

TCP 8229

ENTERED

8229-TCP SUB



RCINF

WARREN, V . SP. MCC 29

29

24th April, 1963.

Mr. V. Warren,
Kaika,
R.D. 111,
KAITIA.

Dear Sir,

re Scheme Plan M.C.C. 29 - Subdivision Pt. Lot 71 Kaika Parish

The above Scheme Plan was approved by my Council at its meeting on 23rd April 1963 and completion of the necessary transfer diagram will be effected as soon as payment of the inspection fee of £7 is received at this office.

Yours faithfully,

COUNTY CLERK.

Mr. D.B. von Sturmer
Surveyor
KAITIA.

Dear Sir,

Copy for your information.

County Clerk.

fy Pa A. 721

3/5/63

+ Plan handed over to
Mr. B. Campbell. *off*

29. D.B. VON STURMER RE SCHEME PLAN M.C.C. 29 - V. WARREN. F. 1120 - 23/4/63

"That pursuant to Section 2 of the Counties Amendment Act 1961 the Mangonui County Council hereby approves of Scheme Plan of subdivision of Part Allotment 71, Kaiaka Parish (Scheme Plan M.C.C. 29) submitted by Mr D.B. von Sturmer, Surveyor on behalf of Mr. V. Warren, Owner, and the Council further resolves that in its opinion the provision of reserves for public purposes on the Scheme Plan is undesirable and the owner be exempted therefrom."

Crs. Jurlina/ McArthur - Carried.

"That pursuant to Section 34 of the Counties Amendment Act 1961, the Mangonui County Council hereby approves Scheme Plan M.C.C. 29 (V. Warren, Owner,) of the subdivision of Part Lot 21, Kaiaka Parish and the Common Seal of the Chairman, Councillors and Inhabitants of the County of Mangonui be affixed to the transfer diagram in the presence of the Chairman, Cr. Sparksman and the Clerk."

Crs. Jurlina/ Dawson - Carried.

MANGONUI COUNTY COUNCIL.

TREASURERS FINANCIAL STATEMENT

AS AT 15/5/63.

Debit balance 13/4/63

6696. 5. 0

Less Receipts Rates

	513. 10. 2.
Building Permit Fees	41 5 0
Ledger	365 4 10
Noxious Weeds Subsidy	88 3 1
Drainage Permit	2 0 0
Toll Calls	1 12 3
Deposits Account	2 4 5
Dog Registration	238 0 0
Taipa Moring	2. 0. 0
Thames 2	10 15 2
Staff Superannuation	19 1 3
Insurance Mach breakdown	141 0 5
Inspection Fee	36 0 0
H.T. Fees	51 1 8
Motu - Kta.	85 15 9
Travelling Exps - Subsidy	10 6 3
Vibrator Roller	75 8 8

1683 8. 11

5012. 16. 1

Plus Payments

	Travelling Exps	59. 12. 10
	Wages	2714 17 0
2289	R. Pitchford Ltd	18 9 0
2290	W. Williams	2 2 0
2291	B.I.E.P.B.	1 13 0
2292	Petty Cash	2 7 3
2293	W.G. Chuck	6 10 0
2294	W.G. Chuck	2 4 5
2296	H. Thomas	12 0 0
2297	Mgi A. & P. Assn	5 0 0
2298	Petty Cash	10 13 8
2301	S.C Howard	3 0 0
2302	M. Wrathall	4 0 2
2303	Awanui Hotel	1 15 0
2304	Kaitaia Hotel	3 16 6
2305	N.Z. Counties Co-Op	159 13 1
2306	Inland Revenue Dept.	246 15 11
2307	National Prov. Fund	38 2 6
2308	National Roads Board	98 16 4
2309	Post Office	13 14 6

3405. 3. 2

8417. 19. 3

2945 3 0

£11363. 2. 3

Plus Meeting Accounts

Debit Balance 15/5/63

D. B. von STURMER

S. (N.Z.)

Registered Surveyor

P.O. Box 128

Telephones : Office 729S

Residence 729M

The County Clerk,
Mangonui County Council,
Kaikara

Commerce Street, KAITAIA.

..... 4/4 1963.....

Dear Sir,

re Subdn of Pt Allot 71 Kaikara Pch.
V. Warren.

In anticipation of approval of a scheme plan of the above
I submit herewith a Transfer Diagram for approval by
Council.

Yours faithfully
D. B. von Sturmer.

D. B. von STURMER

S.(N.Z.)

Registered Surveyor

SCHEME PLAN M.C.C.

