22

20th July 1972.

D.B.von Sturmer Esq.,
Registered Surveyor,
KAITAIA.

Dear Sir,

re Proposed Subdivision Section 1 Blk. III Rangaunu S.D.
Whatuwhiwhi Developments Ltd.

I confirm that your proposal to redesign the scheme plan on the basis that the sections will be reticulated for sewerage disposal has been accepted by Council and the roading pattern shown on Scheme Plan M.C.C. 167 is generally acceptable.

New Roads will be required to be constructed to the following standards and the Company will be requested to meet half the costs of upgrading the existing paper road along the frontage:-

Formation -	28ft wide kerb and channel both sides
Metal -	Kerb to kerb- depth not less than 6 inches consolidated with approved base course which when compacted ready for sealing will show deflection of not greater than 0.060 inches as measured with a benkelman beam using the standard class 11 axle loading.
Seal.	Kerb to kerb with approved coat and chips.
Stormwater -	Stormwater channels to be piped with approved sized pipes and drainage easements created over the pipe lengths.

In addition Council would require provision to be made for under ground power installation.

Yours faithfully,

COUNTY CLERK.

P.O. Box:— Private Bag

[L.&D.—52

Telephone No:— 71-499

DEPARTMENT OF JUSTICE

LAND REGISTRY OFFICE,
AUCKLAND, 1.

26th March 75
19

DEAR SIR,—

PLAN No. 74738 *being a subdivision of* Lots 1 - 26 Lots 27 - 51

Sec 1 Block 111 Rangaunu S.D.

C.T. 704/277

signed by C.K. Woodhead, *as the owner*

was deposited on 7th March 1975

The County Clerk,

Mangonui County Council,

P.O. Box 57 KAITAIA.

Yours faithfully,

V.C. Hanna

for *District Land Registrar.*

P.O. Box:—
Private Bag

Telephone No:—
71-499

[L.&D.—52

DEPARTMENT OF JUSTICE

LAND REGISTRY OFFICE,
AUCKLAND, 1.

27th March 19 75

DEAR SIR,—

PLAN No. 74739 *being a subdivision of* Sec 1 Block 111 Rangaunu S.D.

C.T. 704/277 Pt

signed by C.K. Woodhead *as the owner*

was deposited on 7th March 1975

Yours faithfully,

The County Clerk,
Mangonui County Council,
P.O. Box 57 KAITAIA

J.C. Hanna
for *District Land Registrar.*

Plan submitted [redacted] 2.2.71 From SPM 167 FILE (1)

MCC 167 Whatawhiwhi Developments Ltd.
'inter alia'

19.7.72 Stormwater - Channels to be piped with approved sized pipes and drainage easements created over the piped lengths.

A preliminary type approval.

Revised plan submitted 21.8.72
(to allow for sewerage

[redacted] 27.2.73 amended scheme plan meets with Council approval

22.3.73 existing legal road to be constructed to same standard as subdivision

13.5.74 Von Sturmer provides estimates to complete Engineering works apparently for Stage I which was front (unformed legal road) and Cul de sac

[redacted] as Cul de sac $ 12 374-00 (100%) 12 374-00

Front Road 18866-00 (50%) 9433-00
Note
21 807-00
25% 5450-00
27 257-00

includes $ 2520 for Stormwater

26.6.74 Bond executed for Stage I $ 30 000

4.7.74 Reynolds Rasmussen and Haines advise Council can ask full cost for existing road construction

12.7.74 letter to Von Sturmer stating Council has decided to meet 50% of front road.

1.10.74 Bond for stage II back road.

$ 32 495-00
+25% 8 124
$ 40 619-00

only allows for one seal coat

included for stormwater

500' of 12" ϕ pipe @ 5-00 2500
Cesspits 10 @ $100 1000
Manholes 2 @ $150 300
$ 4000

3800 / 950 / 4750

CE estimates $ 48 000 (increase all in K&C)

13.5.75 stage II to be in 2 portions

17.12.76 Council accepts $ 25 000 for ~~stage II second stage~~ no details

~~Road lengths~~ scaled
back 660 m
side 70 m
730 m

width 28' - 2' = 26' = 7.92 m

area 5781.6 m² = 6915 ✗

Advice from ACE supported on shapcott file

for all roads Woodhead constructed SW K&C
Council pavement
presumably cost adjusted.

Council approval to Scheme Plan 167

inter alia

Seal - Kerb to kerb with approved coat and chips.

This is interpreted today as one coat which confirms the band information on page 2.

21.3.85

NOTE THE NEED FOR A WATER RIGHT

General Authorization 3 gives Council the right to discharge stormwater from roads to natural waters which includes sea water

∴ NO RIGHT NEEDED.

Subdivision by

up to 31.3.78
1.4.78 to 1.3.79

m.c.c.

2025.00
3555.85
3239.94
2928.42
14146.81

Whakatiki Dev Co

2025.00
6243.90
32518.90

Sub total 76665.71
less amount overpaid 1023.75
Dr. 276
Total. 875641.96

Apportionment of costs

Through Road - ½ shown to each m.c.c & W.D.Co
Subdivision - one W.D.Co.

up to 31.3.78
1.4.78 - 1.3.79

m.c.c.	W.D. Dev Co
14325.10	14325.10
10254.92	10254.92
	26481.92
24580.02	51061.94
~~Costs Total~~	8 ~~75641.96~~

less ~~Costs~~ ½ W. Dev. Co. 32518.90

8185543.04

less costs by m.c.c. 14146.81

Dr. 19566.79
less amount for overpaid 1023.75
8 18543.04

Plus cheque paid 31.3.75 ~~1810.78~~
~~8 20 353.82~~

∴ Amount owing by Whakatiki Development Co

1.3.79
Kaitaia

County Engineer

Cheque for $1,810.78 credited back to M.C.C. Dlc 25/5/78

M 341/1

Mr M.E. Jones
Murray - North Partners Ltd
P.O. Box 1122
WHANGAREI

Dear Sir,

Mangonui County Council orig + 2 copies

Progress & Final Payment

			Accepted Val.	Retained
Bal. Costs up 31.3.78				
Vr 3947	Norklan Road Builders Kaikohe		1244.01	1091.91
" 3948	Lawrenson	Kaeo		531.40
Costs 1.4.78 to 1.3.79.				
Vr 3	mcc. Wages 21.3.78 - 3.4.78		1540.31	14
" 141	Boyd.	Kaikohe		1425.80
" 153	Kaeo Transport		5107.76	
" 150	Hamer Haulage		1688.26	
" 158	mcc. Wages 4.4.78 - 17.4.78			1062.81
" 186	" " " 18.4.78 - 1.5.78			277.54
" 275	Norklan Road Builders	Stock	4277.61	6618.53
" 276	" " "	Kaikohe	1543.96	1530.71
" 278	Bellingham Quarries	Chips	384.24	66.22
" 279	Pukepoto Quarries	"	304.24	708.46
" 280	NCCA	weigh Issues	1.20	
" 284	Tebrau Bros	Stock		2.49
" 304	Welch Bros	Cartage	532.75	725.75
" 58	mcc	Wages 2.5.78 - 15.5.78	195.72	317.60
" 342	Norklan Road Builders	Kaikohe		1009.50
" 340	Pukepoto Quarries	- Metal		154.25
" 511	Kaeo Transport			551.89
	mcc. Plant Postings		1205.00	1003.47
	Kaitaia	Stores Issue	1040.00	1760.00
	Travel for haulage checks		210.60	608.10
	Plus on costs		32.32	30.35
			19721.00	25402.35
	+ 4% Engineering		788.84	1015.94
			20509.84	26418.92
		Sub Total	$ 46991.76	
		Plus cost up to 31.3.78	28650.20	
		Total	$ 75,641.96	

	THROUGH ROAD	SUBDIVISION ROAD
Total Cost M.C.C. & W.D.C.	23558.27 ~~24582.02~~ - 1023.75	51,061.94
W.D.C. Share (50% Through Rd.) (All Subdiv. Rd.)	11779.27	51,061.94

Total owed by W.D.C.	~~X~~ 62,841.21	
Less costs directly borne by W.D.C.	X 32,518.90	
Subtotal	~~X~~ 30322.31	
Less Credits to W.D.C. A/c	X 12514.32	
Net owed by W.D.C.	X 17807.99	
~~Add~~ Owed by W.D.C. on Progress Payment	+ 2425.00	
	20232.99	353.82 232.99 20.83

2) 11779.27
5809.14
51 141.40

1055
1370
2425

28650.20
26225.20
2425.00

"THAT the Mangonui County Council being satisfied that the provisions of the Town and Country Planning Act 1977 have been complied with, and that the effect of the departure will not be contrary to the public interest and will have little town and country planning significance beyond the immediate vicinity of the land concerned, and the provisions of the Scheme can remain without change or variation DOTH HEREBY CONSENT to the application subject to the following condition:-

Amalgamation of all the separate parcels of land in contiguous ownership of the applicant in the one certificate of title."

Jurlina/Taylor Carried

Note - A motion by Cr. Dampney seconded by Cr Masters to the effect that the application be approved subject to the proposed dwelling being erected on the one acre lot was superceded by an amendment which became the decision of Council.

78/135 - G.W.G. SUBRITZKY - SPECIFIED DEPARTURE

Applicant - G.W.G. Subritzky, P.O. Box 62, Awanui.

Proposal - Subdivision of Kareponia 1A5D2B, Blk. XI. Rangaunu S.D. to provide a dwelling site of approximately 8,000 m^2. The property is located on the South side of S.H. No. 10 at California Hill in the Rural A. Zone.

No objections.

Hearing - Before the Mangonui County Council on Thursday, 25th January, 1979.

Mr Lord for applicant.
Counsel's submissions.
Evidence by Mrs J.M. Subritzky under Oath.

Decision - The Council finds :-

(1) That it is the intention of Mrs Subritzky to gift a dwelling site of approximately 1.2079 ha to the applicant who is her son.

(2) That the total area of Mrs Subritzky's property is 20.2161 ha and contained within that property is a Church Site of 4047 m^2 with a separate title.

(3) That the proposed subdivision would create a further separate frontage to S.H. No. 10.

(4) That there is no evidence to suggest that the applicant requires or has a need for a dwelling in the immediate future.

"THAT the Mangonui County Council being satisfied that the provisions of the Town and Country Planning Act 1977 have been complied with DOTH HEREBY REFUSE the application on the grounds that there is no evidence to support the making of an exception to the provisions of the Operative District Scheme."

Dampney/Jurlina Carried.

Note - It was agreed that it be suggested to Mrs Subritzky that she give consideration to rescheming the proposals to provide three 10 acre lots with provision for legal access to the Church site, with only one access point to the State Highway for all the separate lots concerned.

Doubtless Bay Beach Estate

77174
TELEPHONE 975B AWANUI
P.O. BOX 261, KAITAIA

5th. June, 1987

RECEIVED
8 JUN 387
CONSEC No 133
ATTN. CM
FILE
24.6.87

The County Clerk,
Mangonui County Council,
P. O. Box 57,
KAITAIA.

Dear Sir,

re: MSP 167, Tokerau Beach Subdivision

re stormwater: The present system has worked satisfactorily for the last 13 years because we have maintained it, making sure cesspits etc. are cleaned out and outfall working. The only reason there was trouble on 19/3/85 was because a cesspit at the Urlich end of the subdivision had been COMPLETELY blocked and the main outlet partially ~~broken~~ BLOCKED.

The berms in front of R. Munros house have now been built up. There has been worse weather conditions since those of 19/3/85 and we have, on those occasions, been on site and observed the run off. There have been no problems.

