionary Activity under Rule 12.8.2.1 as well.

2A. Are the adverse effects minor?

An analysis of all of the effects of the proposal pursuant to section 94A of the Resource Management Act 1991 has been undertaken, except where the effect is specified by the plan (Controlled Activity) or is limited by the discretion imposed by the District Plan (Discretionary (RA) Activity). (Note all adverse effects for Discretionary/Non Complying Activities must be considered).

Possible Effects	Scale of Effect/Mitigation/ Neighbour's Consent/Other Comments
Flora and fauna (including Kiwi Habitat)	The site is bisected by a natural gully feature containing manuka and other regenerating indigenous vegetation. The proposed building site within Lot 2 has been cleared to make way for a future dwelling on the site. None of the vegetation has been identified as holding any particular significance in a district or regional context, nor is it identified as a kiwi habitat.
Landscape	The site is not located in an area identified as having any outstanding natural landscape.
Water bodies	There is a small ephemeral stream / overland flow path running along the base of the gully feature within the site. The proposed subdivision, or any resultant dwelling thereon, is unlikely to affect this feature. Notwithstanding this, it is appropriate that a TP58 report be required prior to any building being erected on the site to ensure that the wastewater disposal areas are clear of this feature.
Site stability	The Council's Engineer has recommended that the foundations of any new building be engineer designed due to the slope of the land.
Shadowing / Sunlight	The existing dwelling is located within with balance area and will not to breach any sunlight provisions. Lot 2 is of a size and has a sloping gradient which will allow for development without creating any shadowing of the neighbouring properties.
Privacy	The existing dwelling is setback from the neighbouring and new boundary so as to meet the required 10m setback. The vacant allotments can achieve the necessary shape factor so as to not adversely affect the privacy of any adjoining properties.
Amenity/Character	The subdivision will result in a much higher density than is contemplated by the District Plan, but a lower density than that which presently exists in the area. There is a historical subdivision and development pattern that has resulted in more than a dozen rural residential type properties ranging in size from 3000m^2 to 1 hectare. Being bisected by a natural gully depression, the site naturally forms twp development areas, one on either size of this feature. This feature will also cause the new dwelling site on Lot 2 to be well separated from the existing dwelling on Lot 1. It is not considered that this subdivision is out of keeping with the existing amenity and character of the area.
Noise	No Impact.
Smell	No Impact.
Pollution	Effluent disposal is to be accommodated on site and a TP58 report is required at time of building consent for any dwelling on Lot 2.
Infrastructure	Telecom has been consulted and has nil requirements for this proposal. Top Energy has advised that the supply for any new building on Lot 2 will require a service connection from the intersection of Arawhata Road and Mangatete Heights. Stormwater will be disposed of on site and a suitable report will be required at time of applying for a building consent.
Traffic and Parking / Access from State Highway	The crossing point to Lot 2 will be require to meet the Council's crossing point by-law and a statutory advice note should be included to make the applicant aware of this requirement. The existing crossing point to Lot 1 does not require any upgrading. Arawhata Road does not meet Council standards of the number of users or distance from a sealed road. Works to the value of $5,000

	is to be undertaken for the additional allotment. This work is in addition to the standard city wide roading contributions.
Cultural	No Impact.
Socio-economic	No Impact.
Open space	Each site is afforded with sufficient private open space to meet the on-site recreation needs of the future owners.
Reverse sensitivity	No impact.
Other (specify)	Nil

2B. If there are adverse effects, are these effects more than those permitted in the District Plan?

Yes - Under the Transitional Plan land zoned Rural A has limited subdivision opportunities, providing only for *bona fide* Rural Allotments. While both Lots are not of a sufficient size to be considered *bona fide* Rural Allotments, the absence of any appeals to the Proposed District Plan requesting that such a criteria be included, it is appropriate that the majority of weight is accorded to the Proposed Plan in this instance.

Under the Proposed District Plan the site is zoned Rural Production. Subdivision and development at the density proposed could not occur as a permitted activity in terms of these provisions of the Plan. Furthermore, the roads fronting the proposed subdivision are not up to the Council's standards for consideration as a controlled activity. This may be mitigated however, by way of works being undertaken to upgrade the road to the value of $5,000 for the additional allotment.

3. Consent of Affected Persons (section 94B of the Act)

Written approval has been sought from the following persons who are deemed to be adversely affected by the proposal.

			Obtained	
Name	**Property**	**How Affected**	**Yes**	**No**
Craig Palatchie	Lot 2 DP 320788	Adjoining Owner	✓	
Justin Curtis	Lot 1 DP 320788	Adjoining Owner	✓	
Yvonne Ogle	Allotment 234 Parish of Mangtete	Adjoining Owner	✓	

Has the applicant consulted with iwi?

Yes the applicant has consulted with Steve Herewini who has supplied written approval on behalf of Te Runanga-a-Iwi o Ngati Kahu.

4. Is limited notification considered appropriate?

No

5. Public notification of proposal if requested by applicant or if special circumstances exist

No

6. Conclusions

(i) Taking into account the effects of the proposal, the adverse effect on the environment of the activity for which consent is sought will be no more than minor.

(ii) The written approval of all persons who are considered to be adversely affected by the proposed subdivision has been obtained.

(iii) Limited notification is not required.

(iv) Special circumstances requiring notification do not exist, and the physical characteristics of the site are sufficiently unique as to not create any precedent effects.

7. Recommendation:

That for the reasons set out above, this application be processed without notice, pursuant to section 93(1)(b) of the Act.

RESOLUTION

That pursuant to section 93(1)(b) of the Resource Management Act 1991, the Council considers that the Subdivision Consent Application RC 2050797 by Stanley and Caroline Watson need not be notified as:

(i) Taking into account the effect of the proposal, the adverse effect on the environment of the activity for which consent is sought will be no more than minor.

(ii) The written approval of all persons who are considered to be adversely affected by the proposed subdivision has been obtained.

(iii) Limited notification is not required.

(iv) Special circumstances requiring notification do not exist, and the physical characteristics of the site are sufficiently unique as to not create any precedent effects.

SIGNED:

Dated: 18 December 2005

Derryn Mawson
Planning Consultant (*x*plan Ltd)

Approved By:

Dated: 20th January 2006

Pat Killalea
Resource Consents Manager

RC 2050797

(ACTING UNDER DELEGATED AUTHORITY)

THOMSON SURVEY LIMITED
SURVEYORS AND RESOURCE PLANNERS

315 Kerikeri Road, KERIKERI
PH: 09 407 7360 FAX: 09 407 7322
PO Box 372 Kerikeri
EMAIL: lynley@tsurvey.co.nz

RECEIVED
14 DEC 2005

FAX

To: Kaitaia Service Centre of FNDC (Environmental Services)
Attn: Please forward to Derryn Mawson
Fax: 09 4081-04 **Phone:**
From: Lynley Newport **Our Ref:** 7142
Date: 15 December 2005 **No. of Pages** 3 (Including this page)
Subject: RC-205079~~7~~: Watson, Arawhata Road

Dear Derryn,

Please find Written Approval from Craig Palatchie, new owner of Lot 2 DP 320788.

Lynley Newport
Resource Planner
Thomson Survey Ltd, Kerikeri

This message is confidential and intended only for the person named.
If you have received this fax in error, or any pages are missing please phone us immediately.

RECEIVED 14-12-05

In the Far North District

RESOURCE MANAGEMENT ACT 1991

Notice Of Written Approval

Approval By A Person Affected By an Application For A Resource Consent

To be completed by the person requesting approval :

You have been identified by the Council as a person who may be affected by an application by

Stanley & Caroline Watson (Name of applicant)

To Subdivide (Nature of application)

Which is proposed for the property located at 51 Crawhata Rd

Kangaroa R.D.3 Kaitaia (Street/Road address)

and legally described as Lot 3 DP 187780 (Legal description)

Details of the application are given in the attached documents and plans as listed below :

1. Subdivision of Lot 3 DP 187780 to create 2
2. separate lot of 4100m²
3.
4.
5.

Notes for the person giving their approval :

Please study the information provided carefully and decide if you think you may be adversely affected or not. **If the owner and the occupier of your property are different people, separate written consents are required from each.**

If you are satisfied you will not be affected by the proposal, please sign the Approval Form overleaf. Council will then fully consider the application and decide whether or not it should be approved. **If you do not want to give your approval please contact the Environmental Services Department of Council on 0800 920029.**

You should realise that if you sign the Approval Form you will no longer have any further rights in regard to this proposal and you cannot appeal or otherwise object to Council's decision, unless you formally withdraw your consent before a decision has been made on this application.

This form has been prepared by the Far North District Council.
If you have any queries about this form or the reasons it is required, please contact your nearest Service Centre, our staff will be pleased to assist.

Please post this completed form to the address below or deliver to any of the offices listed below :

To : The Senior Planner
Far North District Council
Private Bag 752
KAIKOHE

PLEASE PRINT

I, Craig Fletcher (Name)
being the owner/~~occupier~~ (delete one)
of 16 Lake Road Kaitaia (address)

Have sighted the documents that provide details concerning the application submitted to Council by

Stanley & Caroline Watson (name of applicant)
51 Awarhas Rd Kaingaroa R.D.3 (address of applicant)

I give my approval to the proposal and understand that the Far North District Council may, if it considers that the relevant criteria have been met, approve the application.

Signed

12/12/05
Dated

021 153 588
Contact Telephone Number

Local Offices Here to Help

Kaikohe Service Centre
Broadway
KAIKOHE

Kaitaia Service Centre
Commerce Street
KAITAIA

Kerikeri Service Centre
Hobson Avenue
KERIKERI

Paihia Service Centre
Marsden Road
PAIHIA

Russell Service Centre
York Street
RUSSELL

SPECIALIST STAFF

Specialist Staff are available by appointment only. *Dialing 0800 920029 will connect you with your nearest Service Centre.*

A Customer Liaison Officer will assist in making an appointment with the appropriate officer.

ESneighbourapprovalformJune200

THOMSON SURVEY LIMITED
SURVEYORS AND RESOURCE PLANNERS

315 Kerikeri Road, KERIKERI
PH: 09 407 7360 FAX: 09 407 7322
PO Box 372 Kerikeri
EMAIL: lynley@tsurvey.co.nz

RECEIVED
16 DEC 2005

FAX

To:	Kaitaia Service Centre - Environmental		
Attn:	Please forward to Darryn Mawson.		
Fax:	09 408 1404	**Phone:**	
From:	Lynley Newport	**Our Ref:**	7142
Date:	16-12-05	**No. of Pages** (Including this page)	2
Subject:	RC - 2050797: Watson.		

Hi Darryn,

Slightly tidier version of written approval.

Both owners' signatures.

Lynley

Lynley Newport
Resource Planner
Thomson Survey Ltd, Kerikeri

This message is confidential and intended only for the person named.
If you have received this fax in error, or any pages are missing please phone us immediately.

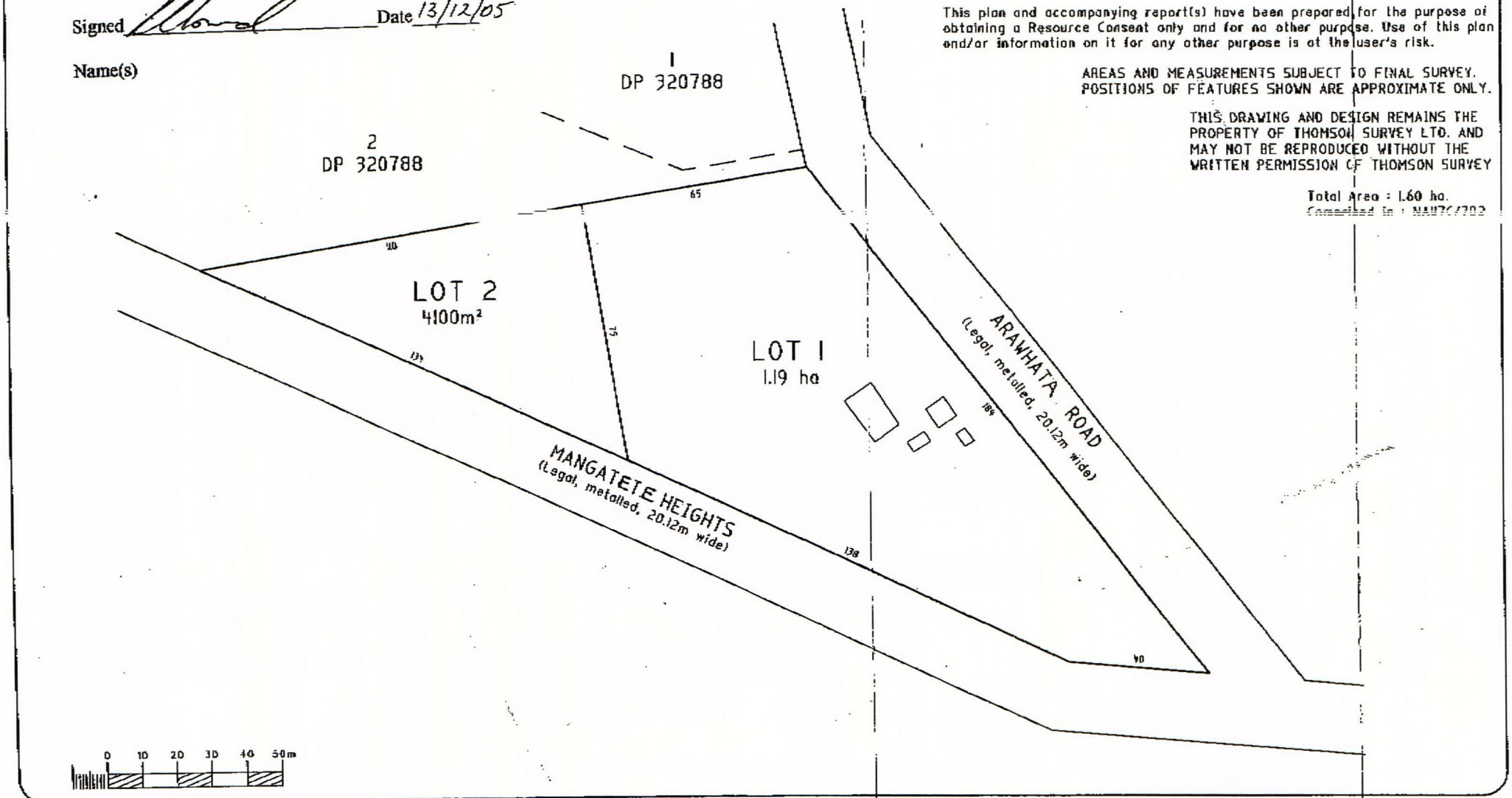
I hereby grant my approval for this development to proceed

Signed _____ Date 13/12/05

Signed _____ Date 13/12/05

Name(s)

RECEIVED 16-12-05



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 this plan and/or information on it for any other purpose is at the user's risk.

AREAS AND MEASUREMENTS SUBJECT TO FINAL SURVEY.
POSITIONS OF FEATURES SHOWN ARE APPROXIMATE ONLY.

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

Total Area : 1.60 ha.
Comprised in : NA87C/303

THOMSON SURVEY Limited
315 Parkhurst Rd
P.O. Box 312 Kerikeri
Email : kerikeri@thomsonsurvey.co.nz
Phn (09) 4073360 Fax (09) 4077322
Registered Land Surveyors, Planners & Land Development Consultants

PROPOSED SUBDIVISION OF LOT 3 DP 187780

For S & C Watson

TM2watson.lc4	Name	Date
Survey		
Design		
Drawn	CJS	2/09/05
Approved		
Rev.		

ORIGINAL SCALE 1:750 SHEET SIZE A2

Surveyors Ref. No: 7142 WATSON Series Sheet of

16/12/2005 12:36 094077322 THOMSON SURVEY LTD PAGE 02/02

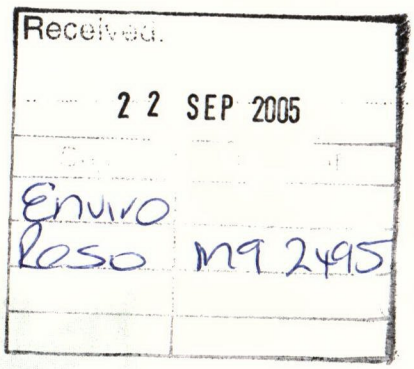
THOMSON SURVEY LIMITED

SURVEYORS AND RESOURCE PLANNERS

New KTP

20 September 2005

Our Reference: 7142.RC



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

Attention: Nick Williamson

Dear Sir

RE: RC 2050797: APPLICATION BY S & C WATSON – SUBDIVISION APPLICATION AT ARAWHATA ROAD

In response to Council's correspondence of 5th April and 18th July 2005, please find attached an application form and a Report on the Assessment of Environmental Effects in support of our client's application.

The Report on the Assessment of Environmental Effects shows that the proposal does not comply with the subdivision provisions of the Revised Proposed District Plan or Transitional District Plan (Mangonui section). However, the proposal is not contrary to the objectives and policies of these plans; and the potential and actual effects on the environment will be minor.

It is respectfully requested that Council consider this application and grant consent.

Please do not hesitate to contact me should you require further information.