29

P.O. Box 128

Telephones : Office 729S

Residence 729M

Commerce Street, KAITAIA.

The County Clerk,
Mangonui County Council,
Hawera

4/4 1963

Dear Sir,

Re: Report on Scheme Plan of Subdiv of Pt Albert 71
Hawera Dist. N. Warren.

The owner is desiring of the balance area of his property
& retaining Lot 1 on the scheme plan. The owners residence is on
Lot 1.

Lot 1 is separated from the balance area by a road, but
is included in the same title.

The land on Lot 1 is flat to undulating & is served by
power & telephone. Drainage is good.

As the area is over 2 acres, no reserve contribution is
required.

Yours faithfully
D. B. von Sturmer

Receipt Ack. 9/4/63
Lyn

1/2/63
Inspection 2nd 1/2
Reserve fund - 1/2
1/2 Group Disposal 2nd - Sign Under Seal

NOTES.

Resolved: ()

THAT pursuant to Section 22, Counties Amendment Act 1961, the Mangonui County Council hereby approves of the Scheme Plan of subdivision of Part Allot 71, Kaitake

(S.P. M.C. 29) Submitted by Mr D Brown & Mr Hume Surveyors, on behalf of V. Warren (Owner(s)), subject to the following conditions:

- A. THAT pursuant to Section 23, Counties Amendment Act 1961, the Council requires-
- (a) THAT Lot(s) _____ be amalgamated with _____
 - (b) THAT one certificate of title be issued for the land in C.T. _____ and in C/T _____.
 - (c) THAT Lot _____ be included in and form part of Lot _____
 - (d) THAT Lot _____ be excluded from the Scheme Plan.
 - (e) THAT the easements shown on the said Plan be duly granted or reserved.
 - (f) THAT the following "fair and reasonable" requirements of the Council be met
- B. THAT pursuant to the provisions of Sections 24 & 25 Counties Amendment Act, 1961, LOTS _____ shown on the Scheme Plan as new roads, accessways or service lanes shall be so provided by the Owner.
- C. THAT pursuant to Section 24 (5) Counties Amendment Act 1961 the Council make it a condition of approval of this scheme plan that Lot(s) _____ more particularly delineated on the scheme plan, are subject to the condition that no buildings or hoarding shall be erected on the aforesaid lots within _____ feet of the middle line of Lot _____ (road to be dedicated, or public road.)
- D. THAT pursuant to Section 31(1) Counties Amendment Act 1961, the Council being of the opinion that:
- (i) Sections _____ in this Scheme Plan will have frontage to _____ (road) and/or to Lot(s) _____ (proposed road) and/or to (part) Lot(s) _____ (shown as possible future road and coloured blue on the Scheme Plan).
- AND/ OR
- (ii) Sections _____ in this Scheme Plan will abut Lot(s) _____ (accessway(s) or proposed or future accessway(s) makes it a condition of approval of this scheme plan that no buildings or hoardings shall be erected on the said sections _____

within _____ feet of the centre line of the said _____ road
 Lots _____ or on the said sections _____
 _____ within _____ feet of the side lines of the said Lot(s) _____

E. THAT whereas pursuant to the provisions of Section 27, Counties Amendment Act 1961, the Council is of the opinion that the creation of this subdivision and consequential development of the land contained therein will result in increased traffic on

_____ Road adjacent to the subdivision or other land vested in the Owner, OR the road reserve abutting on lot(s) will require to be formed for use as a road, the Owner is required to:-

- (a) Pay, or enter into a binding contract to pay to the Council the sum of £ _____ towards the cost of such new or additional road formation and construction or the provision of footpaths.
- (b) Dedicate or obtain the dedication of a strip of land for widening _____ Road as follows:-

- F. (a) THAT pursuant to the provisions of Section 28, Counties Amendment Act, 1961, lots _____ shown on the Scheme Plan as set aside for reserves for public purposes be provided by the Owner. OR
- (b) THAT in the opinion of the Council the provision of reserves for public purposes in this Scheme Plan is undesirable or unnecessary and in lieu of making such provision the Owner shall either:-
 - (i) pay the sum of £ _____ to the Council prior to deposit of survey plan of subdivision.
 - or (ii) enter into a bond to pay the sum of £ _____ within a period of _____ years from date of the resolution.
 - or (iii) set aside and vest in the Council an area of _____ consisting of lots _____ on the Scheme Plan, being the area equal to the area that would otherwise be required to be set aside as reserve for public purposes.