We have had preliminary talks with one of your staff re the stormwater situation and feel sure this can be satisfied in the near future.

We would be obliged if Council would confirm that our obligations will cease in connection with this Scheme Plan on

(a) Satisfactory stormwater disposal
(b) Completion of underground power

We have dealt separately with sewerage contribution.

Yours faithfully,
DOUBTLESS BAY BEACH ESTATE

MANGONUI COUNTY COUNCIL

2nd and Final Payment

			Through Road	Subdivision Rd.
Bal Costs up 31.3.78				
Vr. 3947	Northland RoadBuilders	Roller Hire	1294.01	1097. 01
" 3948	Laurent Digger			537. 40
Costs 1.4.78 to 1.3.79				
Vr. 3	M.C.C. Wages 21.3.78 - 3.4.78		1540.31	
" 141	Boyd - Roller Hire			1425. 50
" 153	Kaitaia Transport		5107.76	
" 154	Haines Haulage		1688.26	
" 155	M.C.C.Wages 4.4.78 - 17.4.78			1062. 81
" 188	" " 18.4.78 - 1.5.78			277. 54
" 275	Northland Rd. Builders Seal		4277.61	6978. 53
" 276	Northland Road Builders - Roller Hire		1543.96	1530. 91
" 278	Bellinghams Quarries - Chips		384.24	663. 62
" 279	Pukepoto Quarries "		384.24	708. 46
" 280	N.C.C.A. Weigh		1. 20	
" 284	Tokerau Beach Store - Petrol			2. 49
" 309	Urlich Bros - Cartage		532.75	723. 75
" 315	M.C.C. Wages 2.5.79 - 15.5.78		195.72	317. 60
" 412	Northland Road Builders - Roller Hire			409. 50
" 540	Pukepoto Quarries - Metal			186. 25
" 511	Kaitaia Transport			351. 59
	M.C.C. Plant Postings		1208.00	1043. 47
	Potter Plant Hire		1040.00	1760. 00
	Metal (ex haulage dockets)		210.60	6083. 10
	Plus on costs		312.34	303. 85
			19721.00	25463. 38
	+ 4% Engineering		788.84	1018. 54
			20509.84	26481. 92

Sub Total	46991. 76
Plus Cost up to 31.3.78	28650. 20
Total	$75641. 96

Costs met by			M.C.C.	Whatuwhiwhi Devl Co.
		from Payment 1		
Up to 31.3.78	Potter 2800.00	NK Rd Builders 2391.02	2425. 00	26225. 20 Payment 1
1.4.78 to 1.3.79	489.94	Laurent 537.40	35553. 45	6293. 70 Crushed metal
	3239.94	2928.42	3239. 94	
			2928. 42	
			44146. 81	32518. 90

Sub Total	76665. 71
Less credit overpayment	1023. 75
Total	$75641. 96

1018.54
788.84
1807.38
1367.44
439.94

Apportionment of Costs.

Through Road - ½ Share to each M.C.C. & W.D.Co.
Subdivision - All W.D. Co.

	M.C.C.	W. Dev. Co.
Up to 31.3.78	14325.10	14325. 10
1.4.78 to 1.3.79	10254.92	10254. 92
		26481. 92
	24580.02	51061. 94

Total	$75,641.96	
Less Costs W.D. Co		32518. 90
		$18543. 04
Less Costs by M.C.C.	$44146. 81	
Dr	19566. 79	
Less Cr for overpayment	1023. 75	
	$18543. 04	
Plus cheque paid 31.3.78		1810. 78
∴ Amount owing by Whatuwhiwhi Dev. Co.	=	$20353. 82

Kaitaia
1.3.79

R D Chapman
County Engineer

original given to Ken Woodhead 22.3.79

MANGONUI COUNTY COUNCIL

2nd and Final Progress Payment.

Costs 1/4/78 – 26/2/79		Through Rd.	Subdivision Rd.
Vr. 3	M.C.C. Wages 21.3.78 – 3.4.78	1540. 31	
" 141	Boyd Roller Hire		1425. 50
" 153	Kaitaia Transport	5107. 76	
" 154	Haines Haulage	1688. 26	
" 155	M.C.C. Wages 4.4.78 – 17.4.78		1062. 81
" 186	" " 18.4.78 – 1.5.78		277. 54
" 275	Northland Roadbuilders Seal	4277. 61	6978. 53
" 276	" " Roller Hire	1023. 75	3074. 87
" 278	Bellingham Quarries Chips	384. 24	663. 62
" 279	Pukepoto Quarries "	384. 24	708. 46
" 280	N.C.C.A. Weight Trucks	1. 20	
" 284	Tokerau Beach Store – Petrol		2. 49
" 309	Urlich Bros – Cartage	523. 75	723. 75
" 315	M.C.C. 2.5.78 – 15.5.78	195. 72	317. 60
" 412	Northland Road Builders Roller Hire		409. 50
" 540	Pukepoto Quarries – Metal		186. 25
" 511	Kaitaia Transport Cartage		351. 59
	M.C.C. Plant Postings	1208. 00	1043. 47
	Potter Machine Hire	1040. 00	1760. 00
	Metal (ex haulage dockets)	210. 60	6083. 10
	Plus on costs	312. 34	303. 85
		17906. 78	25372. 93
	Plus Engineering 4%	707. 85	771. 59
		18614. 63	26144. 52
	Total	44759. 15	
Plus costs up to 31.3.78		28650. 20	
	Total Cost	$73409. 35	

Costs met by	M.C.C.	Whatuwhiwhi Dev. Co.
Up to 31.3.78 as per progress payment	2425. 00	26225. 20
1.4.78 to 1.3.79	35553. 45	6293. 70
	2912. 00	
	40890. 45	32518. 90
Total	$73409. 35	

Apportionment of Costs.
Through Road – ½ Share each M.C.C. & W.D.C.
Subdivision – All W.D.C.

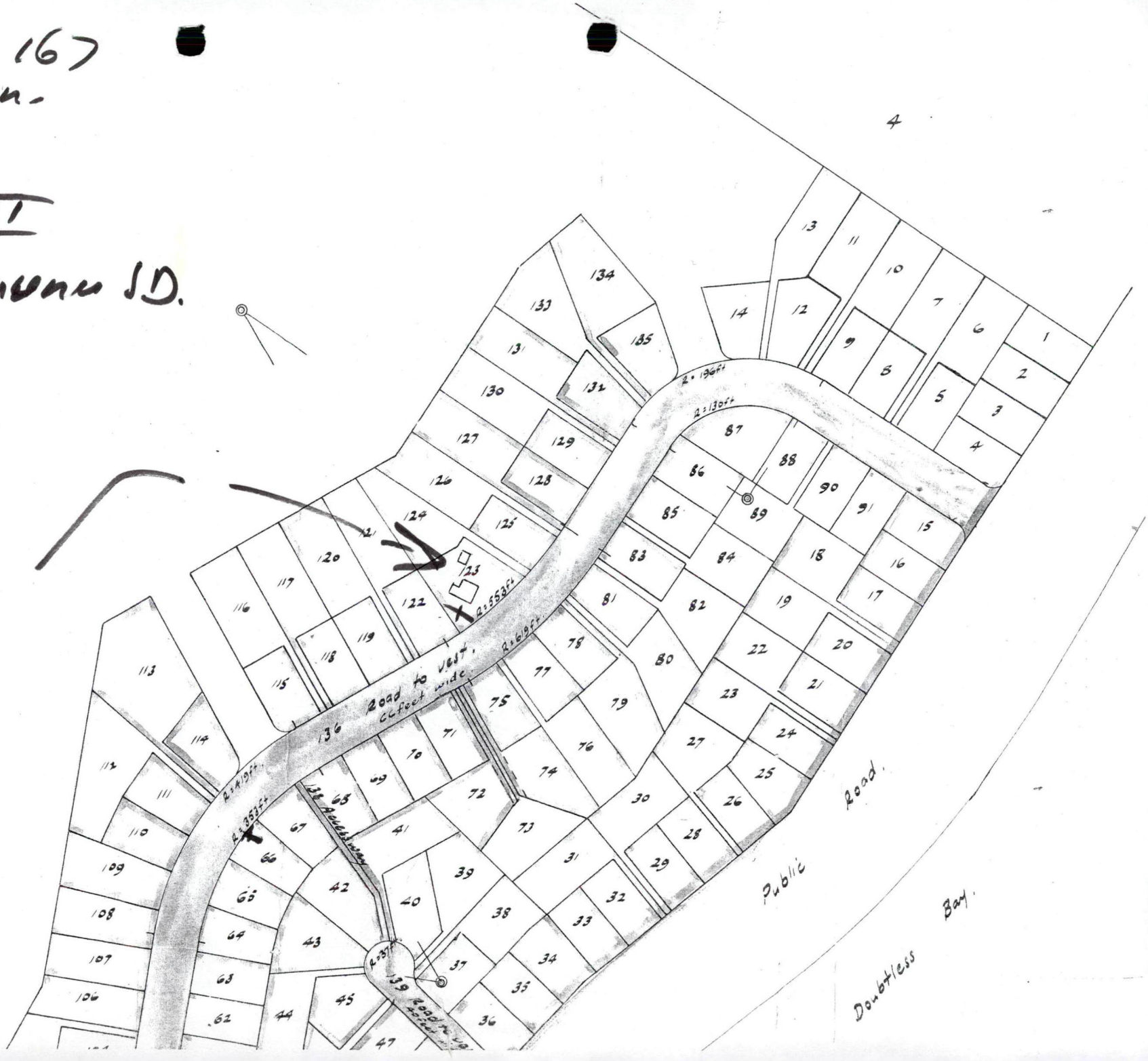
	M.C.C.	W.D.C.
up to 31.3.78	14325. 10	1830. 40
1.4.78 to 1.3.79	9307. 32	14325. 10
		9307. 31
		24314. 12
Total	23632. 42	49776. 93
Less paid 31.3.78		1810. 78
		47966. 15
Less Costs met by W.D.C.		32522. 90
		$15443. 25

∴ Balance owing by Whatuwhiwhi Development Co $15443. 25

Kaitaia
1/3/79

P.C. Shapcott
COUNTY ENGINEER.

Plan M.C.C. 167
being subdn.
Sec 1.
Blk III
Rangaunu S.D.



orig + 2 copies

MANGONUI COUNTY COUNCIL

2nd and Final Progress Payment

Costs 1/4/78 - 26/2/79		Through Rd	Subdivision Rd.
Vr. 3	M.C.C. Wages 21.3.78 - 3.4.78	1540. 31	
" 141	Boyd Roller Hire		1425. 50
" 153	Kaitaia Transport	5107. 76	
" 154	Haines Haulage	1688. 26	
" 155	M.C.C. Wages 4.4.78 - 17.4.78		1062. 81
" 186	" " 18.4.78 - 1.5.78		277. 54
" 275	Northland Roadbuilders Seal	4277. 61	6978. 53
" 276	" " Roller Hire	1023. 75	3074. 87
" 278	Bellingham Quarries Chips	384. 24	663. 62
" 279	Pukepoto Quarries "	384. 24	708. 46
" 280	N.C.C.A. Weight Trucks	1. 20	
" 284	Tokerau Beach Store - Petrol		2. 49
" 309	Urlich Bros - Cartage	523. 75	723. 75
" 315	M.C.C. 2.5.78 -15.5.78	195. 72	317. 60
" 412	Northland Road Builders Roller Hire		409. 50
" 540	Pukepoto Quarries - Metal		186. 25
" 511	Kaitaia Transport Cartage		351. 59
	M.C.C. Plant Postings	1208. 00	1043. 47
	Potter mucking Hire	1040.00	1760.00
	Metal (ex haulage dockets)	210. 60	6083. 10
		~~16554. 44~~	~~23309. 08~~
	Plus on costs	312. 34	303. 85
		~~16866. 78~~ 17906.78	~~23612. 93~~ 25372.93
	Plus Engineering 4%	~~666. 25~~ 707.85	~~701. 19~~ 771.59
		~~$17533. 03~~ 18614.63	~~$24314. 12~~ 26144.52

Total ~~$41847. 15~~ 44759.15

Plus costs up to 31.3.78 28650. 20

Total Cost ~~$70497. 35~~ $73409.35

Costs met by	M.C.C.	Whatuwhiwhi Dev. Co.
Up to 31.3.78 as per progress payment	2425. 00	26225. 20
1.4.78 to 26.2.79 1.3.79	35553. 45	6293. 70
	2912.05	
	~~37978. 45~~ 40890.45	32518. 90.