Regards

Lynley Newport
Resource Planner
Thomson Survey Limited

Attachments:

1 Application for Subdivision

2 Report on the Assessment of Environmental Effects

315 Kerikeri Road, Kerikeri.
P.O. Box 372, Kerikeri, New Zealand.
Email: kerikeri@tsurvey.co.nz
denis@tsurvey.co.nz, david@tsurvey.co.nz

Telephone: **09 4077360**
Facsimile: **09 4077322**
After Hours: Director: Denis Thomson 09 4077425
After Hours: Planner: David Stringer 09 4076532

Background picture represents a New Zealand surveying trig station, used to beacon control survey marks

Form 9 Ref: **7142**

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

TO: Far North District Council

1. We, **Stanley & Caroline Watson** , apply for the following type(s) of resource consent:
Consent to create 2 lots by way of subdividing property legally described as Lot 3 DP 187780. Areas of the two newly created lots to be Lot 1 of 1.19ha and Lot 2 of 4100m^2.

In the Rural Production Zone of the Revised Proposed District Plan, and Rural A Zone of the Transitional District Plan (Mangonui Section).

2. The name(s) and address(s) of the owner (other than the applicant) of land to which the application relates is/are as follows: **as above**
51 Arawhata Road
Kaingaroa
R D 3, KAITAIA

3. The location of the proposed activity is as follows:
Arawhata Road, KAINGAROA

4. No additional resource consents are needed for the proposed activity.

5. I attach, in accordance with the Fourth Schedule of the Resource management Act 1991, an assessment of environmental effects in the detail that corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

I attach any information required to be included in this application by the district plan, the regional plan, the Resource Management Act 1991, or any regulations made under that Act.(if any), required to be included in the application by the district or regional plan(s), or regulations. **Scheme Plan; Certificate of Title; Topographic and Cadastral Location Maps; Record of Consultation, including with Telecom and Top Energy; Site Suitability Report.**

7. As this is an application for a subdivision consent, I attach information that is sufficient to adequately define -
   a) The position of all new boundaries; and
   b) The areas of all new allotments; and
   c) The location and areas of new reserves to be created, including any esplanade reserves and esplanade strips; and
   d) The locations and areas of any existing esplanade reserves, esplanade strips, and access strips; and
   e) The location and areas of land below mean high water springs of the sea or of any part of the bed of a river or lake to be vested in the Crown or local authority under Section 237A of the Resource Management Act 1991; and
   f) The location and areas of land to be set aside as new roads.

Signature of applicant or person authorised to sign on behalf. } ..... Date 20-9-05
Lynley Newport
Resource Planner

Address for service of applicant: **THOMSON SURVEY LTD**
P.O.BOX 372
KERIKERI

Telephone Numbers: {Business} **09 407 7360** {Facsimile} **09 407 7322**

STANLEY & CAROLINE WATSON

PROPOSED SUBDIVISION

Arawhata Rd/ Mangatete Heights

KAINGAROA

Planner's Report on the Assessment of Environmental Effects[1]
An Addendum to information already provided by the Applicants

Thomson Survey Ltd[2]

Kerikeri

1.0 Description of Proposal

Our clients, Stanley & Caroline Watson, propose to subdivide their property at Kaingaroa, to create 2 separate lots, proposed Lot 1 of 1.9ha (containing existing dwelling); and proposed vacant Lot 2 of 4100m^2. The house lot has frontage onto Arawhata Rd, whereas the proposed additional lot will gain access off Mangatete Heights Rd – refer to updated Scheme Plan attached as *Appendix 1*.

1.1 Site Description

Our client owns land legally described as Lot 3 DP 187780, comprised in Certificate of Title NA117C/702, dated August 1998, with an area of 1.6ha – copy of Title is attached as *Appendix 2*.

The property is within the Rural Production Zone of the Revised Proposed District Plan and the Rural A Zone of the Transitional District Plan (Mangonui Section).

The application site is located at the junction between Arawhata Rd and Mangatete Heights. The topographical plan showing the location of the application site is presented in *Appendix 3*.

The application site is essentially in two parts – one part of the site (containing the existing dwelling) is level and mostly in grass, with frontage to Arawhata Rd; whereas the other part of the site is across a gully below the house, sloping upwards towards Mangatete Heights Rd. This part of the site is mostly covered in manuka and kanuka scrub. Further information on the topography and vegetation on the site is contained in the Watson's original application, and in the Site Suitability Report attached to this AEE (discussed in more detail later).

[1] This assessment accompanies the resource consent, and is provided in accordance with RMA sections 88 and 4th Schedule

[2] Thomson Survey Ltd Surveyors, Planners, Resource Managers
PO Box 372 Kerikeri Phone (09) 407 7360 Fax (09) 407 7322 Email: lynley@tsurvey.co.nz

The soil type is mapped as *Te Kopuru sand*, described as *imperfectly to very poorly drained.* LUC Classification is Subsuite 1c – *old stable podzolised terraces and escarpments on uncolsolidated to compact sands*. Described as flat to undulating slopes on coastal terraces, plains and marine benches. Soils are podzols, gley podzols and podzolised yellow-brown sands on unconsolidated to compact sands and gravels[3].

A number of small lifestyle lots have been created in the immediate vicinity of the application site. Refer to the printout of the cadastral index[4], *Appendix 4.*

2.0 Planning Provisions

2.1 Appeals to the Revised Proposed District Plan

The Rural Production subdivision provisions have been appealed. This application is therefore assessed under both the Transitional and Revised Proposed District Plans.

2.2 Transitional District Plan (Mangonui Section)

The application site is zoned Rural. This zone does not specifically provide for subdivisions of the type being proposed, but neither does it specifically state that such a subdivision would be non complying. In the absence of any clarification being provided by the Mangonui Section of the TDP, the assumption is that this proposal is, non complying, or at best discretionary.

2.3 Revised Proposed District Plan

The application site is zoned Rural Production. This zone provides for a 4000m^2 site as a controlled activity, and 3000m^2 as a discretionary activity, provided there is a balance of at least 4ha. As there is no such balance, this proposal is considered non complying.

2.4 Regional Plans

This application has had regard to the Regional Policy Statement for Northland, and the Regional Water and Soil Plan for Northland – refer to Site Suitability Report attached to this AEE (referred to in more detail later).

3.0 Consultation

The original application contained Written Approvals from adjoining landowners, as well as the local tangata whenua representative:

1.	Gavin & Chris Beard*	Lot 2 DP 320788
2.	Justin Curtis	Lot 1 DP 320788
3.	Yvonne Ogle	Allt 234, Parish of Mangatete
4.	Steve Herewini	on behalf of Te Runanga-a-Iwi o Ngati Kahu

* It would appear that the Beard property has now changed hands to Graeme & Jill Lousich. Contact has been made with the Lousich's and their Written Approval will be forwarded to Council as soon as it is received. The above Written Approvals, and correspondence sent to the Lousich's, are attached as *Appendix 5.*

[3] Harmsworth, GR; Land Use Capability Classifications o the Northland Region, Landcare Research Science Series No.9; 1996
[4] Topographical and Cadastral map derived from LINZ data, Quickmap

The original Written Approvals were given on the basis of the hand drawn scheme plan that formed part of the original application. The redrafted scheme plan has tidied up the hand drawn one, but does not change any dimensions in any major way.

There are no known sites of significance to Maori, heritage or archaeological sites on the property. Nor are there are any areas of significant vegetation or habitat.

4.0 Resource Management Act 1991

In considering an application for a non complying activity, section 104D of the Act states that the Council may grant the application if it is satisfied that the activity will not be contrary to the policies and objectives of both the Transitional and Proposed District Plans, or the adverse effects of the activity on the environment will be minor. Section 5.0 below provides an assessment of the proposal against the objectives and policies of the Transitional and Proposed District Plans, which, in my opinion, shows that **the proposal is not contrary to those objectives and policies.**

Section 6.0 below provides an assessment of environmental effects and mitigation. This assessment, in my opinion, **shows that effects on the environment are no more than minor, and capable of mitigation**. Therefore, in my opinion, the proposal can satisfy the tests of section 104D of the Act.

5.0 Assessment of Objectives and Policies

5.1 Transitional District Plan (Mangonui Section)

The Transitional District Plan (Mangonui Section) lists as its *broad rural objective - to ensure that the district scheme permits the maximum amount of flexibility and freedom for the development and expansion of rural resources.* The Rural A Zone is said to cover all land apart from the major existing urban settlements. *Within the Rural A zone, a wide range of activities and land uses will be permitted as of right.*

The Rural A Zone provides for subdivision of land for *"principally residential purposes .... provided Council is satisfied that the frontage and area is appropriate to any predominant, controlled or conditional use .... and that there is a bona fide proposal to establish a permitted use in terms of one or more [of several criteria listed in the plan]".* (Residential dwellings are a predominant use in the Rural A Zone).

The criteria referred to above include:
Council's philosophy will be to permit proposals that in its view will result in a contribution being made to the overall social and economic well being of the district. The types of proposals that will generally be looked at favourably by Council will be those which promote permanent settlement and increased production within the rural area.

5.2 Revised Proposed District Plan

The Rural Production Zone applies over the majority of the rural part of the District, other than those areas defined as Coastal, Rural Living or set aside for Recreation, Conservation or Minerals. The most relevant Objectives and Policies include:

CHAPTER 8 RURAL ENVIRONMENT

Objectives
8.3.1 To promote the sustainable management of natural and physical resources of the rural environment while enabling activities to establish...

8.3.2 To ensure that the life supporting capacity of soils is not compromised by inappropriate subdivision, use or development.
8.3.3 To avoid, remedy or mitigate adverse effects of activities on the rural environment.
8.3.6 To avoid actual and potential conflicts between land use activities in the rural environment.
8.3.7 To promote the amenity values of the rural environment.

Policies
8.4.1 That activities which will contribute to the sustainable management of the natural and physical resources of the rural environment are enabled to locate in that environment.
8.4.2 That activities be allowed to establish within the rural environment to the extent that any adverse effects of these activities are able to be avoided, remedied or mitigated and as a result the life supporting capacity of soils and ecosystems is safeguarded.
8.4.4 That development which will maintain or enhance the amenity value of the rural environment … be enabled to locate in the rural environment.
8.4.5 To ensure that any effects of land uses that may be incompatible with nearby land uses are avoided, remedied or mitigated.
8.4.7 That plan provisions encourage the efficient use and development of natural and physical resources.
8.4.8 That, when considering subdivision…. The Council will have particular regard to ensuring that its intensity, scale and type is controlled to ensure that adverse effects on habitats … and on the amenity value of the rural environment, are avoided, remedied or mitigated.

CHAPTER 12 SUBDIVISION

12.3 OBJECTIVES
12.3.1 To provide for the subdivision of land in such a way as will be consistent with the purpose of the various zones of the Plan, and will promote the sustainable management of the natural and physical resources of the District, including airports and the social economic and cultural well being of people and communities.
12.3.2 To ensure that subdivision of land is appropriate and is carried out in a manner that does not compromise the life-supporting capacity of air, water, soil or ecosystems, and that any actual or potential adverse effects on the environment which result directly or indirectly from subdivision, including reverse sensitivity effects, are avoided, remedied or mitigated.

12.4 POLICIES
12.4.1 That the sizes, dimensions and distributions of allotments created through the subdivision process be determined with regard to the potential effects including cumulative effects, of the use of those allotments on natural character … landscape values, amenity values… and existing land uses.
12.4.2 That standards be imposed upon the subdivision of land to require safe and effective vehicular and pedestrian access to new properties.

5.3 Assessment

In my opinion, the proposed subdivision is consistent with the above objectives and policies. Productive capacity of soils and protection of the life supporting capacity of soils, are a consideration under both Plans. This is not threatened in any way by the proposed subdivision given that the site is already of a size considered too small for any productive horticultural use reliant on natural soils. In addition, the soils are not suitable for arable use. The site is located in an area already subjected to considerable subdivision. In particular, the site immediately adjoining to the north has quite recently been subdivided in a proposal very similar to this application (a copy of the Title Plan for that subdivision is attached as *Appendix 6*).

In terms of the Revised Proposed District Plan, the proposal will not have any adverse effect on the natural character, amenity values or existing land uses. There are no landscape or habitat values on the site. The site is well serviced by road access, being only a short distance from State Highway 10.

In summary, lifestyle / large lot development is the best use of the application site in terms of contributing towards the sustainable management of the natural and physical resources of the district.

The Council need have no concerns regarding cumulative (or 'precedent' effects). Each and every non complying application will have its own characteristics and should be assessed on its own merits. In my opinion, it is a false argument to suggest that if Council grants consent to this proposal then it will have to grant consent to any similarly non-complying site in the Rural Production Zone anywhere in the District. This is simply not true. Each and every non complying application must be judged on its own merits. Its specific location and characteristics need to be taken into account.

In this instance, I consider this proposal to be sufficiently unique in its specific location, and characteristics:

* property already too small to be a productive horticultural unit reliant on natural soils;
* soils unsuited for arable use;
* in an area of similarly sized lots, in particular immediately adjoining is a site that has recently been granted consent to subdivide to lots of a size similar to this proposal;
* site's physical characteristics provide for a natural division between two quite distinct parts of the site, one containing the existing dwelling, quite separate and distinct from the other proposed vacant lot – the latter has different outlook, different road frontage, and when standing on either proposed lot, it is difficult to see across to the other;
* good road access;
* relatively close to town and schools;

...to enable the Council to consider this site unique enough not to set a precedent and to not therefore result in an adverse cumulative effect.

Refer also the applicant's original application and correspondence of 25th July 2005.

6.0 Environmental Effects and Mitigation

6.1 Existing Uses and Utilities Services

The existing land use is residential / life style, serviced by a driveway off Arawhata Road. The dwelling has all amenities. The new proposed smaller lot, with frontage to Mangatete Heights, is currently vacant apart from a temporary caravan. See *Appendix 7* for consultation with Top Energy and Telecom.

6.2 Wastewater and Stormwater Disposal

The existing dwelling is serviced with on-site wastewater and stormwater disposal. Council's contracted Development Engineer (Richard Catterall) has already visited the site and made the comment that stormwater and sewerage disposal should be subject to specific design "at time of building consent". However, in order to satisfy the Council that on-site disposal is possible, a site suitability report has been commissioned – refer to *Appendix 8.*

The report concludes that stormwater disposal is simple and direct with any concentrated flows from driveways and from rainwater storage tank overflows can be directed through the vegetated areas to the natural valley

The prospective purchasers of the vacant lot have opted to install secondary treatment with trickle irrigation. The report concludes that this will be sustainable in compliance with the permitted activity requirements of the NRC's Water and Soil Plan.

6.3 Traffic and Access

The existing dwelling is accessed off Arawhata Road. It is proposed that the new lot will be accessed off Mangatete Heights. This stretch of Mangatete Heights (metal formation) is straight. Traffic speed along this road is not high, and in my opinion the creation of one additional crossing point will have no more than a minor adverse effect. Council's contract Development Engineer had no comment to make regarding access other than "access can be formed (metal) from existing road". See comments made in the Site Suitability Report attached as *Appendix 8*.

6.4 Existing Easements & Covenants

The application site is not subject to any existing easements of covenants.

6.5 Building Platforms & Natural Hazards

There are no hazards recorded for the application site. The vacant proposed Lot 2 is level at the road edge before sloping down to the central gully. Given the shape of the site (triangular), it cannot provide the required 30m x 30m square buildable area specified in the Plan (taking into account the setback requirement of 10m. However, the buildable area is well in excess of the 900m^2 area these dimensions represent, and can easily accommodate a dwelling.

Council's contract Development Engineer has suggested that any future dwelling or development have engineer designed foundations. The Site Suitability Report (refer to *Appendix 8)* concludes that only very minor earthworks are required to form access and a building site.

6.6 Versatility of Use of Soils (Transitional Plan consideration)

The size of the application site is much less than the optimum required for a productive horticultural unit (utilizing natural soils). In any event, the soils are not suitable for arable use. In my opinion therefore, the proposal to create one additional lot will have nil adverse effect on the productive use of soils. Large lot residential / lifestyle development is the best use of the application site.

6.7 Reverse Sensitivity (compatibility with adjoining land uses)

All the properties in the immediate area are being used for large lot residential / lifestyle purposes. Across Mangatete Heights road the land is in pastoral use (appears to be dry stock as opposed to intensive dairying). In my opinion there are no reverse sensitivity issues in the creation of one additional lot.

6.8 Archaeological, Heritage & Cultural Sites

There are no archaeological, heritage or cultural sites recorded in the Transitional District Plan, Revised Proposed District Plan or the NZAA Archaeological Site Recording Scheme[5].

6.9 Water Features and Flora & Fauna

Refer to the original application. There is a small stream in the bottom of the gully running through the site. This gully forms a natural boundary through the site. Site Suitability Report comments that natural stormwater runoff drains onto the application site from both north and south near its south-eastern corner (report says 'western', but plan attached to the report shows it as south-eastern so presumably this is a typo).

[5] New Zealand Archaeological Association Site Recording Scheme: Recorded Archaeological Sites as at 2005 Scale 1: 50,000.

Vegetation is substantially young regenerating native bush (mostly manuka), with an area cleared around the existing dwelling. The manuka provides a visual screening between the two proposed lots. The manuka is not considered to be of sufficient quantity or quality to be providing any significant habitat.