G. THAT pursuant to the provisions of Section 29(2) Counties Amendment Act 1961, the Council make it a condition precedent of approval of Scheme Plan No _____ that the Owner shall execute, or obtain, the execution of a register a transfer to Her Majesty of the whole/part of the Land below the mean high-water mark _____ bed of the _____ lake/river/stream the description of such land being _____

H. THAT pursuant to the provisions of Section 30, Counties Amendment Act 1961, the Owner set aside _____

_____ as a reserve for a future service lane, and that in addition he pay the sum of £ _____ in respect of the formation of that reserve, or in lieu of payment enter into a binding contract to pay such sum to the Council.

I. THAT in evidence of the approval by the Council of this Scheme Plan, copies of this resolution may from time to time be signed by the County Clerk and issued.

MANGONUI COUNTY COUNCIL.

SUBDIVISION OF LAND : COUNTIES AMENDMENT ACT, 1961.

Scheme Plan No. 29-WARREN V

REPORT BY ENGINEER.

1. Is the land suitable for subdivision as proposed (Sec.23 (1a) YES
2. Do you consider that any allotments should be deleted from the Scheme Plan under the provisions of Sec. 23 (2c) NO
If so detail reasons.
3. Do the provisions of Section 23 (3) apply to this subdivision Detail unsuitability and what provisions for protection would be required. NO
4. Does any part of the proposed subdivision have a frontage to a State Highway or Government Road (Sec. 23 4) NO
5. Do all allotments have access to an existing or proposed Legal Road (Sec. 24 (1). YES
6. If access ways, service lanes or private ways are included on the plan, are they of satisfactory width & grade? (Sec. 25) NA.
7. Does the proposed subdivision comply as regards minimum frontage and area requirements. (Section 26) NA.
8. Will the subdivider be required to supply and lay pipes for water supply and/or sewage. (Sec. 27) NA.
9. What provision is made for reserves for public purposes. (Sec. 28) Detail how ascertained. Not Required.
Area of allotment is over 2 acres.
10. What do you recommend. Reserves or Cash. _____
11. Are 66ft reserves provided along the seashore and banks of Lakes, Rivers etc. (Sec. 29) _____
If not why are Lesser widths requested. NA.
12. Are Building Line Restrictions required. If so detail below (Sec. 31) NA.
13. Is there any need for reserves for future service lanes? NA.
If so, list the sections effected (Sec. 30)

SUBDIVISION OF LAND: COUNTY ENGINEER'S REPORT:

Scheme Plan No. _____

14. Does the subdivision front an existing legal road. YES
If so would a contribution be required from the subdivider to upgrade the standard of the existing road. NO
15. Are there subdivisional roads in the subdivision. NO
16. What width road reserves are provided. If less than 66' is it satisfactory. N.A.
17. If a subdivisional road is of a Lesser width than 66ft. what reasons are given for such Lesser width. Sec 24 (4) N.A.
18. Could roads be constructed satisfactorily on the route shown in the Scheme Plan. N.A.
19. Are Drainage Easements for disposal of stormwater satisfactory? N.A.
20. State roading standards required if there is a new subdivisional road. N.A.

GENERAL REMARKS.

Date

22. 4. 63.P. B. Shapiro
County Engineer.

MANGONUI COUNTY COUNCIL.

SUBDIVISION OF LAND : COUNTIES AMENDMENT ACT, 1961.

Scheme Plan No. _____

REPORT BY HEALTH INSPECTOR.

1. In the case of each Allotment has adequate provision been made or is it practicable for sanitary or stormwater drainage or the disposal of sewage?

2. Would septic tanks be permitted on all allotments?

If not detail allotments which would not be permitted

3. Are drainage easements satisfactory?

If not, state where more are required.

GENERAL REMARKS.

Date

County Health Inspector.

D. B. von STURMER

(S.N.Z.)

Registered Surveyor

P.O. Box 128

Telephones : Office 729S

Residence 729M

SCHEME PLAN M.C.S.

29

Commerce Street, KAITAIA.

The County Clerk,
Mangonui County Council,
Hokitika

4/4 1963

Dear Sir,

Re: Report on Scheme Plan of Subd. of 1st Allot 71
Hokitika Dist. N. Warren.

The owner is disposing of the balance area of his property & retaining Lot 1 on the scheme plan. The owner's residence is on Lot 1.

Lot 1 is separated from the balance area by a road, but is included in the same title.

The land on Lot 1 is flat to undulating & is served by power & telephone. Drainage is good.

As the area is over 2 acres, no reserve contribution is required.

Yours faithfully
D. B. von Sturmer.