Total ~~$70497. 35~~ 73409.35

Apportionment of Costs.

Through Road - ½ share each M.C.C. & W.D.C.

Subdivision Rd - All W.D.C.

	M.C.C.		W.D.C.
up to 31.3.78	14325. 10		14325. 10
1.4.78 to 26.2.79 1.3.79	9307.32 ~~8766. 52~~		~~8766. 51~~ 9307.31
			24314. 12
Total	~~23091. 62~~ 23632.42	Total	47405. 73 49776.93
Less paid 31.3.78			1810. 78
			~~45594. 95~~ 47966.15
Less Costs met by W.D.C.			32522. 90
			~~$13072. 05~~ 15443.25

1830.40

WDC 28650.20 less 2425 = 26225.20 + 6297.70 = 32522.90 plus levies

∴ Balance owing by Whatuwhiwhi Development Co ~~$13,042. 05~~ $15443.25

Kaitaia
~~27.2.79~~
1.3.79

N. G. Chapman
County Engineer

...GONUI COUNTY COUNCIL

Cheque and Voucher No. 9348

...aurent Construction Ltd

Date 31/3/78

Account

P.O. Box 233,
KAITAIA 31-3-1978

COPY

...anganui County Council
...anganui

№ 3391

...AURENT CONSTRUCTION CO. LTD.

ROAD CONSTRUCTION, EARTH MOVING AND CARTAGE CONTRACTORS

Hire of D6D Bulldozer at Kai...			
...E Hire Okv. 3617			
19 hrs @ $27.00		459.00	
...Valiant P/U Okv. 3816			
Hire 28 mls @ $1.70	47.60		
Labour 28 mls @ $1.10	30.80	78.40	
			537.40

A
see acc. 2638

see W/C

MACHINERY FOR HIRE

...Payment.

BONUI COUNTY COUNCIL

Cheque and Voucher No. 9347

Date 31/3/78

Northland Roadbuilders Ltd.

'S COPY

9D

P.O. Box 233,
KAITAIA, 31 - 3 - 1978

64

Bonui County Council
Services

Nº 1621

Northland Roadbuilders Ltd.

ROAD CONSTRUCTION AND SEALING CONTRACTORS

otal

of Kilcon at Whatuwhiwhi.				
Hire D6 1364.				
63.75 hrs @ $19-25	1227	19		
Operation Plant Hire 3915				
26 mls @ $1-60 41-60				
26 mls @ $0-97 25-22	66	82	1294	01
Hire D7 1346.				
65 52.83 Hrs @ $19-50	1030	17		
Operation Plant Hire 3819.				
26 mls @ $1-60 41-60				
26 mls @ $0-97 25-22	66	82	1097	01
			2391	02

all WLC

9347
276

Hot Bitumen and Emulsion Supplied and Sprayed to Roads, Tennis Courts and Paths.
Subdivisional Roading and New Formations — Anywhere in Northland.

17.3.78
30.3.78

60

Verkins

NK Builders Tonas

Front Rows

Front Rows 10,000 kilos 4880 m²

nett 10 000 x 0.0636

= 636 kilos

: Net. 9,364 kilos

Fuel 9364 l @ 0.296 : 2771.74

Ships 4880 m² @ 0.275 : 1342.00

Insurance T 9364 @ 0.0175 : 163.87

$ 4277.61 ✓

~~Cost nett + Wharfage~~

~~= $2138.85~~

: seal ~~wage~~ ~~Verkins~~ 2138.85 9117.29 11256.14 36.86 11219.28

Bellingham Quarries Chips 505.50 505.50 $ 1011.10 for 60 m³

1011.10 x 4277.61

~~6978.53~~ 11256.14 = 9384.24 8626.76 36.86 663.64 — 384.24 1047.86

384.24 626.76 1011.00

384.24 626.76 1011.00 ✓

allow wages 25.78 − 15.78 to be split. Sweeping WT.

513.32 x 4277.61 : 195.72

11289.28

	½ car	Virtues	Total.
Sup	16343·84	17225·98	33569·82
Ow basis	277·26	191·31	
	35·08	49·96	616·49
	312·34	57·32	
		5·26	
92 + 195·32 = 513·32	$16,656.18	303·85	
		$17,529·83	
Esq 4%	666·25	701·19	34186·01
	$17,322·43	$18,231·02	1367·44
			$35,553·45

31·3·78 → 26·2·79

∴ lost to mcc $8661·21 Virtues 8661·21

18231·02

$26,892·23 $35553·45

		Kbe Transport	Harris	Orchard Bay
Metal	up to 30·3·78	2022 cy.	729 cy	269·3
	31·3·78 → 31·3·79			180·0
		2753 cy.		449·3 m³
		+ 40%		
		2064		
		2104		

Total = 2553·8 m³

10000 m³ already charged. ∴ Balance · 155 m³

base metal ow basis 4pm

areas lost @ 40% = $6293·70

2554 m³ × 4880/11850 = 1052 m³ × 40% 4260·60 less 4050 Balance 210·60

Sand

Loop. 1502/2554 m³ 40% 6083·10

$10343·80

less 4050

6293·70

			Trans Rd. MCC	Various
Vo. 3	MCC Wages	21.3.78 - 3.4.78	1540.31 ✓	
141	Bayer.		—	1425.50 ✓
153	Kte Transport.		5107.76 ✓	—
154	Hawes Haulage		1688-26 ✓	—
155.	MCC Wages	4.4.78 - 17.4.78	—	1062.81 ✓
186	" "	18.4.78 - 1.5.78	—	277.54 ✓
275	Nth Road Bunker	~~Sand~~	4277.61 ✓ ~~2128.85~~	6978.53 ✓ ~~9117.39~~
276.	" "		1023.75 ✓	3074.87 ✓
278	Bellingham Quarries	6hyst	384.24 ✓ 384.24 ✓ ~~384.24~~	~~663.62~~ ~~1047.86~~
279	Bulkpoto			626.76 ✓ 12.54, 28.84, 25.50, 1482 ✓
280.	NCCA.		1.20. ✓	
284	Tilbrean Grant Store			13.49 2.49
309.	Orlock Bros		64.00 110.75 99.56 162.44 96.00 532.75	~~777.02~~ ? 723.75 1256.50 532.75 723.75 -53.27
315	MCC Wages	2.5.78 - 15.5.78	195.72 ✓	317.60 ✓ ~~523.92~~
412	Nth Rd Bunker			409.50 ✓
510	Bulkpoto Quarries			186.25 ✓
511	Kte Transport			351.59 ✓
			~~£15135.84~~ ✓	16246.78
		£16343.84	1208.00	1043.45
	½ cost MCC		~~7567.92~~	17290.25
33634.09				-11
taxes 616.19	½ cost Various		7567.92	17279.25
34250.28				-53.27
= 33569.82				17225.98
				16246.78
				7567.92
				33569.82
				616.19
				34186.01

238.14?0

+44% Eng

Flues Plant

½					
15.00 ✓	166.25 ✓				
147.50 ✓	71.25 ✓				
184.50 ✓	456.00 ✓				
438.00 ✓	16.25 ✓				
141.00 ✓	15.00 ✓				
282.00 ✓	4.50 ✓				
	39.00 ✓				
	17.50 ✓				
	23.75 ✓				
	48.75 ✓				
1208.00 ✓	117.00 ✓	975.25	+29.22 ✓	17290.25	
		68.22	39.00 ✓	-11	
		1043.47	68.22 ✓	17279.25	
			2183.25 2251.47	-53.27	
				17225.98	
				16343.84	
				33569.82	

Vr. | Tokeran Tores Kone

3.	MCC. Wages.	8 men 21.3.78 – 3.4.78.	✓	1540.31	✓
141	Beyer Constr.	Roller Hire 31.3.78 – 17.4.78	✓	1425.50	✓
~~150~~	~~Kta Haulage Co.~~			~~13.04~~	
153	Kantaran Transport	223 cy. Clay 2022 cy KT.L. dockets 2995 cy. Metal as MCC	✓	5107-76	
154	Haines Haulage	510 cy " 729 cy "	✓	1688-26	
155	MCC Wages	3 men 4.4.78 – 17.4.78	✓	1062.81	✓
186	" "	3 men 18.4.78 – ~~18~~ 1.5.78	✓	277-54	✓
275	Northld. Road Builders	Sealing.	✓	11256-14	
276	" " "	Roller Hire 21.3.78 – 27.4.78.	✓	4098-62	—
278	Bellingham Quarries	60m³ chips 7.6m³ PAPHO.	✓	1047-86	✓
279	Tukepsta Quarries	~~Metal~~ 60m³ chips.	✓	1092.70	—
280	NCCA.	Weight Tracks for BB Testing		1.20	✓
284	Tokeran Beach Stone	Petrol – Water pumps		2.49	✓
309	Ulrich Bros	Trench + Footer Hire 391m³ clay (107) m³ metal		1256-50	✓
315	MCC Wages	6 men 2.5.78 – 15.5.78		513.32	✓
412	Nthly Road Builders	Roller Hire 3.6.78 – 11.5.78		409.50	✓
510	Tukepsta Quarries	39 m³ Metal		186.25	✓
571	Kta Transport	Trench Hire 48m³		351.59	✓

books borne by

up to 31.3.78

MCC (~~Stone Rd~~

1055.00
1370.00

2425.00

Virtues (~~Balance~~)

3033.00
13280.00
242.20
1120.00
4500.00
4050.00

26225.20

Total

28650.20

31.3.78 – 26.2.79

~~$35764.05~~

$38189.05

6083.10

32308.30

~~41847.15~~

$70497.35

Total books $70497.35

M.C.C.

½ share part Rose

up to 31.3.78 = 14325.10
31.3.78 – 26.2.79 = 8661.22
210.60

$23196.92

10530

23091.62

105.3

balance owing by
Whatmuth with developments
= $47300.43

Less Rd
31.3.78 – 1810.78

$45489.65

28258.30

$17231.35
105.30

17336.65

Outlines 77/78 = 12514.32
78/79.

books not by W.A.C.

32518.9

Bal Meleiti 6083.10
3033.00
13280.00
242.20
1120.00
4500.00

12858.30

28650.2
2425

26225.2
6293.7

32518.9

12970.75

MANGONUI COUNTY COUNCIL.