6.10 Visual Effects, Character and Amenity

Refer to original application. Any dwelling on the proposed vacant lot will be screened from the existing dwelling on the larger lot, and from the adjoining sites to the north. There are a number of similar sized lots in the immediate vicinity along Arawhata and Mangatete Heights Roads, and in allowing these to be created, Council has acknowledged that this area can support lots of this size and nature. In my opinion, this proposal will have no more than a minor adverse effect on the visual character and amenity of the area.

7.0 Conclusion

It is my opinion that:

The proposal does not comply with the subdivision provisions of either the Transitional District Plan or Revised Proposed District Plan; however

The proposal is not contrary to the objectives and policies of either Plan; and

the effects on the environment will be no more than minor and capable of mitigation;

It is therefore my opinion that the application meets the tests of Section 104D; and

I request that Council grant consent to this application pursuant to Section 104B of the Resource Management Act 1991

Signed _____ Date 20-9-05

Lynley Newport
Resource Planner
Thomson Survey Ltd

Appendices

Appendix 1 Updated Scheme Plan
Appendix 2 Certificate of Title
Appendix 3 Topographical Map
Appendix 4 Printout of Cadastral Index from Quickmap
Appendix 5 Record of Consultation
Appendix 6 Title Plan of adjoining sites
Appendix 7 Correspondence with Top Energy & Telecom
Appendix 8 Site Suitability Report

COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**NA117C/702**
Land Registration District	**North Auckland**
Date Issued	05 August 1998

Prior References
NA108D/239

Estate	Fee Simple
Area	1.6000 hectares more or less
Legal Description	Lot 3 Deposited Plan 187780

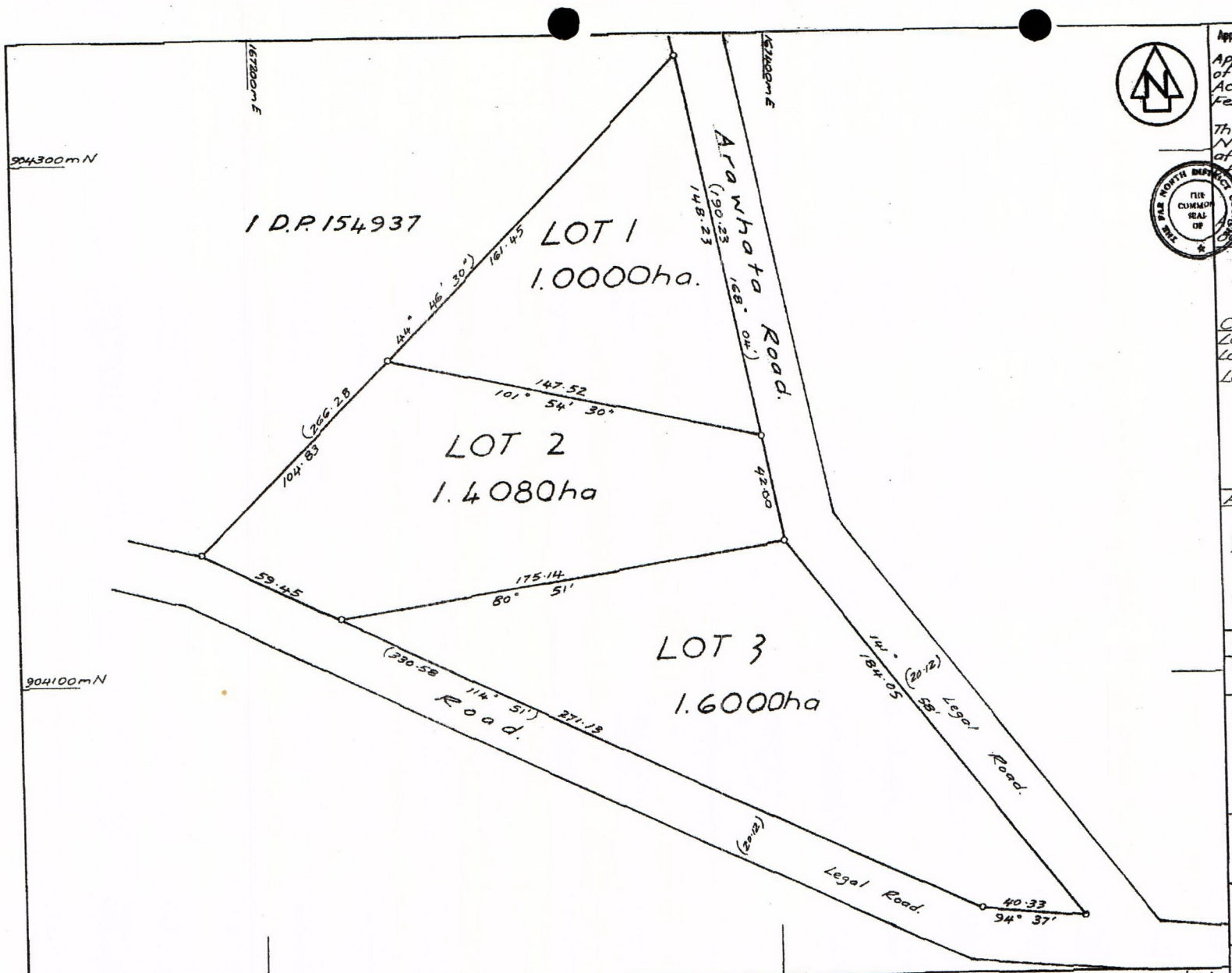
Proprietors
Stanley Roy Watson and Caroline Wynne Watson

Interests

Subject to Section 59 Land Act 1948

D417710.2 Mortgage to Public Trust - 6.8.1999 at 12.44 pm

D574432.1 Variation of Mortgage D417710.2 - 25.1.2001 at 9.00 am



Aulsebrook

Approvals

Approved pursuant to Section 223 of the Resource Management Act 1991 this 5th day of February 1998.

The Common Seal of the Far North District Council is affixed hereto in the presence of:-

THE FAR NORTH DISTRICT COUNCIL THE COMMON SEAL OF

Authorised officer (under delegated authority) Re 1960/38

C/T Allocated.
Lot 1. 117C/700
Lot 2. 117C/701
Lot 3. 117C/702

Approved

K M Aulsebrook
JE Aulsebrook. KM Aulsebrook.

Jean Auger
DH Auger
Registered Owner

Total Area 4.2080ha

Comprised in C.T. 108D/239 (All)

I, Donald Barrington Van Sturmer Registered Surveyor and holder of an annual practising certificate for who may act as a registered surveyor pursuant to section 26 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 Kaitaia this 20th day of February 1998 Signature

Field Book ..... p. ..... Traverse Book ..... p. .....
Reference Plans .....
Examined ..... Correct .....

Approved as to Survey
Chief Surveyor

Deposited this 5th day of August 1998
District Land Registrar

File Received - 3 MAR 1998
Instructions

DP 187780

LAND DISTRICT North Auckland
SURVEY BLK. & DIST. XI Rangaunu
NZMS 261 SHT ..... RECORD MAP No .....

LOTS 1, 2 & 3 BEING SUBD'N OF LOT 2 DP 154937.

TERRITORIAL AUTHORITY Far North District
Surveyed by D.B. van Sturmer
Scale 1:1000 Date Jan. 1998

A.J. BEVIN, SURVEYOR GENERAL, LAND INFORMATION, NEW ZEALAND.

L.I.N.Z. FORM DIS "APPROVED MISS/FIX"

25 AUG 1998

RESOURCE CONSENT APPLICATIONS
In the Far North District

RESOURCE MANAGEMENT ACT 1991

Notice Of Written Approval

Approval By A Person Affected
By an
Application For A Resource Consent

To be completed by the person requesting approval :

You have been identified by the Council as a person who may be affected by an application by

S. & C. Watson (Name of applicant)

To Sub divide (Nature of application)

Which is proposed for the property located at

51 Arawhata Road, Kaihgaroa, RD 3. (Street/Road address)

and legally described as Lot 3, DP 187780 (Legal description)

Details of the application are given in the attached documents and plans as listed below :

1. Plan drawing of 1 acre sub division from lot 3
2. DP 187780
3. .....
4. .....
5. .....

Notes for the person giving their approval :

Please study the information provided carefully and decide if you think you may be adversely affected or not. **If the owner and the occupier of your property are different people, separate written consents are required from each.**

If you are satisfied you will not be affected by the proposal, please sign the Approval Form overleaf. Council will then fully consider the application and decide whether or not it should be approved. **If you do not want to give your approval please contact the Environmental Services Department of Council on 0800 920029.**

You should realise that if you sign the Approval Form you will no longer have any further rights in regard to this proposal and you cannot appeal or otherwise object to Council's decision, unless you formally withdraw your consent before a decision has been made on this application.

This form has been prepared by the Far North District Council.
If you have any queries about this form or the reasons it is required, please contact your nearest Service Centre, our staff will be pleased to assist.

Please post this completed form to the address below or deliver to any of the offices listed below :

To : The Senior Planner
Far North District Council
Private Bag 752
KAIKOHE

PLEASE PRINT

I, Gavin + Chris Beard (Name)
being the owner/~~occupier~~ (delete one)

of 84 Arawhata Rd, Kaingaroa (address)

Have sighted the documents that provide details concerning the application submitted to Council by

S + C. Watson (name of applicant)

51 Arawhata Road, Kaingaroa, RD3 (address of applicant)

I give my approval to the proposal and understand that the Far North District Council may, if it considers that the relevant criteria have been met, approve the application.

Signed G Beard

Dated 20/07/04

Contact Telephone Number (09) 4067750.

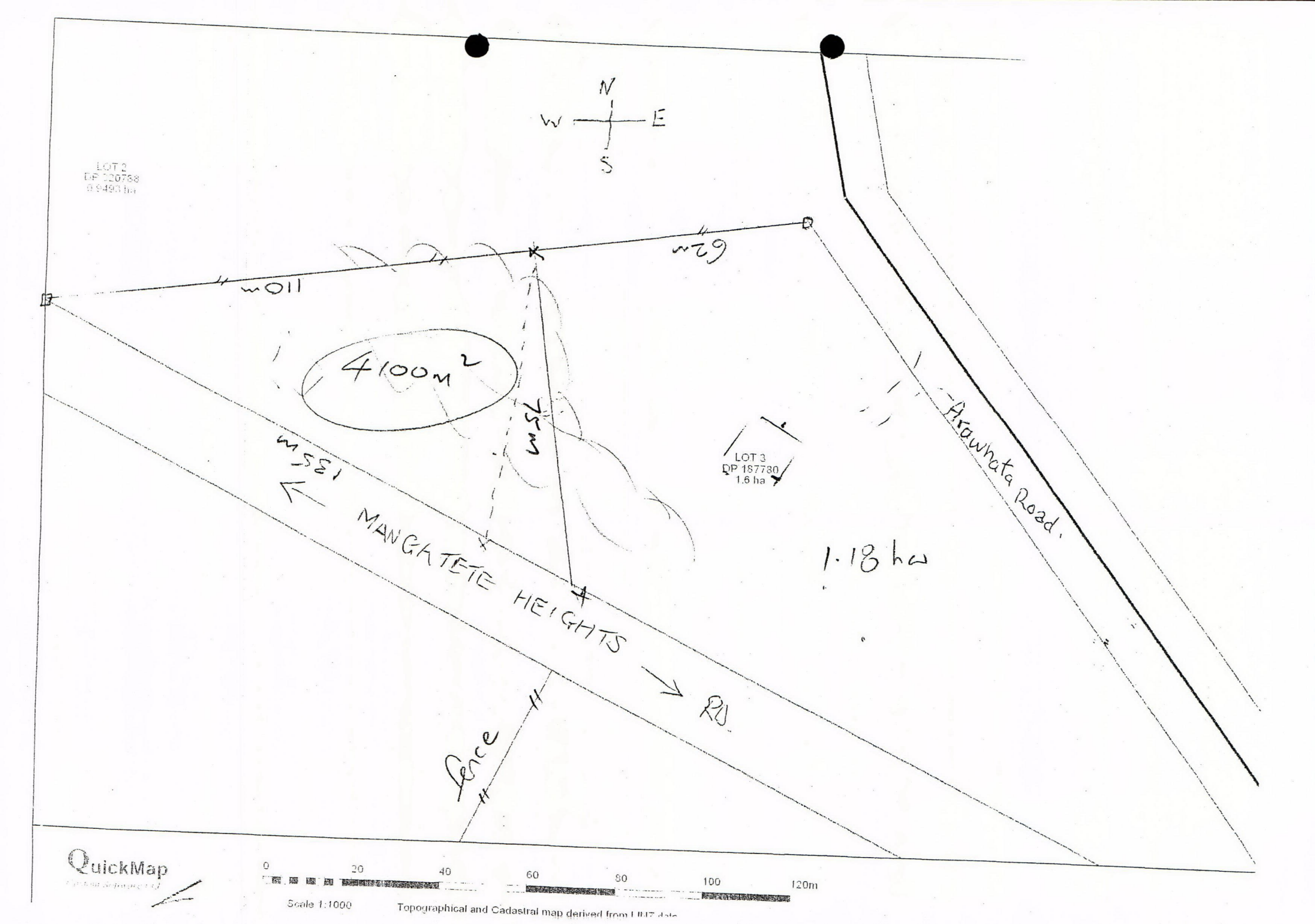
Local Offices Here to Help

Kaikohe Service Centre Memorial Avenue **KAIKOHE**	Kaeo Service Centre Main Road **KAEO**
Kawakawa Service Centre Gillies Street **KAWAKAWA**	Kaitaia Service Centre Redan Road **KAITAIA**
Kerikeri Service Centre Hobson Avenue **KERIKERI**	Rawene Service Centre Parnell Street **RAWENE**

SPECIALIST STAFF

Specialist Staff are available by appointment only. *Dialing **0800 920029** will connect you with your nearest Service Centre.*

A Customer Liaison Officer will assist in making an appointment with the appropriate officer.


N
W
E
S
LOT 2
DP 220788
0.9493 ha
110m
62m
4100m²
75m
135m
LOT 3
DP 187780
1.6 ha
Awawata Road.
1.18 ha
MANGATETE HEIGHTS
RD
Fence
QuickMap
0
20
40
60
80
100
120m
Scale 1:1000
Topographical and Cadastral map derived from LINZ data

RESOURCE CONSENT APPLICATIONS
In the Far North District

RESOURCE MANAGEMENT ACT 1991

Notice Of Written Approval

Approval By A Person Affected
By an
Application For A Resource Consent

To be completed by the person requesting approval :

You have been identified by the Council as a person who may be affected by an application by

S & C. Watson ..... (Name of applicant)

To Sub divide 1 acre ..... (Nature of application)

Which is proposed for the property located at 51 Arowhata Road, Kaingaroa .....

..... (Street/Road address)

and legally described as Lot 3, DP 187780 ..... (Legal description)

Details of the application are given in the attached documents and plans as listed below :

1. Plan drawing of 1 Acre section from lot 3, DP 187780
2. .....
3. .....
4. .....
5. .....

Notes for the person giving their approval :

Please study the information provided carefully and decide if you think you may be adversely affected or not. **If the owner and the occupier of your property are different people, separate written consents are required from each.**

If you are satisfied you will not be affected by the proposal, please sign the Approval Form overleaf. Council will then fully consider the application and decide whether or not it should be approved. **If you do not want to give your approval please contact the Environmental Services Department of Council on 0800 920029.**

You should realise that if you sign the Approval Form you will no longer have any further rights in regard to this proposal and you cannot appeal or otherwise object to Council's decision, unless you formally withdraw your consent before a decision has been made on this application.

This form has been prepared by the Far North District Council.
If you have any queries about this form or the reasons it is required, please contact your nearest Service Centre, our staff will be pleased to assist.

Please post this completed form to the address below or deliver to any of the offices listed below :

To : The Senior Planner
Far North District Council
Private Bag 752
KAIKOHE

PLEASE PRINT

I, Justin Curtis .....(Name)

being the owner/~~occupier~~ (delete one)

of Arawhata Rd ..... (address)

Have sighted the documents that provide details concerning the application submitted to Council by

S & C. Watson .....(name of applicant)

51 Arawhata Road, Kaingaroa, RD3 .....(address of applicant)

I give my approval to the proposal and understand that the Far North District Council may, if it considers that the relevant criteria have been met, approve the application.

.....
Signed

24/7/04 .....
Dated

.....
Contact Telephone Number

Local Offices Here to Help

Kaikohe Service Centre
Memorial Avenue
KAIKOHE

Kaeo Service Centre
Main Road
KAEO

Kawakawa Service Centre
Gillies Street
KAWAKAWA

Kaitaia Service Centre
Redan Road
KAITAIA

Kerikeri Service Centre
Hobson Avenue
KERIKERI

Rawene Service Centre
Parnell Street
RAWENE

SPECIALIST STAFF

Specialist Staff are available by appointment only. *Dialing **0800 920029** will connect you with your nearest Service Centre.*

A Customer Liaison Officer will assist in making an appointment with the appropriate officer.