VIRTUES SUBDIVISION

PROGRESS PAYMENT NO. 1

1. FORMATION

Potter	Wabco	990 - 00	
"	D4A	650 - 00	
M.C.C.	Grader	370 - 00	
M.C.C.	Grader Watercart	1023 - 00	
			3033 - 00

2. CHANNEL & KERBING

1328 ~~miles~~ metre at $10 - 00 /m 13280 -00

3. Stormwater grates 14 at $17 - 30 242 -20

" Cesspits 14 at $80 - 00 1120- 00

" Pipes 450 mm ~~dia~~ 225 mm dia $10-00 per lin 4500 -00

4. Basecourse

Clay .571 m^3		1055	
metal 1000 m^3 at	4.05 ex Quarry	4050	
	1.37 Haulage	1370	6475 - 00
			$28650 - 20

1055
1370
2425

Costs shared equally between M.C.C. and Whatuwhiwhi Development.

∴ M.C.C. Share - $14,325 - 10

Kaitaia 31/3/78.

P.C. Shapcott
COUNTY ENGINEER.

2865 0.2
2425
35.2
2 2 4 9 7.7
345 2 2.9

Whatuwhiwhi Developm. $14325-10

Existing credits 12514.32
Clay 1810.78
10325.10

MANGONUI COUNTY COUNCIL.

WHATUWHIWHI DEVELOPMENT CO.

VIRTUES SUBDIVISION SEAL

CONTRACTOR Northland Roadbuilders Ltd.

(i)	Preparation surface delet area not swept	——
(ii)	M.C.4 25510 litres @ 0.296	7550 - 96
(iii)	Chips 11850 m^2 @ 0.275	3258 - 75
		10809 - 71
Plus ½% Duomeen T - 25510 litres @ 0.0175		446 - 43
		$11256 - 14

This is to certify that this work has been completed in accordance with the plans and specifications.

COUNTY ENGINEER.

Front Recd ½ cost area 4880 m^2

10000
0.0636
636 li

mcu : 10,000 – 636

: 9364 l @ 0.296 = 2771.74

Chips 4880 m^2 @ 0.275 1342.00

4113.74

Duomeen T 9364 @ 0.0175 163.87

$4277.66

∴ ½ cost = $2138.85

Email

Telephone 709D

P.O. Box 233

NORTHLAND ROADBUILDERS LTD.

Puckey Avenue : KAITAIA

ROAD CONSTRUCTION AND SEALING CONTRACTORS

Bitumen Supplied and Sprayed to Roads, Tennis Courts and Paths . Subdivisional Roading and New Formations — ANYWHERE IN NORTHLAND

MEMBER

6th April 1978.

The Engineer,
Mangonui County Council,
P.O. Box 57,
MANGONUI.

Dear Sir,

First Coat Seal - Whatawhiwhi;

We have pleasure in quoting you for the above sealing;
Approximately: 12518 m^2 in area.

Our Price is as follows:

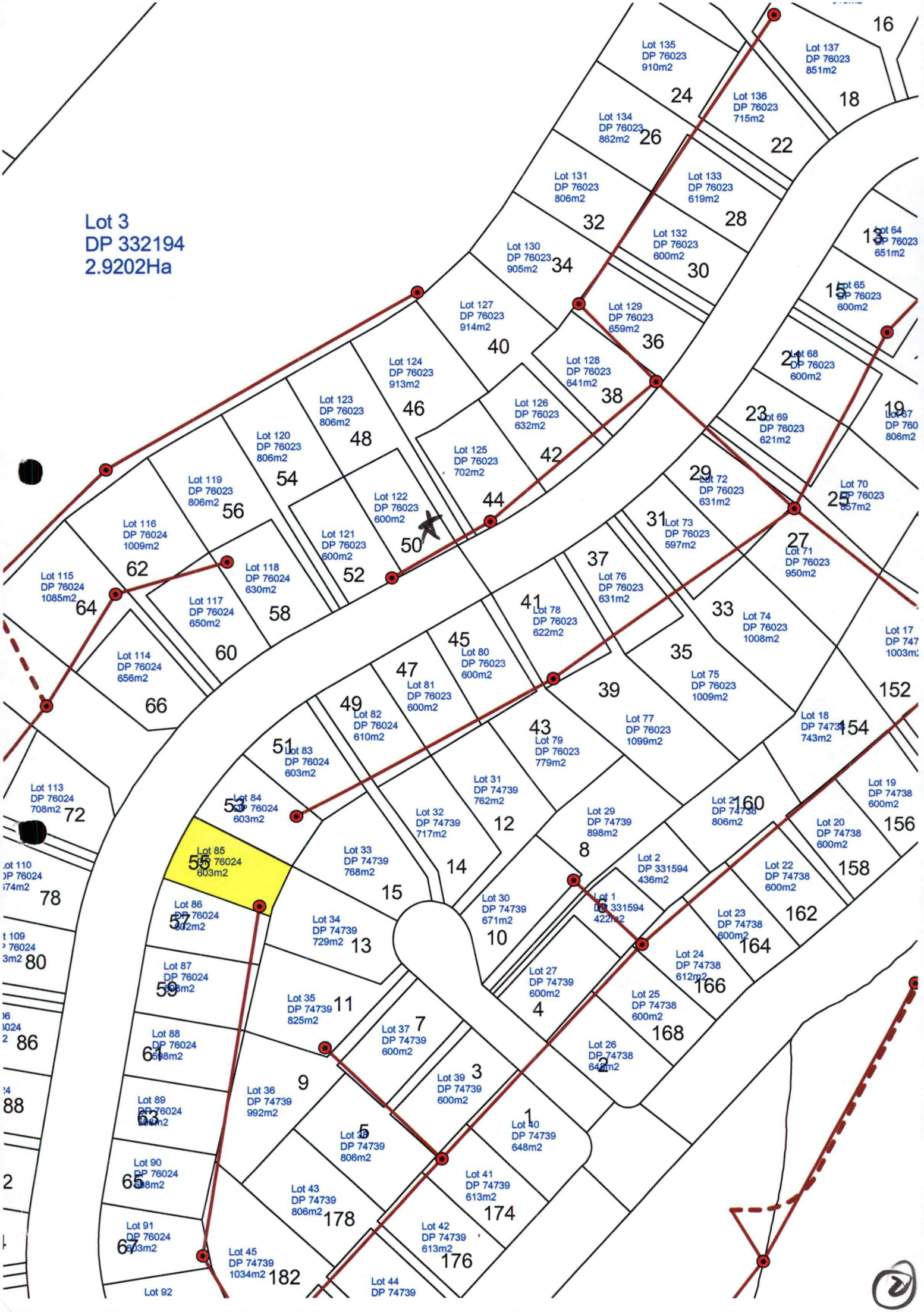
1. Prepare surface	\$0-069 m^2
2. Supply and spray one Coat Mc4 bitumen at 1.9 lit/m^2	\$0-296 lit.
3. Load X adjacent stockpile. Cart & spread seal chip.	\$0-275 m^2
4. Duomeen T Additive per 1% extra	\$0-035 lit.

We have not allowed for cleaning out the channels after sealing is finished.
Usual escalation clause will apply.
Thankyou for the opportunity to quote.

Yours faithfully,
NORTHLAND ROADBUILDERS LTD.

K.J. Rog

Kevern Rogers.


Lot 3
DP 332194
2.9202Ha
Lot 135 DP 76023 910m2
Lot 137 DP 76023 851m2
Lot 136 DP 76023 715m2
Lot 134 DP 76023 862m2
Lot 131 DP 76023 806m2
Lot 133 DP 76023 619m2
Lot 132 DP 76023 600m2
Lot 130 DP 76023 905m2
Lot 127 DP 76023 914m2
Lot 129 DP 76023 659m2
Lot 124 DP 76023 913m2
Lot 128 DP 76023 641m2
Lot 123 DP 76023 806m2
Lot 126 DP 76023 632m2
Lot 120 DP 76023 806m2
Lot 125 DP 76023 702m2
Lot 119 DP 76023 806m2
Lot 122 DP 76023 600m2
Lot 116 DP 76024 1009m2
Lot 121 DP 76023 600m2
Lot 115 DP 76024 1085m2
Lot 118 DP 76024 630m2
Lot 117 DP 76024 650m2
Lot 114 DP 76024 656m2
Lot 64 DP 76023 651m2
Lot 65 DP 76023 600m2
Lot 68 DP 76023 600m2
Lot 69 DP 76023 621m2
Lot 72 DP 76023 631m2
Lot 70 DP 76023 857m2
Lot 73 DP 76023 597m2
Lot 71 DP 76023 950m2
Lot 76 DP 76023 631m2
Lot 74 DP 76023 1008m2
Lot 78 DP 76023 622m2
Lot 80 DP 76023 600m2
Lot 75 DP 76023 1009m2
Lot 81 DP 76023 600m2
Lot 82 DP 76024 610m2
Lot 77 DP 76023 1099m2
Lot 79 DP 76023 779m2
Lot 83 DP 76024 603m2
Lot 84 DP 76024 603m2
Lot 31 DP 74739 762m2
Lot 32 DP 74739 717m2
Lot 29 DP 74739 898m2
Lot 18 DP 74738 743m2
Lot 21 DP 74738 806m2
Lot 19 DP 74738 600m2
Lot 20 DP 74738 600m2
Lot 22 DP 74738 600m2
Lot 113 DP 76024 708m2
Lot 85 DP 76024 603m2
Lot 33 DP 74739 768m2
Lot 2 DP 331594 436m2
Lot 30 DP 74739 671m2
Lot 1 DP 331594 422m2
Lot 23 DP 74738 600m2
Lot 24 DP 74738 612m2
Lot 86 DP 76024 602m2
Lot 34 DP 74739 729m2
Lot 27 DP 74739 600m2
Lot 25 DP 74738 600m2
Lot 87 DP 76024 603m2
Lot 35 DP 74739 825m2
Lot 37 DP 74739 600m2
Lot 26 DP 74738 648m2
Lot 88 DP 76024 603m2
Lot 39 DP 74739 600m2
Lot 36 DP 74739 992m2
Lot 89 DP 76024 603m2
Lot 40 DP 74739 648m2
Lot 38 DP 74739 806m2
Lot 90 DP 76024 603m2
Lot 41 DP 74739 613m2
Lot 43 DP 74739 806m2
Lot 91 DP 76024 603m2
Lot 42 DP 74739 613m2
Lot 45 DP 74739 1034m2
Lot 92
Lot 44 DP 74739

PLEASE RECEIVE from . . .

NORTHLAND ROADBUILDERS LTD.

P.O. Box 233 — KAITAIA — Phone 709

M Mangonui County.
Per. Doubtless Bay Sub.

Date 11/5/1978

Contract/Job No. .....

Location Tokerau Beach.

Area of Road .....

Proposed Contract Application Rate @ 60 deg. F. .....

Gals. Used Litres 6050 of MC4 @ 121C deg. F.

Actual Application Rate ..... @ ..... deg. F.

Time Starting 900. Finishing 1230.

Weather Conditions Fine.

Chip Grade 5

A.L.D. of Chip .....

Chip Supplier .....

Cubic Yards Chip Used 22.92 m³

Chip Coverage Per Yard .....

Lead Stockpile To Job .....

% Flux .....

Additive ½% Duomeen T.

Truck No. 37

COMMENTS .....

Signatures: For Contractor A/ Clark.

For Customer B Howes.

DOCKET № 2935

(Age, Kaitaia)

PLEASE RECEIVE from . . .

NORTHLAND ROADBUILDERS LTD.

P.O. Box 233 — KAITAIA — Phone 709

M Mangonui County
Kaitaia

Date 10/5/1978

Contract/Job No.

Location Tokerau Beach

Area of Road

Proposed Contract Application Rate @ 60 deg. F.

Gals. Used Litres 10,000 of MCH. @ 121 C deg. F.

Actual Application Rate @ deg. F.

Time Starting 11 00 Finishing 1-30

Weather Conditions Fine

Chip Grade 5

A.L.D. of Chip

Chip Supplier

Cubic Yards Chip Used 38.20 m³.