RESOURCE CONSENT APPLICATIONS
In the Far North District

RESOURCE MANAGEMENT ACT 1991

Notice Of Written Approval

Approval By A Person Affected
By an
Application For A Resource Consent

To be completed by the person requesting approval :

You have been identified by the Council as a person who may be affected by an application by

S.T.C. Watson (Name of applicant)

To sub divide (Nature of application)

Which is proposed for the property located at

51 Arawhata Road, Kaingaroa (Street/Road address)

and legally described as Lot 3, DP 187780 (Legal description)

Details of the application are given in the attached documents and plans as listed below :

1. Plan drawing of 1 acre section from lot 3, DP 187780
2. .....
3. .....
4. .....
5. .....

Notes for the person giving their approval :

Please study the information provided carefully and decide if you think you may be adversely affected or not. **If the owner and the occupier of your property are different people, separate written consents are required from each.**

If you are satisfied you will not be affected by the proposal, please sign the Approval Form overleaf. Council will then fully consider the application and decide whether or not it should be approved. **If you do not want to give your approval please contact the Environmental Services Department of Council on 0800 920029.**

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This form has been prepared by the Far North District Council.
If you have any queries about this form or the reasons it is required, please contact your nearest Service Centre, our staff will be pleased to assist.

Please post this completed form to the address below or deliver to any of the offices listed below :

To : The Senior Planner
Far North District Council
Private Bag 752
KAIKOHE

PLEASE PRINT

I, ... Ivonne Ogle .....(Name)
being the owner/occupier (delete one)

of ..... State Highway 10 Kaingaroa RD3 KAITAIA (address)

Have sighted the documents that provide details concerning the application submitted to Council by

..... S t C. Watson .....(name of applicant)

..... 21 Arawhata Road. Kaingaroa .....(address of applicant)

I give my approval to the proposal and understand that the Far North District Council may, if it considers that the relevant criteria have been met, approve the application.

..... I Ogle .....
Signed

..... 1 August 2004 .....
Dated

..... 4067531 .....
Contact Telephone Number

Local Offices Here to Help

Kaikohe Service Centre
Memorial Avenue
KAIKOHE

Kaeo Service Centre
Main Road
KAEO

Kawakawa Service Centre
Gillies Street
KAWAKAWA

Kaitaia Service Centre
Redan Road
KAITAIA

Kerikeri Service Centre
Hobson Avenue
KERIKERI

Rawene Service Centre
Parnell Street
RAWENE

SPECIALIST STAFF

Specialist Staff are available by appointment only. *Dialing* ***0800 920029*** *will connect you with your nearest Service Centre.*

A Customer Liaison Officer will assist in making an appointment with the appropriate officer.

Resource Con 05/4/08/1 1

Pd C/N 100205 Receipt No 90083
Westpac/Kerikeri.

Te Runanga-a-Iwi o Ngati Kahu

TE RUNANGA-A-IWI O NGATI KAHU

CULTURAL ASSESSMENT APPLICATION FORM

NAME OF APPLICANT: Stanley & Caroline Watson **DATE:** 7/4/05

ADDRESS: 51 Awhata Rd

PHONE: 408-7564 **FACSIMILE:** —

LEGAL DESCIPTION OF LAND/PROPERTY: residential

TYPE OF CONSENT BEING APPLIED FOR: Resource Consent

DETAILS OF CONSENTS APPLICATION: Subdivision No 2050797 FNDC

FEE DEPOSIT ENCLOSED WITH THIS FORM = $100.00 PLUS GST (Gst No: 68-030-609)

SIGNATURE OF APPLICANT: Caroline Watson

PERSON RESPONSIBLE FOR ASSESSMENT: Aleve Herewini

SERVICE OF DOCUMENTS

NAME: As Above.

ADDRESS:

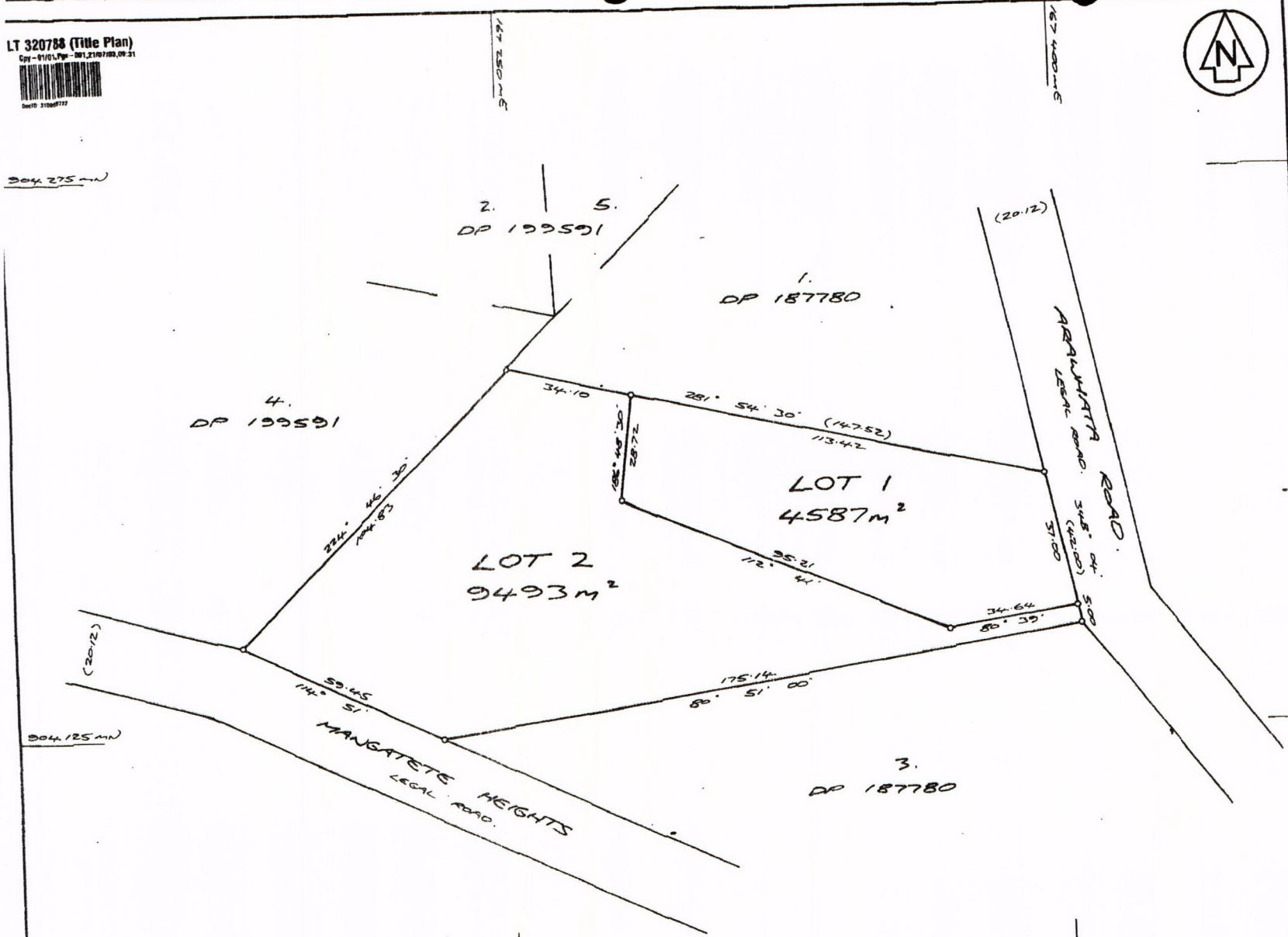
PHONE: **FACSIMILE:**

*** APPLICATION APPROVED BY: Aleve Herewini
*** DATE OF APPROVAL: 8/4/05

TE RUNANGA A IWI O NGATI KAHU The Common Seal of

PLEASE NOTE:
PLEASE RETAIN: VALID ONLY WITH ORIGINAL STAMP

LT 320788 (Title Plan)
Cpy - 01/01, Pgs - 001, 21/07/03, 09:31
DocID 310ddf772



Approvals

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 11th DAY OF July 2003. 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 SAID 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.

P J Killalea
RESOURCE CONSENTS MANAGER
RC # 2030347.

NEW CST ALLOCATED:
LOT 1 : 82581
LOT 2 : 82582

CLASS OF SURVEY : II

Total Area 1.4080 Ha

Comprised in CT 117C/701 (ALL)

I DAVID BRETT KING
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.

Signed _____ Date 27/6/03

Field Book ____ p. ____ Traverse Book ____ p. ____
Reference Plans ____
Examined ____ Correct ____

Approved as to Survey by Land Information NZ on
22/6/2003 Chief Surveyor

Deposited by Land Information NZ on 14/8/2003
Registrar-General of Land

LAND DISTRICT NORTH AUCKLAND
Survey Blk. & Dist. XI RANGAUNU.
NZMS 261 Sheet ____ Record Map No. ____

LOTS 1 & 2 BEING SUBDIVISION OF LOT 2 DP 187780.

TERRITORIAL AUTHORITY FAR NORTH DISTRICT
Surveyed by LEW STURMERS - KAITAIA.
Scale 1: 750 Date MARCH 2003.

File Received Instructions 21 JUL 2003

DP 320788

1385 BEARD (10231)

"APPROVED AKL 99-05"

A.J. BEVIN, SURVEYOR GENERAL, LAND INFORMATION, NEW ZEALAND.

TOP ENERGY®
TePuna Hihiko

7.9.05

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

6 September 2005

Lynley Newport
Thomson Survey
P O Box 372
KERIKERI

Dear Lynley,

Proposed Subdivision: - Stan & Caro Watson – Arawhata Road - Kaingaroa.

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

To supply proposed Lot 1 a supply would need to be brought from the Arawhata Road and Mangatete Heights intersection.

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

Yours sincerely

Heather Fitchett
Network Administrator
i:\engadmin\typist\resrce.con\thomson survey ltd\watson s & c 060905.doc

Telecom

RECEIVED 7-9-05

Work Management Group
PO Box 442
WHANGAREI

Telephone: 09 4374212
Facsimile: 09 4374202

Our Ref: NIL/4523

6 September, 2005

Thomson Survey
PO Box 372
KERIKERI

RE: PROPOSED SUBDIVISION AT: ARAWHATA RD FOR S & C WATSON

Your Ref: 7142

NIL REQUIREMENT

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

Telecom requirements for this proposal are nil.

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

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

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

Yours sincerely

M.D. Hamilton

Duncan Hamilton
Network Deployment Specialist

HAIGH WORKMAN
Civil & Structural Consultants Ltd

PO Box 89
12 Butler Road
Kerikeri, New Zealand

Phone 09 407 8327
Fax 09 407 8378
www.haighworks.co.nz
info@haighworks.co.nz

JOB NO: 005 320

S & C WATSON
51 ARAWHATA ROAD
KAINGAROA RD3
KAITAIA

Report Suitability of Site for Subdivision

1. Introduction

It is proposed to subdivide Lot 3 of DP 187780 to create a separate lot of approximately 4100m² leaving a balance of 1.18ha.

This report investigates the suitability of the site with regard to land stability, access, earthworks, stormwater disposal and on-site effluent disposal.

2. Description of Site

The parent site occupies a triangle between Arawhata Road and Mangatete Heights Road with the new lot to be cut from its western corner.

Natural stormwater runoff drains onto the parent site from both north and south near its south-western corner, remote from the new Lot 2. It flows into a valley running down to the north-west and across the northern boundary near its centre.

Vegetation on the parent site is substantially of young regenerating native bush (mostly Manuka) with an area of around 4000m² at the north-eastern corner cleared and in mown lawn around the existing house.

Vegetation on the new Lot 2 is substantially all of the young regenerating native bush, mostly Manuka, with a portion along Mangatete Heights Road recently cleared in anticipation of constructing the new house for that lot.

Generally the whole of the proposed lot slopes gently to the north-east steepening nearer the centre of the valley as indicated schematically on the attached site plan.

The soil type is mapped as Te Kopuru Sand, being part of an ancient dune complex and noted as being imperfectly to poorly drained.

3. Access

Access to the site is direct and level from Mangatete Heights Road, steepening slightly further to the west.

The entrance may not need a culvert as the land in that direction slopes away from the road.

We understand Mangatete Road may shortly be upgraded as a result of other development further north.

4. Stormwater

Stormwater from the developed area including from the driveway and from rainwater storage tank overflow, can be discharged to ground to run naturally toward the valley without affecting any other site.

Currently the road water-table drains, which run from south-east toward the north-west on the southern side of the road, are barely adequate and not well maintained.

We expect that during significant rainstorm events, runoff accumulating in the water-table drains will occasionally flow across the road.

That overflow does not appear to be causing any bother near the probable development area, but the pathway should be recorded so that future home owners avoid placing buildings where they might be affected.

The slope away from the road is such that development of the site could not obstruct the flow other than to cause minor diversion not affecting any other site. The flow would find its way down the eastern slope to the centre of the valley.

5. Earthworks

Only very minor earthworks are required to form access to the building site, involving little more than stripping of topsoil.

No other site would be affected by the earthworks and no material would need to be taken from the site.

6. On-site Effluent Disposal

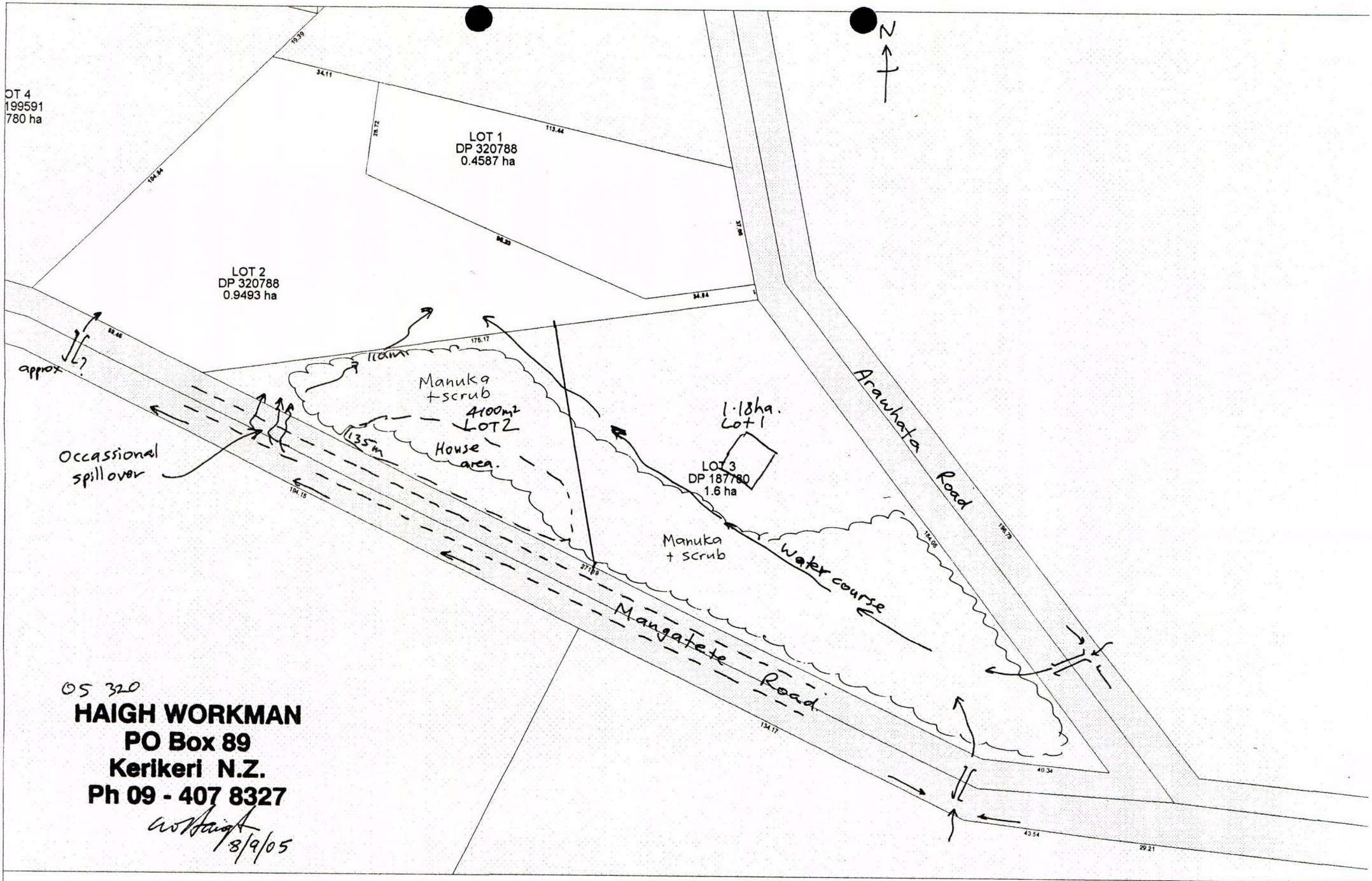
Given the gentle slopes and the soil type that includes a surface layer of high humus content, on-site effluent disposal is attainable in compliance with the permitted activity requirements of the Regional Water and Soil Plan.

Below the humus layer the soil phases in to a consolidated sand. The prospective purchasers have opted to install a secondary treatment plant to enable effluent to be treated to a standard suitable for disposal by trickle irrigation to assist the establishment and ongoing growth of their proposed landscape planting through the drier periods and will clearly be sustainable for the long term.

7. Conclusions

- The site is suitable for subdividing as proposed.
- Access is direct and level from Mangatete Heights Road and is easily formed.
- Only very minor earthworks are required being little more than topsoil stripping for access formation and clearing of the house site.
- Stormwater disposal is simple and direct with any concentrated flows from driveways and from rainwater storage tank overflows can be directed through the vegetated areas to the natural valley below without affecting any other site.
- On-site effluent disposal is sustainable in compliance with the permitted activity requirements of the Northland Regional Water and Soil Plan.