Chip Coverage Per Yard

Lead Stockpile To Job

% Flux ½

Additive ½% Duomeen T

Truck No. 37

COMMENTS

Signatures: For Contractor N. Clark

For Customer B. Howey

(Age, Kaitaia)

DOCKET № 2933

PLEASE RECEIVE from . . .

NORTHLAND ROADBUILDERS LTD.

P.O. Box 233 — KAITAIA — Phone 709

M Mangonui County
Per Doubtless Bay Sub

Date 10/5/78

Contract/Job No. .....

Location Tokerau Beach

Area of Road .....

Proposed Contract Application Rate @ 60 deg. F. .....

Gals. Used Nitrés 11,300 of MC4 @ 121 deg. C

Actual Application Rate ..... @ ..... deg. F.

Time Starting 2.30 Finishing 5.30

Weather Conditions Fine

.....

Chip Grade 5

A.L.D. of Chip .....

Chip Supplier .....

Cubic Yards Chip Used 45.84

Chip Coverage Per Yard .....

Lead Stockpile To Job .....

% Flux .....

Additive ½% Duomeen T

Truck No. 87

COMMENTS .....

Signatures: For Contractor N. Clark

For Customer B. Howse

(Age, Kaitaia)

DOCKET № 2934

1.9

SITE RECORD

NAME OF HIGHWAY Virtues Subdiv SOURCE OF CHIPS

SECTION ALD OF CHIPS Grade 5. DATE 10/5/78

BINDER (incl. cutback, additives) 180/200 cutback + Duomeen T. STARTING TIME 11.00 am

ROUTE MILEAGE TARGET APPLICATION RATE 1.9 l/m² FINISHING TIME 12.30 pm 11/5/78

CONTRACTOR Northland Road Builders SPEC. SPRAY TEMP WEATHER Fine

CONTRACT NO. BAR WIDTH ROLLING EQPT Steel Wheel Roller

TANK NO. TEMP	CHAINAGE	DIP	~~GALS~~ Litres USED	AREA COVERED	RATE OF APPLICATION	AIR TEMP	GROUND TEMP	SEAL WIDTH	CHIPS USED	INCLUDE WEATHER FOR NEXT 7 DAYS
①		10300		4880 m²						
	610 m	300	10,000		2.05					
②	370 m	10200		2960 m²						
		3100	7100		2.4 l/m²					Total area 11850 m²
							11° = 6%			
③	224	4300		1790			16° = 9°			Q = 27350 L @ 21°C
		100	4200		2.35 l/m²		50	3		Reduction = 27350
										× 0.0636
										= 1739.46
							6°	5.4		
④		8500					50	0.36		= 1740 Lit
	240 m	2450	6050	1920 m²				= 6 + 0.4		
	widening			300 m²	2.72 l/m²		12°	6.36%		27350 / 140
				2220						255.10 Lit
	Total =	27,350								

DETAILS OF SAMPLES:

SIGNATURE:

15.5.78

MANGONUI COUNTY COUNCIL.

VIRTUES SUBDIVISION

PROGRESS PAYMENT NO. 1

1. FORMATION

Potter	Wabco	990 - 00	
"	D4A	650 - 00	
M.C.C. Grader		370 - 00	
M.C.C. Grader Watercart		1023 - 00	
			3033 - 00

2. CHANNEL & KERBING

1328 ~~miles~~ metres at $10 - 00 /m 13280 -00

3. Stormwater grates 14 at $17 - 30 242 -20

" Cesspits 14 at $80 - 00 1120- 00

" Pipes 450 mg 225 mm dia $10-00 per lin 4500 -00

4. Basecourse

Clay .571 m^3		1055	
metal 1000 m^3 at	4.05 ex Quarry	4050	
	1.37	1370	6475 - 00
			$28650 - 20

Costs shared equally between M.C.C. and Whatuwhiwhi Development.

∴ M.C.C. Share - $14,325 - 10

Kaitaia 31/3/78.

P.C. Shapcott
COUNTY ENGINEER.

½ share 2 share

+ Potter 760 1000

M.C.C. Graders 1400

W.C. 400

Graders 240

$2500.00 $720.10

Ventures Subdivision

18.2.78

Costs to date

Combination 990 Wahroo. Pipe
650 Ø40 "
370 mcc Grade
2010.

2010

1023. mcc
1040 Water Conduits
1043 Mathematics
2063
Metal elevation

There is an part on front to
allow 1023

1023

$ 3033.00

New Work

Channel + Kerbing
4356 ft = 1327.7m.

1000 = 304.8
400 = 121.9.2
35 = 10.8.5
1327.7

Cost as per arrangement
with K. Woodhead - $10.00 / metre = 13277.00

(Grates) & (Carpets) etc
14 @ $67.30 = 242.20
?

$7.02/m
8.56/pipe 4'

Stormwater pipes
225 ~~Stormw~~ 450 ~~mm~~ mm @ $7.02 cost 45[illegible].00
+2 cost 3.0 cost $10.0

Length
3 sections

Allow Basecourse 1000 m³ @ 4.05 ex Quarry.
2.7 miles + 4.3 5 km ~~by~~ 5 km 1.37 Haulage @ 5.50
5.42
5500.00.
1000.00
2310.00
23,05[illegible]2
27552

Cutting 500 m³ @ ~~5.00~~ 2.00 "

1.37
.50

½ share = ~~[illegible]~~ $13,776

Carpets 4 - $120 each
allow $80.00

31.3.78

Virtues.

Patter. P/Hire Wabco $760.00

Transport Clay. 367 m3 $788.00
" Metal. 818 m3 - $1071.56

Haines Clay 204 m3 - $267.24.
" Metal. 183 m3 - $239.00.

County loader. 40hrs. $240.00

County Grader. ~~100~~ 100. $1100.60.
County W/cart. 100 hrs. $400.00

mcc Clay.
mcc. metal.

Ulrich Clay.
" metal.

$4465.80
400.00
$4865.80

Roller. Hire N.R.B. 3 blas
$571 m3 Metal 1001 m3 @ 4.01 = 4050.
1310.56
5360.56

Owner
Haulage

Inland.

Patter. P/Hire $1000.00.

1010.85 m3. - $1323.10
1164 m3 $1524.00

169 m3. $121.00.
190 m3. $248.00.

76 m3 $100.00.
233 m3 $305.00

76.0 m3 $99.00.

$4720.10

1807 ~~2173~~ Clay 1902 m3 1826
2667 ~~3240~~ metal 2664 m3.

Total Clay 1826 m3 Total metal up to 30/3/78. 2664 m3
@ $4.05

= $10 789.20

4865.80
4720.10
$9585.90

Powells Rd.

Tokerau

1540-31	Wages
1425-50	Boyd Cont.
1062-81	Wages
277 54	✓
513-32	✓

4819-48

Uruhes

5107-76	Kta Trans
1688 26	Haines
11256 14	Nth Road
2-49	Tokerau Bly Store
1256-50	Uruhes Bros

Seacliff. ? → 19311-15

23.5.18
+ Nth Road B
Roll $409.50

Whatuwhi Dec.

4098-62	Nth Rd
1047-86	Bellingham.
1092-70	Pukepoto
1-20	Dairy Co

Seacliff ? → 6240-38

~~$11256-17~~
~~-10~~

Grand Total 30371-01

Vertues Subdivision 20.6.78

Interest Costs

up to 31.3.78 $ 28650.20

31.3.78 & 20.6.78 30371.01

$ 59021.21

mec ½ cost of Trunk Road. 610 mm

Town Channel & Kerb blocks & Runners : 14325.10

Seal 2138.85

$ 16463.95

440.75

$ 16904.70

1047.86
1092.70
$ 2140.56

6 chips

4880 4880 . 2140.56
17850

8881.5 : ½ cost : 440.75

Watercourse Area

½ class fill Rd

6 chips

14325.10
2138.85
16463.95
440.75
$ 16,904.70
25 211.81
$ 42,116.51

59021.21
16904.70
42116.51

Other

42116.51
16904.70
25.211.81 + other roads.

~~Amount claimed~~ $16558.03 – 31.3.78

½ share 2500 = $1250

Interest $4720.10

∴ ½ share NREC = 16904.70
1250.00
$18154.70 ←

½ share Whitworth $18154.70

+ Interest Rec 42116.51
4720.10
$46836.61
409.50
+ Rates Rec
$47246.11 ←

Pownalls Rd

Check amounts etc /

∴ Bonley Steam approx $20,000
Claim 31.3.78 16555.03
Balance $3,445
3000
445 say $700

2nd Court Steam 2500
Claim 600

VIRTUES SUBDIVISION

2nd COAT SEALING

Seal	Preparation of surface :	5264 m^2 @ 0.055	289.52	
	180/200 Bitumen :	10788 litres @ 0.355	3301.15	
	Apply & roll chips :	5264 m^2 @ 0.384	2021.38	
				6140.64
Chips	Supply Grade 2 Chips :	90 m^3 @ 20.77		1869.30
				$8009.94
			+ 4% Engineering	320.36
				$8330.30

∴ Half Share Whatuwhiwhi Developments $4165.15

Half Share Mangonui County Council $4165.15

$8330.30

∴ Account to be sent to:

Whatuwhiwhi Development Co.,
c/- C.K. Woodhead,
Doubtless Bay Development Co.

Kaitaia.
18.7.80.

P.C. Shapcott,
COUNTY ENGINEER.

Credit to Works Improvements 275

TG

FILE
MSP 167
File Number
Authorised

30th July, 1987.

Mr C.K. Woodhead,
Doubtless Bay Development Co. Ltd.,
P.O. Box 261,
KAITAIA.

Dear Sir,

SUBDIVISIONAL RESERVE CONTRIBUTIONS:

I refer to your letter of 5th June, 1987, and the reply of the County Manager to that letter under date of 24th June, 1987.

The reserve contribution requirements and credits in respect of Scheme Plan Nos. 18, 20, 60, 167, and 263 have been re-checked, and the confirmed calculations are set out in a report to the Council dated 16th July, 1987, a copy of which is attached hereto.

The Council has adopted this report and has confirmed by resolution that at this date there is a reserves credit in the name of the Doubtless Bay Development Co. Ltd., of 79,871 m² against future subdivisional development reserve contribution requirements, and accruing from the setting aside of land for reserves, or cash contributions made in lieu thereof, in respect of Scheme Plan Nos. 18, 20, 60, 167 and 263.

Yours faithfully,

I.R. Tate,
COUNTY CLERK.