W O Haigh



QuickMap
Custom Software Ltd

Any person wishing to rely on the information shown on this map must independently verify the information

Scale 1:1500 Topographical and Cadastral map derived from LINZ data.

RC 2050797

S & C Watson

Please remember to advise Sheryl or Adele to log this out/in of the RC Register. This file is now your responsibility. If you pass it on to someone else please record it here!

Date Out	Name	Department	Date in

Far North
District Council

ENVIRONMENTAL SERVICES

FILENOTE

FROM: Greg Phillips

DATE: Monday, 25 July 2005

SUBJECT: Stan and Caroline Watson -- RC 2050797

This couple came in to see me this morning, and I suppose that I disappointed them somewhat as I couldn't/wouldn't give them the "go-ahead" based on their submission which is attached. I read your letters of 5 April and 18 July while speaking to them and advised them, similarly, that the engagement of a resource management professional was a must. I also let them know that the issues were complex and that not even every surveyor was comfortable providing an assessment for a non-complying application.

They could see my point (it would seem) and took away the lists of consulting surveyors and planners. I think that they got the point in terms of the necessity to provide adequate information, if the Council is to ever going to be able to look favourably on the proposal.

Far North District Council,
KAIKOHE.



S &C Watson,
51 Arawhata Road,
Kaingaroa, RD 3
Kaitaia.
25July 2005.

Dear Sirs/Madam

Re:- Subdivision Consent Application RC 2050797.

Following receipt of recent correspondence for your representative Mr Williamson we ask that you consider the following points with regard to the proposed sub-division.

(1) The subdividing of this 1 acre area, will not create a precedent, as the land next door over our fenceline has been sub divided in the same manner. The front sub division (two lots) has already had a house built on it.

(2) The piece of land has it's own identity being separated from the flat area where we have our house, by a gully, and is not accessible from Arawhata Road and would have it's own access and entrance from the adjacent Mangatete heights road.

(3) In contrast to the already subdivided land in front of it, the proposed sub division has a gentle slope which gradually widens out to quite a large area, more than sufficient to build a house and is larger than the average residential site. The gentle slope also means that earth moving would not be necessary to build, which is not the case with the neighbouring site.

(4) Any house built in this area would be very private, being more or less obscured from the road by a line of trees (Manuka/Kanuka/Pongas) and would not affect the privacy of any neighbours, due to the large distance of this area from properties on Arwhata Road as well as the tall vegetation from the trees.

(5) Prospective buyers would build further back towards the South in the wider area of the proposed sub division and the boundary is quite some distance from our house. We intend to leave the bush untouched up to the boundary to retain character and privacy.

(6) As mentioned in point (1), the area for proposed subdivision is quiet separate and not inaccessible from Arawhata Road. A large part of it cannot even be seen from

our property. It is therefore very difficult and inconvenient for us to clear this area of scrub and it is pretty much wasteland at present. (being so separate from our property by the gully) A small amount of clearing has now been done and it is now apparent that this area has a magnificent view northwards, which can be enjoyed by the prospective buyer. With the aformentioned points in mind, we consider that the sub dividing and development (clearing of the scrub and gorse) on this land is actually more efficient land use and an improvement to the area and will not affect it's natural character in a disadvantageous way.

(7) It is already proposed that power be put in along the Managtete Heights Road to service a recent large sub division at the end of this road, (about 800 meters further along)

(8) Consent has already been obtained from the local Iwi with regard to this proposed sub division.. (this approval is already with the papers with our application at your offices.)

In conclusion we state that we have read all the policies regarding Subdivision sent by your office for us to study and we see no significant points which would obstruct the normal course of consent as this proposal has all the precedents already set in place with adjacent land. In fact we see the sub division as an enhancement to the property in it's beautification and orderliness from what is now mere wasteland with 12ft manuka and scrub on it. What is more, such a subdivision will add finance by way of rates to the council in years to come and yet provide a home for another to enjoy. It is interesting to see Council is mindful to preserving our natual habitat what with the various reg-ulations set in place and you should be recognised for such a sensible balance. We trust that our application in no way interferes with such considerations..

Yours faithfully,

S Watson.

G & V Watson

Application No: RC 2050797

18 July 2005

S & C Watson
51 Arawhata Road
Kaingaroa
RD3
KAITAIA 0500

Dear Sir & Madam

Subdivision Consent Application RC 2050797 at Arawhata Road

I refer to your letter dated 11 April 2005, and your our subsequent meeting at your property on 12 May 2005, an apologise for the delay in responding to you. You will recall at our meeting that I undertook to provide you with the relevant provisions of the District Plan that the Council would need to have regard to in considering your subdivision application, which does not comply with the rules of the Zone.

To this end, I have attached excerpts of the Revised Proposed District Plan (pp 249-250) that contain the Environmental Outcomes Expected from subdivision, and the Objectives and Policies of the Subdivision Section of the Plan. I have also included the relevant provisions (pp 263-269) of the District Plan that detail the requirements for subdivision by way of a Management Plan. The Management Plan provisions detail all of the matters that you should include in your application, and the matters the Council will be considering when making a decision whether or not to approve your application.

Again, it is appropriate that I point out that this process can be very complex, time-consuming, and there is very little certainty of a favourable result. The Council will also be very careful not to approve any application that may create a precedent, so you will need to detail at length, those physical characteristics of your site or your subdivision proposal that are unique. As I have suggested previously, it may beneficial for you to seek the advice of a subdivision or resource management professional to assist you through this process.

In accordance with the Act your application will remain suspended until we receive this information. Once we have received this information to our satisfaction, a decision will be made regarding notification.

You can formally object to this request for further information by writing to Council within 15 working days of receiving this request. You must state your reasons for

objecting and you should address your objection to the Planner dealing with your application.

Please feel free to contact the undersigned if you have any further queries.

Yours faithfully

Nick Williamson
CONSULTANT PLANNER (*X*plan Ltd)

Junior L. Witehira. LLB

Barrister & Solicitor

Our ref: 780/1035

28 April 2005

Far North District Council
Kaikohe

Fax 09 401 2137

Re: RC2050797 – Subdivision Arawhata Road, Kaingaroa
Stan and Caroline Watson

I act for the abovenamed. Would you please advise by return fax whether resource consent has been granted for the above.

Yours faithfully

JL Witehira
Barrister & Solicitor

Telephone 09 408 3025
Fax 09 408 3027
Email : farnorthlaw@xtra.co.nz
12 Matthews Avenue KAITAIA
P O Box 462
DX AA20034

Resource No 05/4/08/1 0/96

Pd C/N 100205 Receipt No 900837
Westpac/Kerikeri

Te Runanga-a-Iwi o Ngati Kahu

TE RUNANGA-A-IWI O NGATI KAHU

CULTURAL ASSESSMENT APPLICATION FORM

NAME OF APPLICANT: Stanley & Caroline Watson ***DATE:*** 7/4/05

ADDRESS: 51 Arahata Rd

PHONE: 408-7564 ***FACSIMILE:*** —

LEGAL DESCIPTION OF LAND/PROPERTY: residential

TYPE OF CONSENT BEING APPLIED FOR: Resource Consent

DETAILS OF CONSENTS APPLICATION: Subdivison
No 2050797 PNDC

FEE DEPOSIT ENCLOSED WITH THIS FORM = **$100.00 PLUS GST**
(Gst No: 68-030-609)

SIGNATURE OF APPLICANT: Caroline Watson

PERSON RESPONSIBLE FOR ASSESSMENT: Steve Herewini

SERVICE OF DOCUMENTS

NAME: As Above.

ADDRESS:

PHONE: **FACSIMILE:**

*** * * APPLICATION APPROVED BY:*** Steve Herewini
*** * * DATE OF APPROVAL:*** 8/4/05

PLEASE NOTE:
PLEASE RETAIN: VALID ONLY WITH ORIGINAL STAMP

TE RUNANGA A IWI O NGATI KAHU
The Common Seal of

4·3·05 Kta

ENGINEERING REPORT	
TO RESOURCE PLANNER:	Nick W.
ON PLANNING APPLICATION NO:	RC 2050797
APPLICANT	Watson Stan + Caroline
FROM:	
	Development Engineer
(Clock start date:	22·2·05)
ASPECT	**COMMENTS/CONDITIONS REQUIRED**
Site Suitability:	Most of land is well covered in
Topography, Stability, Erosion	mature scrub but there is a
Flooding, Ground Cover, etc	gully running through the land
	with relatively flatter areas
	adjacent to the two roads
*	Recommend engineer designed
	foundations ~~to floor~~ for any
	development
Access onto Site	
Adequacy for Use	Access can be formed (metal)
Traffic Flows, etc	from existing road.
Need for upgrading adjacent areas	
Drainage	Both SW & Sewerage to be
Stormwater and Effluent Disposal	subject to specific design at
	time of BC.
Earthworks:	
Controls required etc	Normal

ASPECT	COMMENTS/CONDITIONS REQUIRED
Easements:	
ROW, water, drainage, power	/
Services:	
Water, Irrigation, Power, Telephone	Power & phone.
Street Lighting	
Amenities:	
Internal Accessways	
Surfacing of Car Parks etc	/
Upgrading Contributions:	
Roading, water, sewerage,	
Stormwater, footpaths	Standard
Engineering Fees	
Other:	
Signed:	**Date:** 2/3/04 **Mileage:** 32 **Time:** 1

Far North
District Council

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

Application No. 2050797

Wednesday, 2 March 2005

TE RUNANGA A IWI O NGATI KAHU
TANIA THOMAS
P O BOX 392
KAITAIA 0500

Dear Sir/Madam

RESOURCE CONSENT APPLICATION - WATSON, STANLEY ROY - SUBDIVISION

Please find enclosed a resource consent application received by Council, which may be of interest to your organization.

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

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

Yours faithfully

pp GW

NICK WILLIAMSON
RESOURCE PLANNER

ceived:
12 APR 2005
Ker RM/0604

11th April 2005,

Mr Nick Williamson,
Consultant Planner,
Far North District Council,
Private Bag 752
KAIKOHE 0400,

S & C Watson,
51 Arawhata Rd,
Kaingaroa, RD3.

Dear Sir,
SUB DIVISION APPLICATION AT ARAWHATA ROAD. (RC 2050797)

I have for reply to your letter of 5th April 2005, in which you outline concerns re the above sub division.

To be honest we cannot see any valid reasons for objection especially considering the PRECEDENTS already established regarding the adjoining properties only a stone's throw away from ours. (and the rest of all the houses already down Arawhata Road)

About three years ago the owner Mr Beard sub divided his property into 2x 1 acre lots and sold them. A house has been erected on the front one of the lots already, just over our fence line and the acre behind had been sold but is being sold again by the present owner. Our sub division aplication is next to the one next door.
It would be most enlightening if you could avail yourself to come and see the situation for yourself as it is hard to imagine what it is really like from plan drawings..

Our sub division application is probably the last of all the sub divisions that have been made along Arawhata and Mangatete Heights roads on the left and right hand sides respectively. (A very large sub divison has been made at the end of Mangatete Heights road this last 2years)

Just recently we have set about the requests set out in the Council's letter of 22nd March (Jasmine Piriri). and so have contracted the Registered Valuer to provide an assessment for the Council to proceed with the Completion Certificate and for us to make payment of several thousand dollars before title can be received. This must be forwarded to Council within 4 weeks.
We have also paid an amount to the Te Runanga-A-Iwi, O Ngati kahu, Kaitaia for the cultural assessment which is necessary before completion can be made.

Looking forward to your more favourable reply and to your personal visit to the area.
We are,
Yours faithfully,

S R Watson

C W Watson

Application No: RC 2050797

5 April 2005

S & C Watson
51 Arawhata Road
Kaingaroa
RD3
KAITAIA 0500

Dear Sir & Madam

REQUEST FOR FURTHER INFORMATION - SUBDIVISION APPLICATION AT ARAWHATA ROAD

I refer to your application lodged with Council on 24 February 2005 and our subsequent telephone conversation of 14 March 2005. Unfortunately our collective attempts to arrange a mutually suitable time for me to visit the property have been unsuccessful, and so I have taken the liberty to familiarise myself with the road on which you live, and the type of development that has already taken place in the vicinity.

As I stated in our previous telephone conversation, the proposed subdivision is a non-complying activity in terms of the subdivision rules of the Proposed District Plan. While this status does not prevent an application from being made, the process that the Council must follow, and the matters that must be considered can be quite complex, and this not a high degree of certainty that a positive outcome for your application will be achieved.

One of the principles that the Council must adhere to is that like proposals must be treated in a like manner. Clearly the Council has a responsible to consider each and every application on its merits, but at the same time, must consider the precedent that may be set when making a decision on any individual proposal.

It is the potential precedent effects of your present application that are of the most concern to the Council. While your personal circumstances that have given rise to the application may be unique, we have quite some difficulty in defining those physical characteristics of the site that would set it apart from any other of the similar sized parcels in the vicinity. The cumulative effects on the environment of allowing each of these properties to be subdivided into two would be more than minor, and would be contrary to the objectives and policies of the District Plan.

We therefore consider your options at this are as follows:

1. Seek advice from a resource management practitioner regarding ways in which the application may be amended of further information can be provided that might allay the concerns presently held by the Council.

2. Request a hearing of the application by the Council's Hearings Committee, where you can appear and give evidence in support of your application. You should be aware however, that the proposal in its present form is unlikely to receive a

favourable recommendation, and the hearings schedule is fully booked until early June.

3. Withdraw the present application, and explore different ways in which your objectives may be achieved, such as undertaking a boundary adjustment to transfer that part of your site that you do not require to an adjoining owner for inclusion in their property.

In accordance with the Act your application will be suspended until we receive advice from you regarding which of the above options you would like to pursue.

Please feel free to contact this department if you have any questions or concerns.

Yours faithfully

6.4.05

Nick Williamson
CONSULTANT PLANNER (*x*plan Ltd)

APPLICATION ASSESSMENT

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

APPLICANT Watson, Stan & Caroline RC 2050797

ADMINISTRATION CHECKLIST – Standard letters (as advised by RCM)

- ☐ Transit New Zealand
- ☐ Department of Conservation
- ☐ Community Board
- ☐ NZHPT
- ☑ Northland RC
- ☑ Other WD Engineer Ngati Kahu
- ☑ Applicant advised of application receipt – date 2/3/05
- ☑ Copy of application to Engineer – date 2/3/05

ASSESSMENT

☐ Subdivision ☐ Landuse ☐ Discharge

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

Activity status

TDP - _____

PDP - _____

Comments

_____

_____

_____

SECTION 92 CONSIDERATION

Additional information required?

☐ No ☐ Yes – Date sent _____

Additional information received – Date _____

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

APPLICATION ASSESSMENT

APPLICANT _____ RC _____

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

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

MATTERS TO NOTE

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

Are any financial contributions payable?

Are any esplanade reserves or strips necessary?

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

Are any amalgamation conditions required?

Are any new assets to be vested to Council?

Far North
District Council

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

Application No: 2050797

Your Ref:

March 2, 2005

WATSON, Stan & Caroline
51 Arawhata Rd
Kaingaroa
R D 3
KAITAIA 0500

Dear Sir / Madam

Acknowledgement of Receipt of Resource Consent Application – WATSON, Stan & Caroline

Thank you for your application for **subdivision consent.**

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

Nick Williamson **RC 2050797**

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

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

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

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

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

Yours faithfully

QH

Queenie Harding
Technical Support Officer/Environmental Services

Far North
District Council

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

Application No. 2050797

Wednesday, 2 March 2005

DEVELOPMENT ENGINEER
ATTENTION: TANYA NOWELL
FAR NORTH DISTRICT COUNCIL

Dear Sir/Madam

RESOURCE CONSENT APPLICATION - WATSON, STANLEY ROY - SUBDIVISION

Please find enclosed a resource consent application received by Council, which may be of interest to your organization.

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

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

Yours faithfully

pp QH

NICK WILLIAMSON
RESOURCE PLANNER

Far North
District Council

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

Application No. 2050797

Wednesday, 2 March 2005

THE MANAGER, PLANNING & POLICY
NORTHLAND REGIONAL COUNCIL
PRIVATE BAG 9021
WHANGAREI 0120

Dear Sir/Madam

RESOURCE CONSENT APPLICATION - WATSON, STANLEY ROY - SUBDIVISION

Please find enclosed a resource consent application received by Council, which may be of interest to your organization.

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

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

Yours faithfully

Pp GM

NICK WILLIAMSON
RESOURCE PLANNER

APPLICATION FOR A RESOURCE CONSENT

In the Far North District

Section 88, Resource Management Act 1991

IMPORTANT INFORMATION

TO ASSIST IN COMPLETING THE APPLICATION FORM



Lack of information is the most likely cause of hold-ups in the processing of your consent.

Please Ensure all information as listed in the check box on the back page, is provided when lodging your application. This will assist in reducing delays and incurring further costs in the processing of your consent.

- Your application should include, where relevant, any other information required by the District Plan or Regional Plan or Resource Management Act or Regulations including, where appropriate, environmental impact assessment. **(For further information, see the pamphlet 'Assessment of Environmental Effects' which gives details of the 4th Schedule of the Act).**

- The pamphlet 'Neighbours Approval' provides information in regard to obtaining written approval from your neighbours, should this be a requirement.