APPENDIX 36

MANGONUI COUNTY COUNCIL

PLANNING AND SUBDIVISIONS COMMITTEE

16TH JULY, 1987

Addendum to Item 4 of the Agenda - Doubtless Bay Development Co., Ltd., - Subdivisions Whatuwhiwhi and Tokerau - Scheme Plan Nos. 18, 20, 60, 167 and 263:

In the reply received from the Doubtless Bay Development Co., attention has been drawn to the fact that the reserve contribution for the subdivision contained in Scheme Plan 167 (Tokerau Beach) was paid in cash in lieu of setting aside land for reserves. The total payment made was $ 75,654.71, and this was received by the Council in three instalments, the first of $ 32,072.34 on the 13th September, 1974, the second of $ 26,427.61 on the 21st May, 1975, and the third of $ 17,154.76 on the 26th November, 1976. Assuming that the value of the 145 lots concerned averaged $ 7,000 in 1974, which would seem about right, the calculation for cash in lieu of reserves would be :-

145 lots x $ 7,000 = $ 1,015,000 x 7.5% = $ 76,125

This contention has been checked out and found to be correct and in fact the amount paid has been identified as being substantially applied to the purchase of the land known as the Te Kopu O Rangiriri Reserve comprising some 3.5690 ha located below Whautwhiwhi at the northern end of Tokerau Beach (the actual purchase price was $ 41,393 so it could be said that the balance of $ 34,261 has been applied to other reserve purposes through the Land Subdivision Reserves Account). The confirmed situation is then :-

The area to be set aside for reserves as assessed by the County Manager	23,550 m²
Less the area requirement equivalent that was met by cash contribution in lieu, and which was not taken into account in that assessment	11,800 m²
Nett requirement of land to be set aside	11,750 m²
Area of land actually set aside and vested as reserve	91,621 m²
Reserves credit against future subdivisional development	79,871 m²

Recommended that the Council confirm a reserves credit in the name of the Doubtless Bay Development Co., Ltd., of 79,871 m² against future subdivisional development, and accruing from the setting aside of land for reserves, or cash contributions made in lieu thereof, in respect of Scheme Plan Nos. 18, 20, 60, 167 and 263.

I.R. Tate,

COUNTY CLERK.

8/7/87

MANGONUI COUNTY COUNCIL

PLANNING AND SUBDIVISIONS COMMITTEE

16/7/87

Report of the Planning and Subdivisions Committee from a Meeting held on Thursday, 16th July, 1987, commencing at 9.00 a.m.

PRESENT: Crs. M. Srhoj (Chairman), L.R. Masters, R.C. Melville, J.B. Morey, J.N. Peters (9.05 a.m.) (members), R.F.J.E. Anderson, P.A. Laurent, M.F. Mennell (9.12 a.m.).

IN ATTENDANCE: The County Clerk, the Town Planning Officer, and the Administration Clerk.

The Committee recommends --

1. County Building Inspector's Report

   The County Building Inspector in attendance.

   "That this report be received."

2. County Health Inspector's Report

   The County Health Inspector in attendance.

   "That this report be received."

3. Proposed Policy on Environmental Assessment Procedures

   "That this information be received."

4. Doubtless Bay Development Co., Ltd., Subdivisions, Whatuwhiwhi, Scheme Plans 18, 20, 60, 167, and 263.

   "That the Council confirm a reserves credit in the name of the Doubtless Bay Development Co., Ltd., of 79,871 m² against future subdivisional development, and accruing from the setting aside of land for reserves, or cash contributions made in lieu thereof, in respect of Scheme Plan Nos. 18, 20, 60, 167 and 263."

cc

5. Applications for Planning Consent

   For proceedings refer separate Minutes and Record of the Hearing of these applications.

6. Planning Consent Application No. 86/646 - C.W. Long

   "That the Mangonui County Council inform the applicant that, pursuant to Section 71 (1) of the Town and Country Planning Act 1977, it is of the opinion that, with regard to the building line restriction imposed as Condition (3) on Planning Consent No. 86/646, circumstances have not changed so as to render such condition inappropriate or unnecessary; and Council will not process an application for deletion of that condition."

TG

MSP 18
CN 134

Attention L. Howell

24th June, 1987.

Doubtless Bay Development Co. Ltd,
P.O. Box 261,
KAITAIA.

Dear Mr Woodhead,

Scheme Plan No. 18

Your letter dated 5 June, 1987, refers.

The question of Reserve Contribution credit will be dealt with by the Planning and Subdivisions Committee at its meeting on 16 July, 1987. In the meantime I have researched the history of scheme plans Numbers 18, 20, 60, 167 and 263 and have arrived at the following calculation in relation to the area of land given for reserve by your company and the amount that would have been assessed under the then legislation (Counties' Amendment Act 1961). The requirements were;

(a) for new sections fronting existing roads 100 m²
(b) for new sections fronting new roads 75 m²

The result of this investigation is;

(1) Upon subdivision of the land in scheme plan No. 18 the following land for reserve was accepted by the Council of the day;

Description and Location	Area
Lot 2 D.P. 25478 Corner Wairahoraho and Matai Bay Roads	89 654 m²
Lot 12 D.P. 69243 Doubtless Bay Drive	1 967 m²
Total	91 621 m²

(2) The following would have been the required reserve land under Section 28 of the Counties' Amendment Act 1961;

Scheme Plan Number	Date Approved	Location	Number of new lots	Reserve Land Requirement (m^2)
18	December, 1962	Matai Bay Road, Doubtless Bay Drive, Te Ahu Place.	77	6 350
20	December, 1962	Inland Road	32	3 200
60	February, 1971	Inland Road	19	1 900
167	July, 1972	Tokerau Beach Road, Virtue Cres., Whale Cres., Brunton Place.	145	11 800
263	June, 1975	Te Ahu Place	3	300
				23 550 m^2

Your comments on the above well before the 16 July, 1987, would be appreciated.

I can confirm that the only outstanding work under bond on Scheme Plan No. 18 is the sewer reticulation for Te Ahu Place.

Authority is given to construct the sewer lines mentioned below in PVC 100 mm diameter pipe.

MH F2 to MH F4
MH G1 to MH G2
MH E18 to MH E20

Yours faithfully,

L. Howell,
COUNTY MANAGER.

Reserve Contribution — Scheme Plan 18

approved in 1962

1. Reserves created on plan deposit

		m²
Lot 12 DP 69243 (Doubtless Bay Drive)		1967
Lot 2 DP 25478 (transferred to Council, condition 3 SP approval) 22 acres 25 perches		
4046.45 m² = 1 acre		89 021.9
× 22		
25.29 m² = 1 perch	632.3	89 654.2
× 25		

NZ Statutes No 1969 Vol 2 has Counties Amend Act 1961 reprinted

Total 91 621 m²

Lots	created		
DP	73169	36	
DP	69243		
	42		
less	1 (Lot 12 Rs)	41	77

of these the following is required. (under Counties Amend 1961)

	Old Road 100 m²	New road 75 m²
DP 73169	—	36 = 2700 m²
DP 69243	23 = 2300 m²	18 = 1350 m²

land required 6350 m²

CREDIT 65 271 m²

2. Scheme Plan 20 approved Dec 1962
(under Counties Amendment Act 1961)

Reserve credit carried forward 85 271 m^2
32 sections all fronting old road.

Reserve requirement 32 x 100 3 200 m^2
DP 76828

CREDIT LEFT 82 071 m^2

3. Scheme Plan 60 approved Feb 1971
all fronting existing road

Reserve requirement 19 x 100 1900 m^2
DP 65279

CREDIT LEFT 80 171 m^2

4. Scheme Plan 167 approved July 1972

	Old Rd 100 m^2		New Rd 75 m^2
DP 74735	26 = 2600		—
DP 74739	11 = 1100		13 = 975
DP 76024			38 = 2850
DP 76023			57 = 4275
			11 800 m^2

CREDIT LEFT 68 371 m^2

5. Scheme Plan 263 approved June 1975
(still under Counties Amendment Act 1961)
3 into 6 lots fronting an existing road

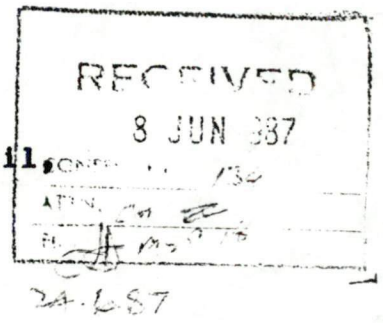
Res 3 x 100 = 300 m²
Resp.

CREDIT LEFT 68 071 m²

Doubtless Bay Development Company Limited

P.O. Box 261, KAITAIA
XXXXXXXXXXXXXXXXX

5th. June, 1987



The County Clerk,
Mangonui County Council,
P. O. Box 57,
KAITAIA.

Dear Sir,

Your reference MSP 18

Further to your letter of 19th January 1987 re Scheme Plan 18.

We wish to advise that sewer reticulation of Plan 69243 is now completed and has been inspected. The reticulation of these 42 Lots was the most expensive part of our uncompleted work as it involved two road crossings and very deep cuts.

Doubtless Bay Drive:

As Council will be aware there is approximately 220 metres of roading between DP 69243 and DP 73179 which has not been dedicated as it was not part of any Deposited Plan. This portion of the road was formed by the Company some 15 years ago to provide the only all weather access to Whatuwhiwhi and bays beyond. The Company has, over the years at its own expense, maintained this portion of road and in latter years has provided channel and kerbing, stormwater and sealing of same.

Reserve Contribution:

At the time of approval of Scheme Plans 18 and 20 the Company transferred a block of land to Council containing some 22 acres being Lot 2 DP 25478 CT 7D/1395 as well as making provision for several smaller reserves within the Scheme Plan. The block of land transferred was considerably in excess of requirements leaving the Company with a credit for further residential extensions.

In order that we have a complete understanding with Council we suggest as follows :-

Council Confirms :

1. That the only outstanding work now required to satisfy any Bonds held is the sewer reticulation to Te Ahu Place (Scheme Plan 73197).

2. That Reserve Contribution in respect of Scheme Plans 18 and 20 has been satisfied by virtue of land being transferred.

3. That the Company has a land credit of approximately 12 acres against future additional residential zonings.

The Company for its part undertakes to continue as weather permits to reticulate TeAhu Place as per engineering plans Council has been provided with on the condition that the Company can, with the approval of the County Engineer, replace A C lines with P V C and reduce same from 150 mm to 100 mm where practicable.
This condition in particular would apply to the following :

MH F2 to MH F4
MH G1 to MH G2
MH E18 to MH E20

Yours faithfully,
DOUBTLESS BAY DEVELOPMENT COMPANY LTD.

Khoon Hean

rences
C/T. 4C/203

nsfer No.
Order No. A133004

7D/1395

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

s Certificate dated the 23rd day of February one thousand nine hundred and sixty-six
er the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

NESSETH that DOUBTLESS BAY DEVELOPMENT COMPANY LIMITED at Auckland.

ised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by orial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, he several admeasurements a little more or less, that is to say: All that parcel of land containing 22 acres 25 perches more or less being Lot 2 Deposited Plan 25478 and being part Parakerake Block.

DISTRICT LAND REGISTRAR NORTH AUCKLAND, N.Z.

Assistant Land Registrar

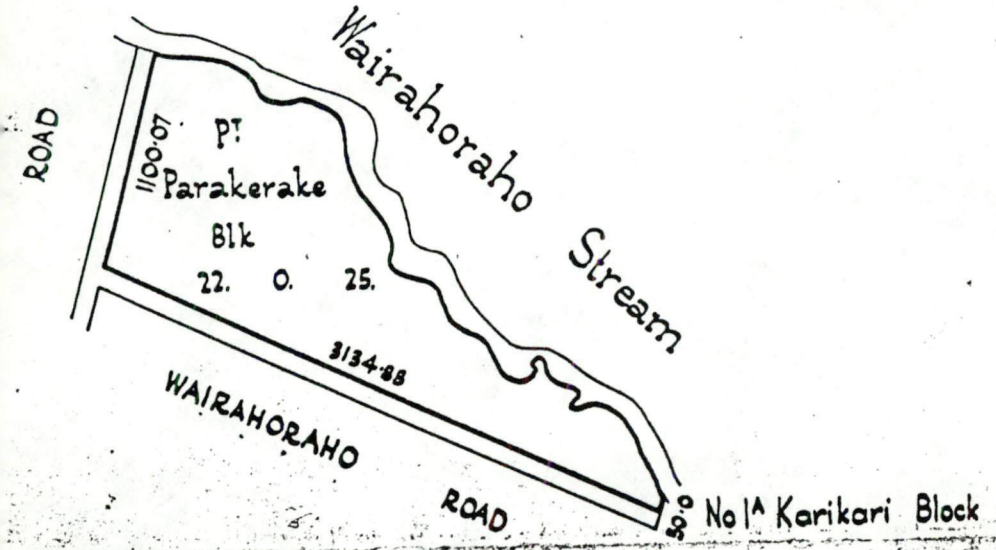
A198702 Transfer to The Chairman Councillors and Inhabitants of The County of Mangonui. ~~at Kaitaia~~. Produced 26.1.1967 at 10.55 o'c.