- A resource consent application must include adequate supporting information, in the form of written material and plans. The level of detail and scope of the information must be appropriate to the particular application and must be sufficient to enable those who might wish to make a submission on the application, to be able to assess its likely effects on the environment.

ENVIRONMENTAL
24 FEB 2005
RECEIVED

Please read notes on page 3 thoroughly.....

Would you Like to Know More?

Far North District Council Staff will be happy to assist you if you have any further queries.

Local Offices Here to Help

Kaikohe Service Centre Memorial Avenue **KAIKOHE**	Kaeo Service Centre Main Road **KAEO**
Kawakawa Service Centre Gillies Street **KAWAKAWA**	Kaitaia Service Centre Redan Road **KAITAIA**
Kerikeri Service Centre Hobson Avenue **KERIKERI**	Rawene Service Centre Parnell Street **RAWENE**

SPECIALIST STAFF **- Specialist Staff are available by appointment only. There is no charge for this service for the first half hour of initial request.**

Dialing **0800 920029** will connect you with your nearest Service Centre. The Customer Liaison Officer will then assist in making an appointment with the appropriate officer.

ENVIRONMENTAL

24 FEB 2005

RC 2050797

143340/41

RECEIVED

(See Notes Opposite)

1. I (full name of applicant)

Surname Watson First Names Stan & Caroline

Hereby apply for **a) LAND USE CONSENT** ☐ **b) SUBDIVISION CONSENT** ☑

I am the owner of the property, (Owner, Occupier, Lessee, etc.,)

Name and Address of Owner (If different from above)

Address 51 Arawhata Road, Kaingaroa, RD3.

2. Any Additional **FEES & CHARGES** relating to this application shall be invoiced to : **(Please tick appropriate box)**

A. APPLICANT **(as in 1.above)** ☑ or **B.** AGENT **(as in Note 6 opposite - application must be signed by agent)** ☐

3. The following additional resource consents are required in relation to this proposal and have/have not been applied for :

Have you lodged an application with Council for a building consent ? No ☑ Yes **BC N°**

4. DESCRIPTION OF ACTIVITY :

3301703

Sub division of Bare land for eventual residential (1 acre from 1.6HA)

3301703

5. LEGAL DESCRIPTION
The application site is located at :

Street address 51 Arawhata Road, Kaingaroa, RD3 **RAPID** Number : 51

Valuation Roll Number 00013-65114 (Can be obtained from your rates notice or a Customer Liaison Officer PH : 0800 920029)	Lot(s) or Section N° : 3 DP N° 187780 BLK	Certificate of Title : (Not more than 6 months old)

6. *ADDRESS FOR SERVICE/CORRESPONDENCE - AGENT/REPRESENTATIVE :*

Name of Agent/Representative (if appropriate)

Address For Service :

Phone : Home Business Fax N°

Email Address :

7. *ADDRESS FOR SERVICE/CORRESPONDENCE - APPLICANT :*

Name of Applicant S + C. Watson

Address For Service : 51 Arawhata Road, Kaingaroa, RD3

Phone : Home 408 7564 Business Fax N°

Email Address : Stancaro@free.net.nz

The information supplied with this application is true and complete to the best of my knowledge. I understand that Council is relying on this information in making its decision on this resource consent.

Signature of Applicant/~~Agent~~ :
(Strike out that which does not apply)

Dated : 2/8/04

FAR NORTH DISTRICT COUNCIL
RECEIVED
23 FEB 2005

Please Note : Council is unable to accept your application until *all* details are completed, *all* relevant information provided, the application signed and the Standard fees paid. (See notes below and check list back page). Application must be signed by agent if receiving invoices as in question 2 opposite.

NOTES

1. Full name and address of applicant must be given, however if applicant is not the owner of the property, name and postal address of owner must be supplied.

2. Additional fees and charges associated with the processing of the consent can be invoiced directly to the applicant or alternatively, to the agent who is acting on his/her behalf.

3. Additional consents - Specify the following : Land use consent, subdivision consent, coastal permit, water permit, discharge permit or other consents as relevant, as well as any consent required under other legislation or other authority (ie Northland Regional Council) that may be important in regard to the proposal. Indicate if this application is in relation to a Building Consent, if so, give BC number.

4. Briefly describe the activity, i.e. Subdivide into three Lots; Build new cattery; New building too close to boundary etc.,

5. Legal Description. Describe the location in a manner which will allow it to be readily identified, eg. The street address, legal description, the name of any relevant stream, river or other body to which the application may relate, proximity to any well known landmark, etc.

6.& 7 Address for Service/Correspondence - If you are making your application through a consultant or other agent, then those details must also be provided. The agent is authorised to sign on behalf of the person making an application, and **must** sign the application if '**Box B**' is ticked in question 2.

SUBDIVISION APPLICATIONS - You are advised to employ a registered land surveyor or other professional to submit your application. He or she can advise you about the most appropriate type of subdivision for your land and estimate the total cost.

Office Use Only

Resource Consent N° : 2050797

Valuation N° : 13-651-14

Applicant I.D. N° : 143340

Agent/Rep I.D. :

RECEIVED AT KAITAIA ***OFFICE***

DATE 21.2.05 ***RECEIPT N°*** 397092

FEES RECEIVED $ ~~520.00~~ 750-00

CHECKED BY SPP

Customer Liaison Officer

APPLICATION CHECK LIST

Please Mark with a √ for **yes**	√	Office Use Only
ALL APPLICATIONS		
Completed application Form (or equivalent). Please ensure that all questions are answered correctly	✓	✓
Standard Charge A Standard Charge ($520 for Land Use, $750 for 1 or 2 Lot Subdivisions. $1050 for Subdivisions of 3 Lots or more) must be paid when the application is lodged. Any costs incurred over and above this amount will be invoiced prior to release of the consent.	✓	Rec N°
Copy of Certificate of Title (must be less than 6 months old) Can be obtained from "Land Information New Zealand, PO Box 92016, Auckland (small fee charged).		✓
Completed Assessment of Effects of the Environment * (see separate leaflet) • All applications are required to include an assessment as prescribed under the Fourth Schedule of the Resource Management Act 1991	✓	✓
Written Approvals from Affected Parties * (see separate leaflet) • Ensure that you include written approvals from potentially affected persons such as surrounding land owners/occupiers	✓	✓
LAND USE APPLICATIONS - All boxes must be ticked		
Full Set of Plans and Drawings (Drawn to an approved scale—No larger than A3**)** • Site Plan showing all property boundaries, existing and proposed buildings, existing and proposed vegetation, any watercourses, contours, driveways and parking/maneuvering space.	✓	
• Floor Plan showing details of interior of building (area and use).	+	
• Elevations of every exterior face of the building (existing and or proposed) showing height, and height in relation to boundary. **Please note that all plans must indicate the degree of infringement and must be labeled, numbered and dated and drawn to an appropriate scale.**	+	
SUBDIVISION APPLICATIONS - All boxes must be ticked		
Full Set of Plans and Drawings (drawn to an approved scale - No larger than A3) • The position of all new boundaries	✓	
• The areas of all new allotments	✓	
• The location and areas of land below mean high water springs of the sea or of any part of the bed of river or lake which is to be vested in the Crown under Section 235 of the Act	✓	
• The location and areas of land to be set aside as new road	✓	
• Dimension of all boundaries	✓	

RESOURCE CONSENT INFORMATION PACK

PLEASE COMPLETE THIS FORM TO THE BEST OF YOUR ABILITY AND INCLUDE WITH YOUR RESOURCE CONSENT APPLICATION FORM

WHAT ARE YOU PROPOSING TO DO?

sub divide 1 ACRE from 1.18ha, Lot 3, DP 187780

WILL YOUR PROPOSAL REQUIRE ANY OF THE FOLLOWING?

- **The Construction / Extension / Demolition of Buildings** — ~~Yes~~ / No
  If yes, please provide plans / diagrams drawn to scale showing the location, design and finished exteriors of the building(s)
- **Earthworks** — ~~Yes~~ / No

  If yes - **What volume** .....

  - **Maximum height / depth** .....

  (Please note that Council requires an engineers report for any earthworks over 50 cubic metres in volume and / or creates a cut face over 1.5 metres in height)
- **Vegetation Clearance** — Yes / ~~No~~

  If yes - **What type** Manuka scrub

  - **How much** ½ acre
- **Formation of an Accessway and / or Parking Area** — ~~Yes~~ / No
  If yes, the parking and associated manoeuvring areas will need to be shown on a site plan drawn to scale
- **Effluent and Stormwater Disposal Systems** — Yes / ~~No~~

  If yes - **How will effluent be disposed of (on-site or to a reticulated system)** on site

  - **How will stormwater be disposed of (on-site or to a reticulated system)** on site

  - **Has an engineer designed the system(s)** — ~~Yes~~ / No
- **Any Buildings Within 40 Metres of a Water Body (i.e. stream, river, the sea, lake, etc.)** — ~~Yes~~ / No

  If yes - **How far** .....

WHERE POSSIBLE PLEASE USE DIAGRAMS AND PLANS DRAWN TO A RECOGNISED SCALE TO DETAIL THE PROPOSAL

DESCRIPTION OF THE SITE AND SURROUNDING AREA

- **What is the Area of the Site** residential

- **What is the Topography of the Site (Flat / Rolling / Sandy / Wetland, etc.)**

Rolling

- **What Vegetation is Contained on the Site**

Manuka scrub

- **Are There any Existing Buildings on the Site** ~~Yes~~ / No
  If yes, please describe and provide a site plan showing their location and any access to these buildings

- **Are There any Special Features On or Near the Site** ~~Yes~~ / No
  (e.g. archaeological sites, notable trees, historic buildings)
  If yes, please describe

If you are unsure regarding the possibility of historic sites, such as pa sites and buildings, you are advised to contact the New Zealand Historic Places Trust, who will be able to tell you more regarding possible sites.

- **What is the Current Use of the Site and Surrounding Areas**

No use, residential nearby

ASSESSMENT OF ENVIRONMENTAL EFFECTS

An Assessment of Environmental Effects is required with all resource consent applications. You will need to consider actual and potential effects, and whether they will be minor or significant.

The detail of the assessment should reflect the magnitude of your proposal, i.e. if you are constructing a garage, your Assessment of Environmental Effects will be simple, as opposed to an Assessment for a motel complex. If any effects are unknown, it is recommended that you obtain professional advice to determine what the effects will be.

WHAT ASPECT(S) OF YOUR PROPOSAL WILL AFFECT:

- **Others on Your Property and / or Your Neighbours?**
  (e.g. shading of their property, stormwater flows, increased noise)

None

Will these Effects be Significant or Minor, and How Can They be Reduced?

None

- **What Effects Will the Proposal Have on the Wider Community?**

None

Will these Effects be Significant or Minor, and How Can They be Reduced?

None

- **Maori Culture? (e.g. destroy or occupy site of significance to Maori)**

None

- **Any Ecosystems? (e.g. habitats for flora / fauna)**

None

- The Landscape and Visual Amenity of the Environment?
  (e.g. buildings seen from the coast, vegetation clearance / earthworks)

None

Will these Effects be Significant or Minor, and How Can They be Reduced?

Minor - blends in with surroundings

- Any Archaeological Sites, Historic Buildings, Notable Trees, or any other Area with a Recognised Value? (e.g. recreation or scientific area or site)

None

Will these Effects be Significant or Minor, and How Can They be Reduced?

Minor

- Waterways in the Area?

Small stream at bottom in wintertime.

Will these Effects be Significant or Minor, and How Can They be Reduced?

Minor

Any Existing or Potential Natural Hazards? (e.g. flooding, slips)

No potential hazards

Will these Effects be Significant or Minor, and How Can They be Reduced?

Minor

WILL YOUR PROPOSAL INVOLVE THE:

- Discharge of Contaminants Into the Environment? Yes / No
  If yes, please describe

—

- Use of Hazardous Substances or Hazardous Installations ~~Yes~~ / No
  If yes, please describe

—

CONSULTATION WITH POTENTIALLY AFFECTED PARTIES

Where the District Plan(s) provides, and / or where Council deems it necessary, you may be required to undertake consultation with any parties who may be affected by your proposal, to obtain their written approval consenting to your proposal. As a guideline, Council generally requires written consents from all adjoining landowners and a local Iwi representative.

- Have you Discussed your Proposal with People who may be Affected by your Proposal? Yes / ~~No~~
  If yes, please list those people

  Yvonne Ogle (land owner over the road)

  Justin Curtis (neigbour, next door)

  G + C. Beard (section owners adjoining property

- Have any People Given Their Written Approval? Yes / ~~No~~
  If yes, you will need to include these as part of your consent

RESOURCE CONSENT APPLICATIONS
In the Far North District

RESOURCE MANAGEMENT ACT 1991

Notice Of Written Approval

Approval By A Person Affected
By an
Application For A Resource Consent

To be completed by the person requesting approval :

You have been identified by the Council as a person who may be affected by an application by

S.T.C. Watson (Name of applicant)

To sub divide (Nature of application)

Which is proposed for the property located at

51 Arawhata Road, Kaingaroa (Street/Road address)

and legally described as Lot 3, DP 187780 (Legal description)

Details of the application are given in the attached documents and plans as listed below :

1. Plan drawing of 1acre section from lot 3, DP 187780
2. .....
3. .....
4. .....
5. .....

Notes for the person giving their approval :

Please study the information provided carefully and decide if you think you may be adversely affected or not. **If the owner and the occupier of your property are different people, separate written consents are required from each.**

If you are satisfied you will not be affected by the proposal, please sign the Approval Form overleaf. Council will then fully consider the application and decide whether or not it should be approved. **If you do not want to give your approval please contact the Environmental Services Department of Council on 0800 920029.**

You should realise that if you sign the Approval Form you will no longer have any further rights in regard to this proposal and you cannot appeal or otherwise object to Council's decision, unless you formally withdraw your consent before a decision has been made on this application.

This form has been prepared by the Far North District Council.
If you have any queries about this form or the reasons it is required, please contact your nearest Service Centre, our staff will be pleased to assist.

Please post this completed form to the address below or deliver to any of the offices listed below :

To : The Senior Planner
Far North District Council
Private Bag 752
KAIKOHE

PLEASE PRINT

I, Justin Curtis (Name)
being the owner/~~occupier~~ (delete one)

of Arawhata Rd (address)

Have sighted the documents that provide details concerning the application submitted to Council by

G & C. Watson (name of applicant)

51 Arawhata Road, Kaingaroa, RD3 (address of applicant)

I give my approval to the proposal and understand that the Far North District Council may, if it considers that the relevant criteria have been met, approve the application.

Signed

24/7/04
Dated

Contact Telephone Number

Local Offices Here to Help

Kaikohe Service Centre Memorial Avenue **KAIKOHE**	Kaeo Service Centre Main Road **KAEO**
Kawakawa Service Centre Gillies Street **KAWAKAWA**	Kaitaia Service Centre Redan Road **KAITAIA**
Kerikeri Service Centre Hobson Avenue **KERIKERI**	Rawene Service Centre Parnell Street **RAWENE**

SPECIALIST STAFF

Specialist Staff are available by appointment only. *Dialing **0800 920029** will connect you with your nearest Service Centre.*

A Customer Liaison Officer will assist in making an appointment with the appropriate officer.

RESOURCE CONSENT APPLICATIONS
In the Far North District

RESOURCE MANAGEMENT ACT 1991

Notice Of Written Approval

Approval By A Person Affected
By an
Application For A Resource Consent

To be completed by the person requesting approval :

You have been identified by the Council as a person who may be affected by an application by

S & C. Watson (Name of applicant)

To Sub divide 1 acre (Nature of application)

Which is proposed for the property located at 51 Arowhata Road, Kaingaroa

.....(Street/Road address)

and legally described as Lot 3, DP 187780 .....(Legal description)

Details of the application are given in the attached documents and plans as listed below :

1. Plan drawing of 1 Acre section from lot 3, DP 187780
2. .....
3. .....
4. .....
5. .....

Notes for the person giving their approval :

Please study the information provided carefully and decide if you think you may be adversely affected or not. **If the owner and the occupier of your property are different people, separate written consents are required from each.**

If you are satisfied you will not be affected by the proposal, please sign the Approval Form overleaf. Council will then fully consider the application and decide whether or not it should be approved. **If you do not want to give your approval please contact the Environmental Services Department of Council on 0800 920029.**

You should realise that if you sign the Approval Form you will no longer have any further rights in regard to this proposal and you cannot appeal or otherwise object to Council's decision, unless you formally withdraw your consent before a decision has been made on this application.

This form has been prepared by the Far North District Council.
If you have any queries about this form or the reasons it is required, please contact your nearest Service Centre, our staff will be pleased to assist.

Please post this completed form to the address below or deliver to any of the offices listed below :

To : The Senior Planner
Far North District Council
Private Bag 752
KAIKOHE

PLEASE PRINT

I, Joanne Ogle (Name)
being the owner/~~occupier~~ (delete one)

of ~~State Highway~~ 10 Kaingaroa RD3 KAITAIA (address)

Have sighted the documents that provide details concerning the application submitted to Council by

S & C. Watson (name of applicant)

51 Arawhata Road, Kaingaroa (address of applicant)

I give my approval to the proposal and understand that the Far North District Council may, if it considers that the relevant criteria have been met, approve the application.

J Ogle
Signed

1 August 2004
Dated

4067531
Contact Telephone Number

Local Offices Here to Help

Kaikohe Service Centre Memorial Avenue **KAIKOHE**	Kaeo Service Centre Main Road **KAEO**
Kawakawa Service Centre Gillies Street **KAWAKAWA**	Kaitaia Service Centre Redan Road **KAITAIA**
Kerikeri Service Centre Hobson Avenue **KERIKERI**	Rawene Service Centre Parnell Street **RAWENE**

SPECIALIST STAFF

Specialist Staff are available by appointment only. *Dialing **0800 920029** will connect you with your nearest Service Centre.*

A Customer Liaison Officer will assist in making an appointment with the appropriate officer.

RESOURCE CONSENT APPLICATIONS
In the Far North District

RESOURCE MANAGEMENT ACT 1991

Notice Of Written Approval

Approval By A Person Affected
By an
Application For A Resource Consent

To be completed by the person requesting approval :

You have been identified by the Council as a person who may be affected by an application by

S. & C. Watson (Name of applicant)

To Sub divide (Nature of application)

Which is proposed for the property located at

51 Arawhata Road, Kaingaroa, RD 3 (Street/Road address)

and legally described as Lot 3, DP 187780 (Legal description)

Details of the application are given in the attached documents and plans as listed below :

1. Plan drawing of 1 acre sub division from lot 3
2. DP 187780
3. .....
4. .....
5. .....

Notes for the person giving their approval :

Please study the information provided carefully and decide if you think you may be adversely affected or not. **If the owner and the occupier of your property are different people, separate written consents are required from each.**

If you are satisfied you will not be affected by the proposal, please sign the Approval Form overleaf. Council will then fully consider the application and decide whether or not it should be approved. **If you do not want to give your approval please contact the Environmental Services Department of Council on 0800 920029.**

You should realise that if you sign the Approval Form you will no longer have any further rights in regard to this proposal and you cannot appeal or otherwise object to Council's decision, unless you formally withdraw your consent before a decision has been made on this application.

This form has been prepared by the Far North District Council.
If you have any queries about this form or the reasons it is required, please contact your nearest Service Centre, our staff will be pleased to assist.

Please post this completed form to the address below or deliver to any of the offices listed below :

To : The Senior Planner
Far North District Council
Private Bag 752
KAIKOHE

PLEASE PRINT

I, Gavin + Chris Beard (Name)
being the owner/~~occupier~~ (delete one)

of 84 Arawhata Rd, Kaingaroa (address)

Have sighted the documents that provide details concerning the application submitted to Council by

S + C. Watson (name of applicant)

51 Arawhata Road, Kaingaroa, RD3 (address of applicant)

I give my approval to the proposal and understand that the Far North District Council may, if it considers that the relevant criteria have been met, approve the application.

Signed G.M. G.H Beard

Dated 20/07/04

Contact Telephone Number (09) 4067750.

Local Offices Here to Help

Kaikohe Service Centre Memorial Avenue **KAIKOHE**	Kaeo Service Centre Main Road **KAEO**
Kawakawa Service Centre Gillies Street **KAWAKAWA**	Kaitaia Service Centre Redan Road **KAITAIA**
Kerikeri Service Centre Hobson Avenue **KERIKERI**	Rawene Service Centre Parnell Street **RAWENE**

SPECIALIST STAFF

Specialist Staff are available by appointment only. *Dialing **0800 920029** will connect you with your nearest Service Centre.*

A Customer Liaison Officer will assist in making an appointment with the appropriate officer.

Nick Williamson

From: jrp@fndc.govt.nz
Sent: Tuesday, 22 March 2005 8:09 a.m.
To: Nick Williamson
Subject: RFS # DCF 1403

22/03/2005 SUB FAR NORTH DISTRICT COUNCIL
08:05 DC for Subdivision Ph : (09) 401 2101
Fax: (09) 401 2137

==========

Priority: NORMAL Due Date: Start:22/03/2005 08:13
Due:30/03/2005 08:13 Comp.:

Property: ARAWHATA ROAD, SOUTHERN AUPOURI 500

1st Contact Person: STANLEY ROY WATSON
Phone Number/s: 09 4087564

Request Details: RC2050797 - Subdivide to create 1 additional lot

---

Handling Officer: TLN TANYA NOWELL
External Officer:
Receiving Officer: KLG KIM GILMAN

Date: Time: Officer: JRP JASMINE PIRINI
Events:
Engineering Issues:
Water - Outside AOB.
Wastewater - Outside AOB.
Roading - Vehicle entrance to FNDC bylaw for crossings.
Stormwater - No Issues.

Nick Williamson

From: jrp@fndc.govt.nz
Sent: Tuesday, 22 March 2005 8:10 a.m.
To: Nick Williamson
Subject: RFS # DCF 1403

22/03/2005 SUB FAR NORTH DISTRICT COUNCIL
08:05 DC for Subdivision Ph : (09) 401 2101
Fax: (09) 401 2137

==========

Priority: NORMAL Due Date: Start:22/03/2005 08:13
Due:30/03/2005 08:13 Comp.:22/03/2005 08:10

Property: ARAWHATA ROAD, SOUTHERN AUPOURI 500

1st Contact Person: STANLEY ROY WATSON
Phone Number/s: 09 4087564

Request Details: RC2050797 - Subdivide to create 1 additional lot

---

Handling Officer: TLN TANYA NOWELL
External Officer:
Receiving Officer: KLG KIM GILMAN

Date: Time: Officer: JRP JASMINE PIRINI
Events:
Roading = $3242.25
Community Infrastructure = $1896.75
Reserves = TBA (valuation required to assess)

Queenie Harding

From: pjk@fndc.govt.nz
Sent: Wednesday, 2 March 2005 08:46
To: Queenie Harding
Subject: ENQUIRY # RMA 2050797

FAR NORTH DISTRICT COUNCIL
Ph: (09)405-2775 Fax: (09)401-2137

Handling Officer: NEW NICK WILLIAMSON
External Handling Officer:

Service: SUB
Subdivision
Priority: V_PRIORITY_DESC

Location: ARAWHATA ROAD, SOUTHERN AUPOURI 500
VR: 13-651-14 LOT 3 DP 187780

Details: WATSON: I ACRE SITE

Events: WDE,NRC.

Contact: STANLEY ROY WATSON

Ph (H): 09 4087564 (W): (M):

Authorising Officer: PJK PAT KILLALEA Date Rec'd: 22/02/2005 10:50 Return to Consultant by 22/02/2005

Form No: A0030899

ACCOUNTS RECEIVABLE

COPY

Journal

DATE OF REQUEST: 240106

REQUESTED BY: RH

AUTHORISED BY: C Stevens

DEBTOR NUMBER & REVENUE TYPE: 143340-8

NAME OF DEBTOR: Stanley Roy Watson

ADDRESS: Arawata Road
R.D.3
Kaitaia 0580

ORIGINAL DOCUMENT: TYPE IN = INVOICE AD = ADJUSTMENT: IN

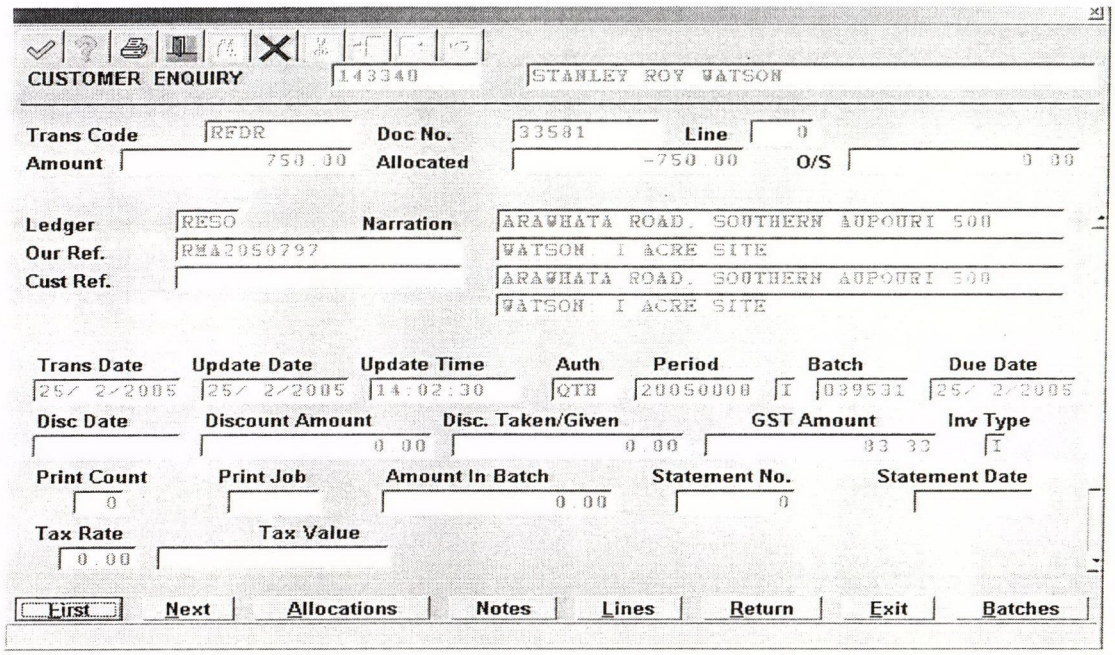
: REFERENCE NUMBER: 33581

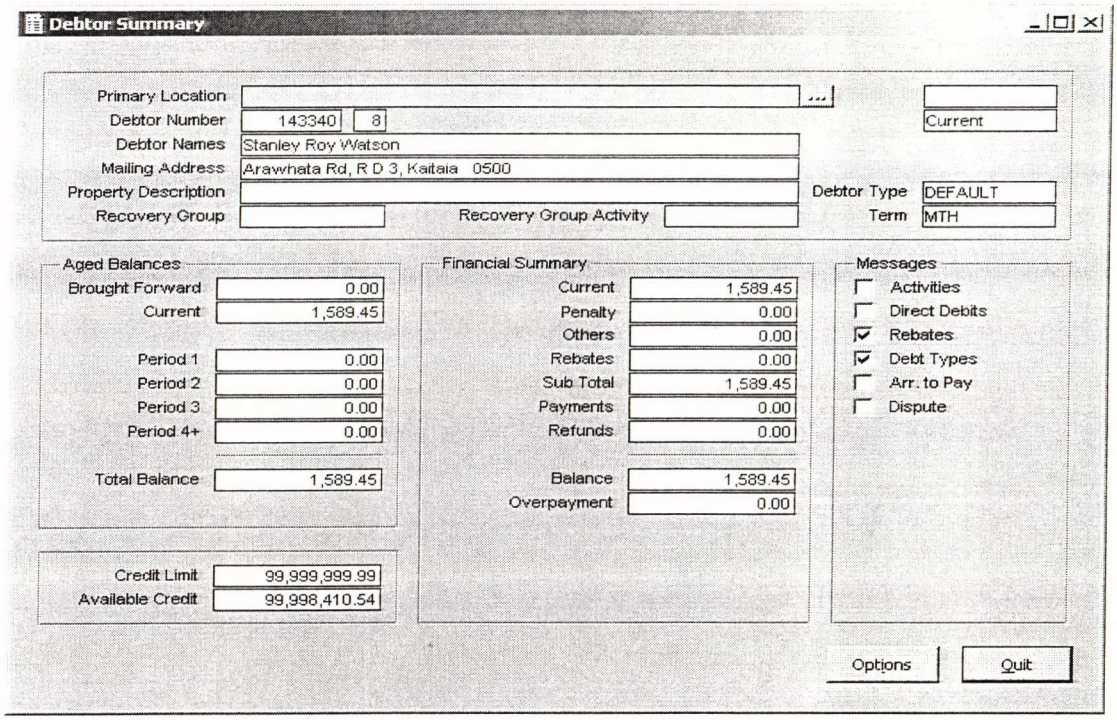
AMOUNT OF CREDIT: $ 750-:00

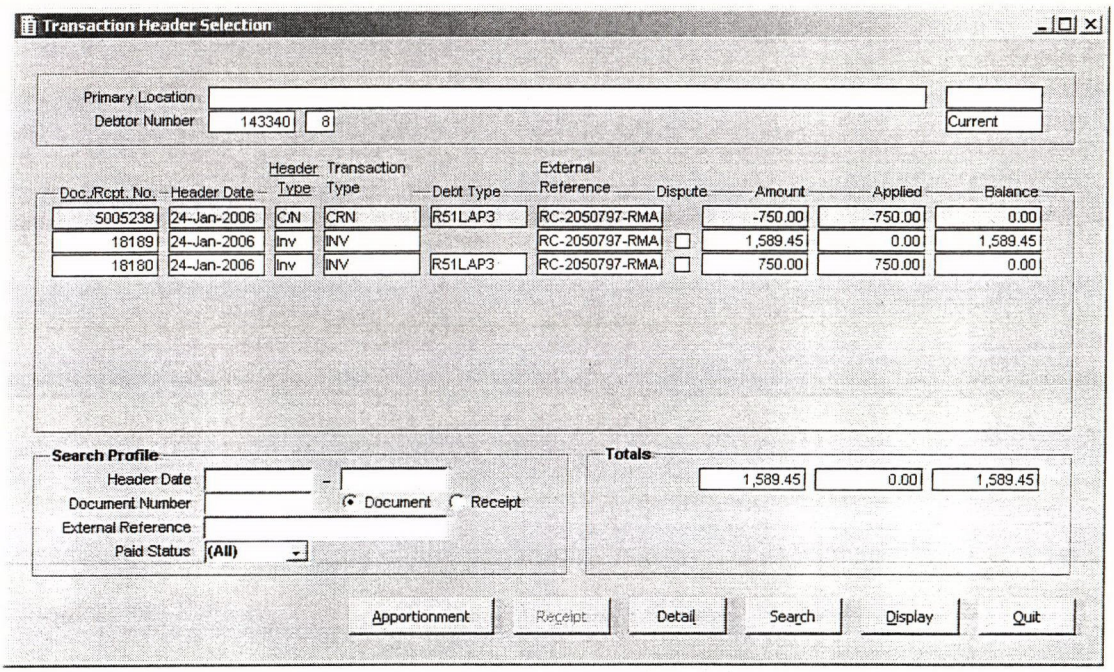
GENERAL LEDGER ACCOUNT MNEMONIC :

EXPLANATION OF CREDIT:

Credit Note created in GEMS Doc # 33581
RC 2050797 started in GEMS
Completed in Pathway
To correct date


CUSTOMER ENQUIRY
143340
STANLEY ROY WATSON
Trans Code
RFDR
Doc No.
33581
Line
0
Amount
750.00
Allocated
-750.00
O/S
0.00
Ledger
RESO
Narration
ARAWHATA ROAD, SOUTHERN AUPOURI 500
Our Ref.
RMA2050797
WATSON 1 ACRE SITE
Cust Ref.
ARAWHATA ROAD, SOUTHERN AUPOURI 500
WATSON 1 ACRE SITE
Trans Date
Update Date
Update Time
Auth
Period
Batch
Due Date
25/ 2/2005
25/ 2/2005
14:02:30
QTH
20050000
I 039531
25/ 2/2005
Disc Date
Discount Amount
Disc. Taken/Given
GST Amount
Inv Type
0.00
0.00
83.33
I
Print Count
Print Job
Amount In Batch
Statement No.
Statement Date
0
0.00
0
Tax Rate
Tax Value
0.00
First
Next
Allocations
Notes
Lines
Return
Exit
Batches


Debtor Summary
Primary Location
Debtor Number
143340
8
Current
Debtor Names
Stanley Roy Watson
Mailing Address
Arawhata Rd, R D 3, Kaitaia 0500
Property Description
Debtor Type
DEFAULT
Recovery Group
Recovery Group Activity
Term
MTH
Aged Balances
Brought Forward
0.00
Current
1,589.45
Period 1
0.00
Period 2
0.00
Period 3
0.00
Period 4+
0.00
Total Balance
1,589.45
Credit Limit
99,999,999.99
Available Credit
99,998,410.54
Financial Summary
Current
1,589.45
Penalty
0.00
Others
0.00
Rebates
0.00
Sub Total
1,589.45
Payments
0.00
Refunds
0.00
Balance
1,589.45
Overpayment
0.00
Messages
Activities
Direct Debits
Rebates
Debt Types
Arr. to Pay
Dispute
Options
Quit


Transaction Header Selection
Primary Location
Debtor Number
143340
8
Current
Doc./Rcpt. No.
Header Date
Header Type
Transaction Type
Debt Type
External Reference
Dispute
Amount
Applied
Balance
5005238
24-Jan-2006
C/N
CRN
R51LAP3
RC-2050797-RMA
-750.00
-750.00
0.00
18189
24-Jan-2006
Inv
INV
RC-2050797-RMA
1,589.45
0.00
1,589.45
18180
24-Jan-2006
Inv
INV
R51LAP3
RC-2050797-RMA
750.00
750.00
0.00
Search Profile
Header Date
Document Number
Document
Receipt
External Reference
Paid Status
(All)
Totals
1,589.45
0.00
1,589.45
Apportionment
Receipt
Detail
Search
Display
Quit

Far North
District Council

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

COPY

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

TAX INVOICE ONLY

Stanley Roy Watson
Arawhata Rd
R D 3
Kaitaia 0500

DEBTOR No: 1433408
INVOICE DATE: 24 January 2006
PAYMENT REF: 200769
RMA NUMBER: RC-2050797-RMASUB

RESOURCE MANAGEMENT APPLICATION CHARGES

Details: WATSON -- to create one new 4000m² site in the Rural Production Zone, from an existing 1.60 ha property
Site Address: Lot 3, Arawhata Road, Kaingaroa 0500

Description	$ Amount
1&2 LOT SUB/BOUNDARY ADJUST>2 LOTS - NOT NOTIFIED	-750.00
Postage, Photocopying etc.	14.40
Travel Costs - Consultants	20.40
Travel Costs - Consultants	27.20
Hourly Processing Charges	1,527.45

This Invoice includes GST of $ 93.28 **TOTAL** $ 839.45

Where the standard charges fixed by Council are inadequate to enable the Council to recover its actual and reasonable costs in respect of a particular application, the Council shall require the applicant to pay an additional charge.
"An applicant required to pay an additional charge has a right of objection to the Council in respect of that requirement, and has a right of appeal to the Environment Court in respect of the Council's decision on that objection.
"An applicant shall upon request be entitled to an itemised breakdown of costs."