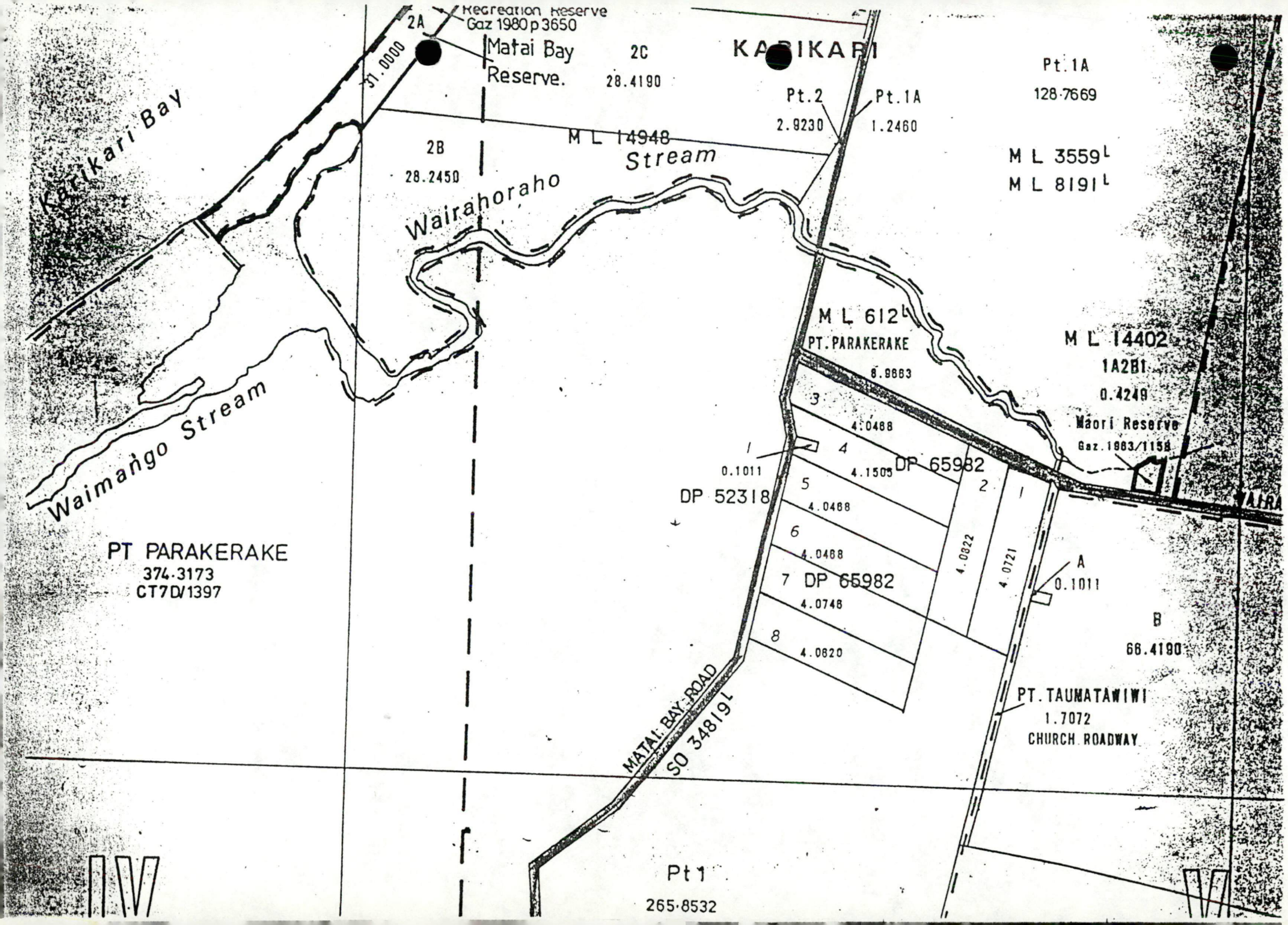
A.L.R.

043588.1 Lease to Doubtless Bay Development Company Limited - Term 10 years from 1.2.1973 (Fencing Clause) - 23.7.1973 at 10.36 oc.

for A.L.R.

Karikari S.D.




Recreation Reserve
Gaz 1980 p 3650
2A
Matai Bay
Reserve.
2C
28.4190
KARIKARI
Pt.1A
128.7669
Pt.2
2.9230
Pt.1A
1.2460
M L 14948
Stream
2B
28.2450
M L 3559L
M L 8191L
Karikari Bay
Wairahoraho
M L 612L
PT. PARAKERAKE
8.9863
M L 14402
1A2B1
0.4249
Maori Reserve
Gaz. 1963/1158
3
4.0468
4
4.1505
DP 65982
1
0.1011
DP 52318
5
4.0468
6
4.0468
7 DP 65982
4.0748
8
4.0820
2
4.0822
1
4.0721
A
0.1011
Waimango Stream
PT PARAKERAKE
374.3173
CT7D/1397
B
66.4190
MATAI BAY ROAD
SO 34819L
PT. TAUMATAWIWI
1.7072
CHURCH ROADWAY
Pt1
265.8532

TG

MSP 167

Attention L. Howell

29th June, 1987.

Doubtless Bay Beach Estate,
P.O. Box 261,
KAITAIA.

Dear Mr Woodhead,

MSP 167 Tokerau Beach Subdivision

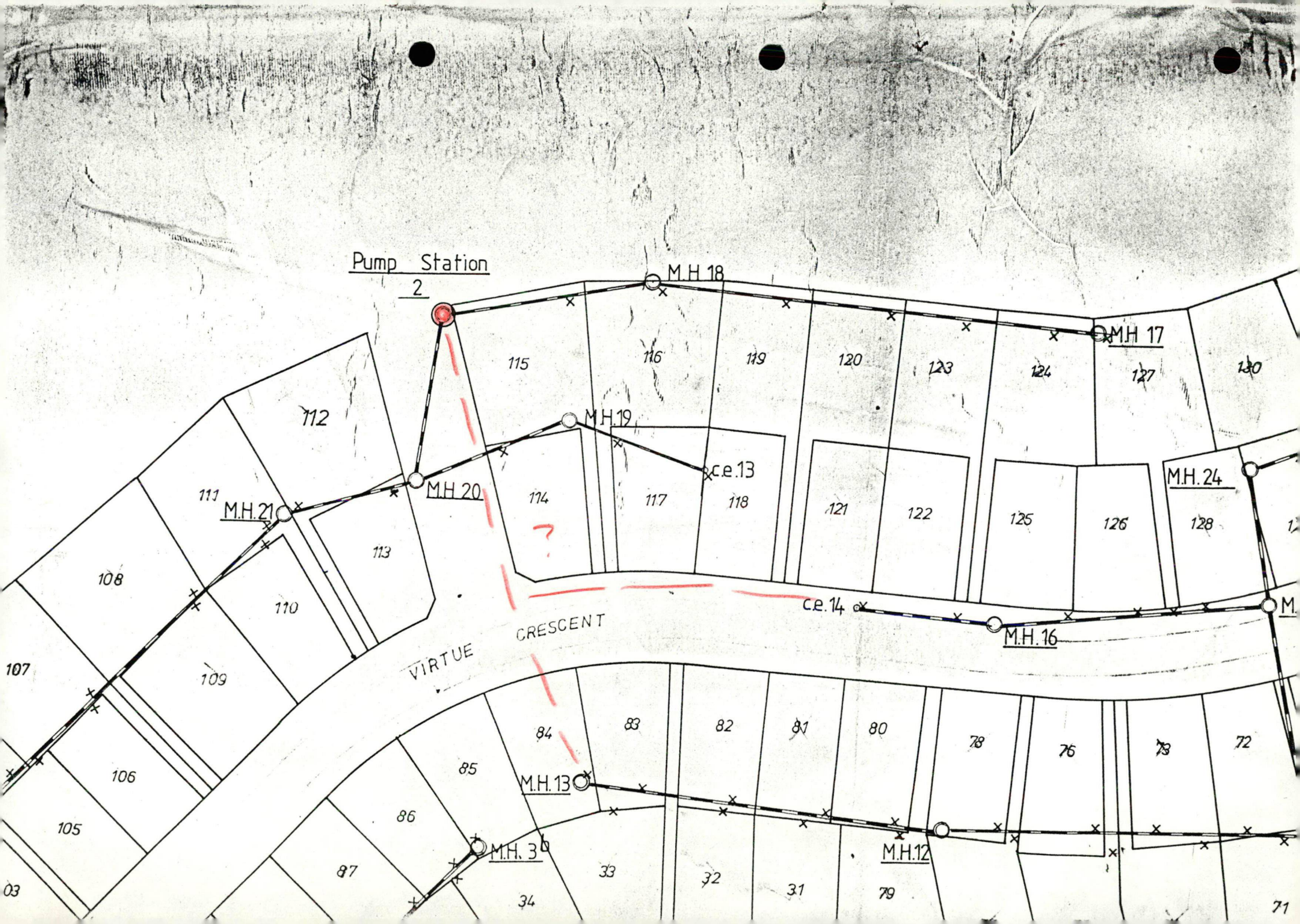
Further to my letter of 24 June, 1987, on the above it has since come to light that part of the sewerage reticulation for the subdivision is incomplete.

Attached is the detail of the reticulation involved. It is understood that Pump Station needs completion and the rising main installed from the pump station to presumably MH 13 or cleaning eye 14.

This item then must be added to the outstanding work mentioned in my letter of 24 June, 1987.

Yours faithfully,

L. Howell,
COUNTY MANAGER.


Pump Station
2
M.H 18
M.H 17
M.H 19
M.H 20
M.H 21
c.e.13
c.e.14
M.H. 24
M.H. 16
M.H. 13
M.H. 36
M.H.12
VIRTUE CRESCENT
115
116
119
120
123
124
127
130
112
111
114
117
118
121
122
125
126
128
108
110
113
107
109
106
105
84
83
82
81
80
78
76
73
72
85
86
87
34
33
32
31
79
71
03

FILE
SP 167
File Number
Authorised

plus -- we would provide a 24 hour break down service seven days a week and would undertake on site repairs.

It is envisaged that a special rate would be negotiated for servicing costs and that the firm undertake a trial period.

There are obvious benefits which the Council can capitalise on.

We look forward to your earliest reply though should you have any queries please do not hesitate to give us a call."

Taipa Garage is currently being used for fuel purchases and minor vehicle servicing.

The question was referred to the Workshop Supervisor who did not consider that the garage could be used for significant plant and vehicle servicing. This was particularly because of the Council current preventative maintenance programme, the staff's specialist knowledge of Council plant, and the need to maintain overall control of the plant and vehicle operation.

Recommended that Balus Consultants ltd. (Trading as Taipa Garage) be thanked for its offer to extend the present vehicle servicing but be advised that at present there is no intention to change current servicing procedures.

10. Vehicle Disposal by Auction

Wrightson Dalgety has offered its services to dispose of Council's replaced plant by auction. Its offer is contained at Appendix 9.

The Workshop Supervisor has indicated that this would only be successful if all items were grouped for disposal.