NAME OF A/C:

Stanley Roy Watson
Arawhata Rd
R D 3
Kaitaia 0500

DEBTOR No: 1433408
RMA NUMBER: RC-2050797-RMASUB
INVOICE DATE: 24 January 2006
PAYMENT REF: 200769
TOTAL: $ 839.45

RFS: RMA2050797

Fee Code: T

Stage: 1 Initial Assessment

Action Seq: 109 Code: 109 Desc: Support log & prepare file

Time: Date	Line	Officer	Quantity	Rate	Amount	Operation
25/ 2/05	7	QTH HARDING , Q	1	0	54.00	
3/ 3/05	4	MMP PLAYFOOT , P	0	0	5.40	

Action Seq: 113 Code: 113 Desc: RC Manager allocates Planner

Time: Date	Line	Officer	Quantity	Rate	Amount	Operation
2/ 3/05	2	PJK KILLALEA , P	0	0	26.50	

Stage: 1 total 85.90

Stage: 2 Standard Letters & Memos

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

Action Seq: 209 Code: 209 Desc: Support-Memos to Engineers etc

Time: Date	Line	Officer	Quantity	Rate	Amount	Operation
2/ 3/05	5	QTH HARDING , Q	72	0	14.40	R98

Stage: 2 total 14.40

Stage: 3 Assess- Notify? Further Info.?

Action Seq: 305 Code: 305 Desc: Planner-s92 Further Info req'd

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

Action Seq: 313 Code: 313 Desc: RC Mgr-Confirm s94 Notificatio

Action Seq: 317 Code: 317 Desc: Engineers Assessment

Stage: 4 Not Notified - Decision

Action Seq: 401 Code: 401 Desc: Engineer - Assess & Report

Action Seq: 405 Code: 405 Desc: Pln- Checks response-Stage 2

Action Seq: 409 Code: 409 Desc: Planner prepares report

Action Seq: 413 Code: 413 Desc: RC Manager reviews

Action Seq: 417 Code: 417 Desc: Sup-Mail Decision & Invoice

Stage: 5 Notification

Action Seq: 501 Code: 501 Desc: Pln-Notification to proceed?

Action Seq: 505 Code: 505 Desc: Pln-Identify Affected Parties

Action Seq: 509 Code: 509 Desc: Pln-PrepPublicNotice&Circulate

Action Seq: 513 Code: 513 Desc: Pln-Erect Public Notice

Stage: 6 Register Submissions

Action Seq: 605 Code: 605 Desc: Pln-Notify Appl.of Submittors

Stage: 7 Hearing

Action Seq: 705 Code: 705 Desc: Planner-Establish Hearing Date

Action Seq: 713 Code: 713 Desc: Planner prepares report

Action Seq: 717 Code: 717 Desc: RC Manager reviews

Action Seq: 721 Code: 721 Desc: Planner-Send Notice of Hearing

Action Seq: 725 Code: 725 Desc: Pln-Report to Appl&Submittors

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

Action Seq: 733 Code: 733 Desc: Planner/RC Manager-Hearing

Stage: 8 Decision & Invoice Processed

Action Seq: 801 Code: 801 Desc: CS-Draft Minutes forChecking

Action Seq: 805 Code: 805 Desc: Pln-CheckDraft Mins &Charges

Action Seq: 809 Code: 809 Desc: CS Mail Invoice & Decision

Stage: 9 Check Monitoring Requirements

Action Seq: 905 Code: 905 Desc: Monitoring Officer diaries

Stage: 11 Appeal

Action Seq: 111 Code: 111 Desc: Initiate,Mediate,Hear,Decision

Fee Code: T total 100.30

RFS: RMA2050797 total 100.30

DEVELOPMENT PROCESSES - COMMENTS

FROM:	DEVELOPMENT ENGINEERS		
CONSENT #	2050797	DCF # 1403	S watson
PLANNER	NEW	PID # 3301703	LUC/SUB
Water	• Oxbido A.O.B		✓
Wastewater	• Oxbido A.O.B.		✓
Refuse			
Roading	Vehicle entrance to FNDC By laws for crossings.		
Stormwater	No issues		
Community Infrastructure			
Reserves			

FAR NORTH DISTRICT COUNCIL

Private Bag 752, Memorial Ave, KAIKOHE
Freephone: 0800 920 029, Ph: (09) 405 2750, Fax: (09) 401 2137

Rates Invoice

For the period 01 Jul 03 to 30 Jun 04
Tax Invoice GST Reg No: 52-004-926

Rates as shown below are due and payable by you, as owner or occupier, to the Far North District Council on the due date specified hereunder. Payment may be made by using the enclosed prepaid envelope or at any of the Offices as listed below.

RATE ACCOUNT NUMBER: 2401703

NOTICE DATE: 20 Apr 04

SR & CW WATSON
ARAWHATA ROAD
R D 3
KAITAIA 0500

Property Address:
ARAWHATA ROAD

Peter Wiselee
Regional Council

Statement of Account (incl GST):

(Statement details for the Far North District Council and Northland Regional Council share of this account are listed overleaf)
Payments received after 03 Apr 04 are not included in this notice.

Opening Balance	$	26.41CR
Previous Instalments	$	580.50
Adjustments	$	0.00
Additional Charges	$	0.00
Rates Credits	$	0.00
Payments - Thank You	$	592.25CR
This Instalment (instalment 4 of 4)	$	193.49
Minimum amount to be paid by: 20 May 04	***$***	***155.33***

M2-PS7193 S016212

Amount payable by 20 May 04 to clear your account for the year ending 30 Jun 04 $155.33.

Far North District Council Offices are located at: ***Ph (09) 405 2750 or 0800 920 029***

District Office *Memorial Avenue* *Private Bag 752* *Kaikohe* *8am to 5pm*	*Rawene Service Centre* *Parnell Street* *Rawene* *8am to 4.30pm*	*Kaitaia Service Centre* *Redan Road* *Kaitaia* *8am to 5pm*	*Kaeo Service Centre* *Leigh Street* *Kaeo* *8am to 4.30pm*	*Kerikeri Service Centre* *Hobson Avenue* *Kerikeri* *8am to 5pm*	*Kawakawa Service Centre* *Main Road* *Kawakawa* *8am to 5pm*

Do not staple or pin to cheques

FAR NORTH DISTRICT COUNCIL

Please detach and return this portion with your payment

Valuation Number: 00013-65114

Rate Account: RTZ 2401703 RATE

SR & CW WATSON
ARAWHATA ROAD
R D 3
KAITAIA 0500

Minimum payment by 20 May 04	$155.33
Total payment to clear your account to 30 Jun 04	$155.33
Amount paid	

"0570" "00000240170 3" "0000000000" "00000155 33"

Statement of Account(incl GST):

Far North District Council

Opening Balance	$25.67CR
Previous Instalments	$549.94
Adjustments	$0.00
Additional Charges	$0.00
Rates Credits	$0.00
Payments	$561.02CR
This instalment (instalment 4 of 4)	$183.31

Northland Regional Council

Opening Balance	$0.74CR
Previous Instalments	$30.56
Adjustments	$0.00
Additional Charges	$0.00
Rates Credits	$0.00
Payments	$31.23CR
This instalment (instalment 4 of 4)	$10.18

Minimum amount to be paid by 20 May 04 **$155.33**

Rates Instalments

Number	Amount	Last Date For Payment
1	193.50	20 Aug 03
2	193.50	20 Nov 03
3	193.50	20 Feb 04
4	193.49	20 May 04

Total payment to clear your account for the whole year if paid by 20 May 04 is $155.33

Please note, arrears are due immediately. Failure to pay the arrears could result in legal action.

GST included in this invoice $21.50
Notice issued 20 Apr 04 replaces any previous notices issued for this instalment.

The total rates levy of $773.99 for 2003/2004 includes GST of $86.00

Property Details

Area of Property	1.6000 Ha
Valuation No.	00013-65114
Land Value	35000
Special Value	
Postponed Value	
Capital Value	150000

Legal Description
LOT 3 DP 187780

Rating Differential Class
Northern General

Correspondence relating to your rates account should be addressed to:

Far North District Council
Customer Services
Private Bag 752, Kaikohe, New Zealand
(Please quote your rate account number when writing)
2401703

Northland Regional Council
Private Bag 9021
Whangarei, New Zealand
(Far North District Council is a collection agent for Northland Regional Council's rates. For all enquiries about regional rates, please call 0800 002 004)

Please note:

1. Any part of this instalment not paid **by 5pm 20 May 04** will incur a 10% additional charge.
2. Any rates outstanding for this rating year will incur additional charges on 1 July 04.
3. Any rates outstanding for any previous rating year will incur 10% additional charges on 10 July 03 and 10 January 04.
4. No receipt will be issued for postal or automatic payments.
5. All mailing address changes must be requested in writing to the Council.

Property Sales:

If you have sold this property you are liable for all rates due at the time NOTICE OF SALE is given. The fact that this assessment is still in your name indicates that a NOTICE OF SALE may not have been received by the Council.

If you have recently purchased this property and arrears appear on this assessment, they are your responsibility. It is in your interest to ensure they are paid immediately. If unsure, we suggest you contact the previous owner or your solicitor.

You may pay your rates by any of the following methods:

1. By Direct Debit.
2. By pre-arranged automatic payment.
3. By post, using the prepaid envelope enclosed with this account.
4. In person at any of our Council Offices (EFTPOS facilities are available).

Change of address?

New Postal Address

_____

_____

_____

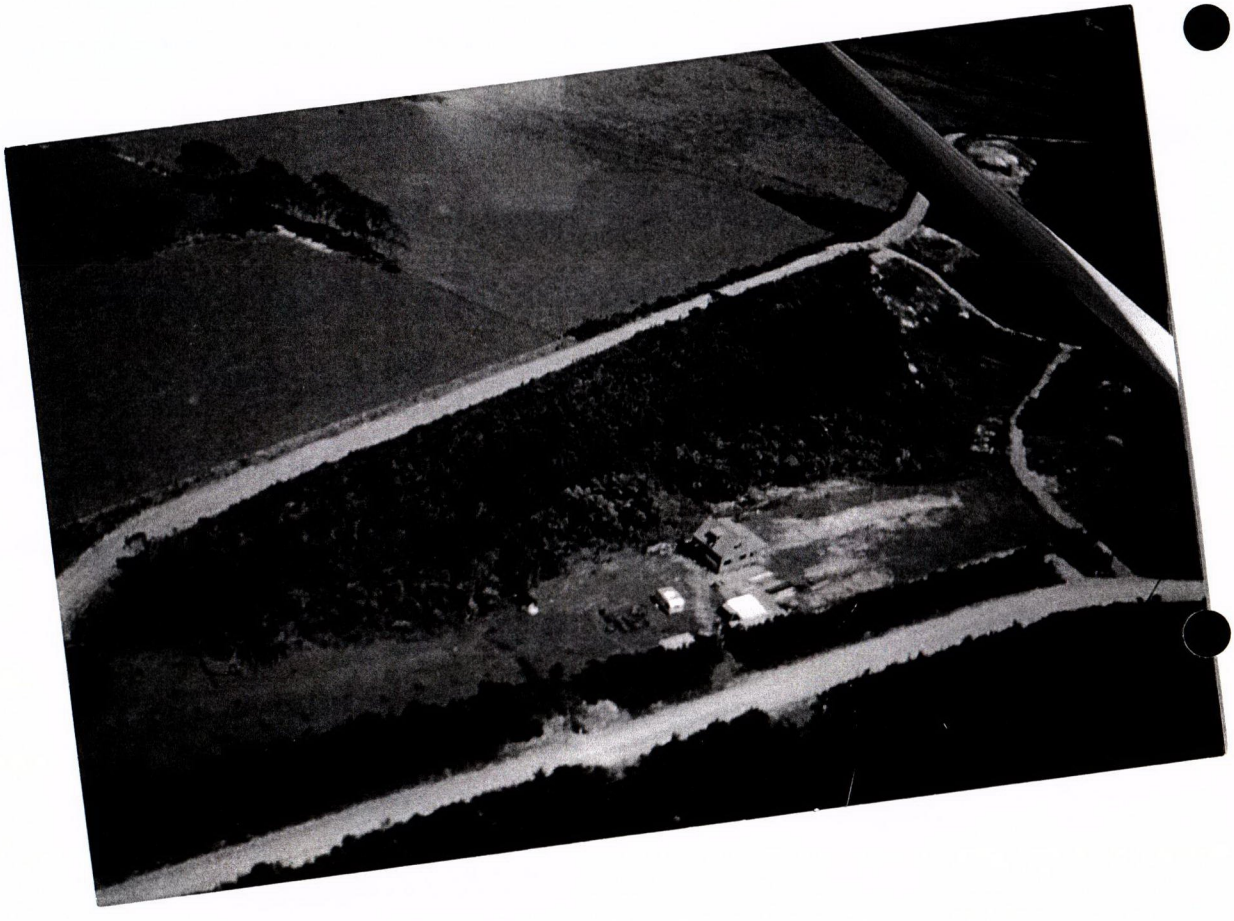
_____

Property Address *(if different from property address over page)*

Street or Rapid No: _____ Street Name: _____

_____

_____



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

TAX INVOICE ONLY

WATSON, STANLEY ROY
ARAWHATA ROAD
R D 3
KAITAIA 0500

RMA A/C: 143340
INVOICE DATE: 25/02/2005
INVOICE NO: 33581
RFS NUMBER: RMA 2050797

RESOURCE MANAGEMENT APPLICATION CHARGES

Details: WATSON: I ACRE SITE

Site Address: ARAWHATA ROAD

Description	Amount
Subd.1 & 2 lots or boundary ad	750.00

COPY

This invoice includes GST of: $ 83.33 **TOTAL** **$ 750.00**

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

"An applicant required to pay an additional charge has a right of objection to the Council in respect of that requirement, and has a right of appeal to the Environment Court in respect of the Council's decision on that objection.

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

NAME OF A/C:
WATSON, STANLEY ROY
ARAWHATA ROAD
R D 3
KAITAIA 0500

RMA A/C: 143340
INVOICE DATE: 25/02/2005
INVOICE NO: 33581
RFS NUMBER: RMA 2050797
TOTAL: $ 750.00

Master Details

Qpid:	13703	**Val.Ref.:**	13 / 65114

Situation:	0 ARAWHATA Road	**Property Name:**	
Territorial Authority:	1 Far North District	**Category:**	LI200B Lifestyle-2000/2009-average
Date Revised:	1/09/2004	**Nature of Imp.:**	FG
No. of Extensions:	0	**Plan:**	04

Objections: No **Subdivisions:** No **Consents:** No **Photos:** No **SRAs:** No

Valuations	Capital	Land	Improvements	Trees
Rating Valuation:	165000	60000	105000	

Owner/Occupier Details

Type	Name	Address
Occupier	STANLEY ROY WATSON	ARAWHATA ROAD R D 3 KAITAIA 0500
Occupier	CAROLINE WYNNE WATSON	

Certificates of Title: NA117C/702

Legal Descriptions: LOT 3 DP 187780

Land Area 1.6000Ha

LINZ title Details

Certificates of Title	Land Area	Legal Descriptions
NA117C/702	1.6000 ha	Lot 3 Deposited Plan 187780

TORAS

Code:11100

Tenure	Ownership	Rateability	Apportionment	Special
Not Leased (Owner is Occupier)	Individual	Rateable	NOT APPLICABLE	

Land Use Data

Zone:	1A	**Use:**	Residential
Units:	2	**Sub:**	
Car Parks:	1	**Maori Land:**	
Age:	2000-2009		
Wall Cond.:	Good	**Roof Cond.:**	Good
Wall Const.:	Weatherboard	**Roof Const.:**	Steel/G-Iron
Site:	66	**Floor Area:**	110
Land Area:	1.6000Ha		

MAS Appraisal Data

CSI	**Lot Position**	**Contour**	**Landscaping**
View	**View Scope**	**House Type**	**Modernisation**

EYB	Main	Total	Fdn	Deck	LDY	Ols	Acc	Drv	UMR	FS	Out