Recommended that the matter be referred to the Plant Sub-Committee for a recommendation later in 1987.

11. Traffic Counts

The following are the results of recent traffic counts :-

Inland Road	8/1 - 30/1/87	--	769 vpd
	2/2 - 2/3/87	--	521 vpd
Te Paki Stream Road	29/1 - 12/2/87	--	42 vpd
Tapotupotu Road	29/1 - 12/2/87	--	85 vpd
Kaimaumau Road	12/2 - 25/2/87	--	280 vpd

Recommended that this information be received.

12. Scheme Plans 18 and 167 Whatuwhiwhi

The subdivider Doubtless Bay Developments has advised its intentions concerning the completion of the subdivisional engineering works at Whatuwhiwhi. The advice is contained at Appendix 10.

The progress will be reviewed and if necessary the matter will be reported back to Council.

Recommended that the information be received.

Doubtless Bay Development Company Limited

RECEIVED
10 FEB 87
CONSEC. No. 4112
ATTN. CM
FILE MSP 167

APPENDIX 10

~~P.O. Box 26X, KAITAIA~~

~~P.O. Box 2050, AUCKLAND~~

P. O. Box 28248,
REMUERA, AUCKLAND 5

5th. February, 1987

County Clerk,
Mangonui County Council,
P. O. Box 57,
KAITAIA.

Dear Sir,

re: WHATUWHIWHI & VIRTUE SUBDIVISIONS

The Company is also concerned about the non-completion of certain works and would like to make it clear that the Company is not entirely to blame for delays.

The Company has also carried out works beyond the requirements of Council for the general benefit of the area.

Work has already commenced on sewerage reticulation on Scheme Plan 18. As soon as this is finished work will continue on Scheme Plan 167.

The Power Board have been asked to quote for balance of the underground work on Scheme Plan 167.

In the interests of all concerned we would like to have a complete understanding in writing as to the exact position re outstanding works and to this end will be making written submissions in the near future.

Yours faithfully,
DOUBTLESS BAY DEVELOPMENT COMPANY LTD.

AJP

~~MSP 18~~
MSP 167

FILE
MSP 167
File Number
Authorised

19 January, 1987.

Mr C.K. Woodhead,
Doubtless Bay Development Co. Ltd.,
P.O. Box 28-248,
Remuera,
AUCKLAND.

Dear Sir,

WHATUWHIWHI AND VIRTUE SUBDIVISIONS:

My Council is most concerned that some of the conditions of approval of both the scheme plans for the above developments have not yet been complied with.

These conditions, some of which are covered by bond, relate to the following works:-

Scheme Plan No. 18

1. Completion of sewer reticulation.

Scheme Plan No. 167

1. Completion of the construction of the stormwater drainage system.
2. Completion of underground power.
3. Reimbursement of the cost of connecting this subdivision to the new Whatuwhiwhi/Tokerau sewerage system.

The Council has instructed me to raise this matter with you formally and to ask that you advise it within 14 days of details for your programme for completion of the works.

The Council has also decided that if satisfactory arrangements cannot be made for completion of these works within 6 months it will have to seriously consider exercising its powers under the Local Government Act 1974 to ensure that the works are completed.

Yours faithfully,

I.R. Tate,
COUNTY CLERK.

JH

SP 167

31st July, 1986.

MEMORANDUM to :-

COUNTY CHAIRMAN

SUBJECT :- SP 167 WHATUWHIWHI DEVELOPMENTS LTD.
(C.K. WOODHEAD)

1. Work that remains to be done --

(i) Construction of stormwater drainage system (there are several cesspits with no connections to a piped system).

Estimated costs mid 1970's	$ 4750
Now probably	$ 19000

(CCI 31.12.75 680
30.6.86 2700

$4750 \times \frac{2700}{680} = \$18860$)

There is a bond in existence but it is probably worthless.

(ii) 2nd coat seal to subdivisional roads est. $ 14000

Not a Council subdivisional requirement but apparently Mr. Woodhead intends to carry this out, not bonded.

} agreed with K Woodhead and responsibility
19.1.87

(iii) Completion of underground electric power.

Not bonded and no estimate but probably up to at least $ 5000.

2. Mr. Woodhead owes the Council about $ 27000 for connecting the subdivision to the new sewerage system, and the work has been completed and paid for by the County. He apparently is loath to pay.

3. One of the residents is aware of the general content of 1. above and may very well raise the issue formally.

4. Possible options are;

(i) Call up bonds (which should have been done in accordance with the Local Government Act 1974 anyway in 1977 and 1978).

(ii) Caveat the title/s of the unsold land, at least the threat may be necessary.

(iii) seek a formal meeting with Mr. Woodhead at which the Council is present.

(iv) Do nothing and eventually bear the public embarrassment.

Could you indicate how you prefer the matter to be dealt with.

L. Howell,

COUNTY MANAGER.

c.c. COUNTY CLERK

c.c. COUNTY TREASURER

KMG

S.P. 167
321/4

17th July, 1985.

Mrs Diane Jay,
Tokerau Beach,
R.D.,
AWANUI.

Dear Madam,

Sewerage Reticulation : Virtue Estate

I acknowledge receipt of your letter dated 9th July and advise as follows. The letters you enclosed related specifically to sewerage reticulation of the Virtue Subdivision, which was a condition concerning the development of the subdivision. The responsibility for disposal of sewage from the subdivision became the Council's when it approved the subdivision in 1962. This was reaffirmed in July 1974 in a letter from the County Clerk to the Mangonui East Coast Citizens' Association, which I quote.

> "In 1962 the above Company submitted a Scheme Plan providing for 468 sections at Whatuwhiwhi, and because of the unsuitability of the land for the absorption of drainage and the danger of eventual pollution the Council approved the Scheme Plan subject to the Owner reticulating for sewerage, and indicated it would provide a sewage disposal system for connection thereto pursuant to the provisions of Section 27 of the Counties Amendment Act 1961. This involved the provision of a pumping station and reticulation to an Oxidation pond.
>
> "An area of 18 acres was purchased for the pond, and it is expected that a start will be made on reticulation next Summer if supplies of pipes, etc., can be obtained. This will be financed by way of a general rate.
>
> "The same pond will serve existing and new subdivisions for Mr S. M. Urlich and Whatuwhiwhi Developments but they will be expected to reticulate to the pumping station."

(The Company mentioned in the first paragraph of this quotation is the Doubtless Bay Development Company.)

You will note that the provision of the pumping station and reticulation to the Oxidation pond was to be financed by way of a general rate. It is quite clear that the subdividers did not, and were not, required to pay anything for the sewerage disposal schemes from their subdivisions. So, therefore, as far as Council is concerned you have made no contribution in the purchase price of your section for disposal of sewage fromthe subdivision, of which your section forms part.

Mrs D. Jay. 17th July, 1985.

The District Court Judge when disallowing objections made it quite clear that you would have to accept legal financial responsibility in respect of the sewerage scheme. The Judge said that the arguments Mr Jay presented to the Court in respect of his objection were matters to be decided between yourselves and the developers, and were not the responsibility of the Council.

The Council has complied with all its statutory requirements concerning the Whatuwhiwhi/Tokerau Sewerage Disposal Scheme. The Council has accepted its responsibility to provide the scheme of sewerage disposal, and proposes to finance that scheme by way of Capital Cost contribution or a special rate from the property owners on the Special Roll of those considered to be in the area of benefit.

Yours faithfully,

E. J. Oaks
COUNTY CLERK

KMG

321/4
S.P. 167

17th July, 1985.

Mr John McKenzie,
Tokerau Beach,
R.D. 3,
KAITAIA.

Dear Sir,

Sewerage Reticulation - Virtue Estate

I acknowledge your letter dated 11th July.

The information you have received is in error to the extent that the Council undertook responsibility to provide for sewage disposal from a point beyond the subdivision. The cost of this disposal was to be on the property owners in the total area of benefit. There was no contribution made by the subdividers to the Council for sewage disposal from the subdivision.

The letter, reference 321/4, sent to you on the 16th August, 1984, sets out the position.

Yours faithfully,

E. J. Oakn
COUNTY CLERK

KMG

S.P. 167
321/A

17th July, 1980.

Mrs Diane Jay,
Tokerau Beach,
R.D.,
AWANUI.

Dear Madam,

Sewerage Reticulation : Virtue Estate

I acknowledge receipt of your letter dated 9th July and advise as follows. The letters you enclosed related specifically to sewerage reticulation of the Virtue Subdivision, which was a condition concerning the development of the subdivision. The responsibility for disposal of sewage from the subdivision became the Council's when it approved the subdivision in 1962. This was reaffirmed in July 1974 in a letter from the County Clerk to the Mangonui East Coast Citizens' Association, which I quote.

> "In 1962 the above Company submitted a Scheme Plan providing for 468 sections at Whatuwhiwhi, and because of the unsuitability of the land for the absorption of drainage and the danger of eventual pollution the Council approved the Scheme Plan subject to the Owner reticulating for sewerage, and indicated it would provide a sewage disposal system for connection thereto pursuant to the provisions of Section 27 of the Counties Amendment Act 1961. This involved the provision of a pumping station and reticulation to an Oxidation pond.
>
> "An area of 18 acres was purchased for the pond, and it is expected that a start will be made on reticulation next Summer if supplies of pipes, etc., can be obtained. This will be financed by way of a general rate.
>
> "The same pond will serve existing and new subdivisions for Mr S. M. Urlich and Whatuwhiwhi Developments but they will be expected to reticulate to the pumping station."

(The Company mentioned in the first paragraph of this quotation is the Doubtless Bay Development Company.)

You will note that the provision of the pumping station and reticulation to the Oxidation pond was to be financed by way of a general rate. It is quite clear that the subdividers did not, and were not, required to pay anything for the sewerage disposal schemes from their subdivisions. So, therefore, as far as Council is concerned you have made no contribution in the purchase price of your section for disposal of sewage fromthe subdivision, of which your section forms part.

Mrs D. Jay.

17th July, 1985.

The District Court Judge when disallowing objections made it quite clear that you would have to accept legal financial responsibility in respect of the sewerage scheme. The Judge said that the arguments Mr Jay presented to the Court in respect of his objection were matters to be decided between yourselves and the developers, and were not the responsibility of the Council.

The Council has complied with all its statutory requirements concerning the Whangwhland/Tokerau Sewerage Disposal Scheme. The Council has accepted its responsibility to provide the scheme of sewerage disposal, and proposes to finance that scheme by way of Capital Cost contribution or a special rate from the property owners on the Special Roll of those considered to be in the area of benefit.

Yours faithfully,

Z. J. Oaks
COUNTY CLERK

County Clerk

Letter No 1112 Diane Gay. re Virtue Subdiv. Tokeraau Beach

1. From the Counsel scheme plan approved and subsequent letter (March 1973) Council accepted that it was going to provide trunk mains, pumping stations, treatment and disposal facilities.

2. The cost of these should clearly fall on those benefiting.

3. Under the previous Council (1980–83) via the auspices of Cnr N. D Stratford the then Sewerage Committee Chairman a proposal was suggested that

> Doubtless Bay Developments provide a pump station and pressure main to an oxidation pond constructed by Council some 1.4 km distant.

4. This proposal was abandoned in lieu of an overall scheme for Whatuwhiwhi/Tokeraau Beach.

5. An agreement was reached (approved by Council) for Doubtless Bay Developments to pay for a pump station and connect to the main pump station for the overall scheme. This was not required by the scheme plan approval.

6. The lump sum contribution is ~~required~~ assessed on the whole scheme which provides reticulation (for those sections not reticulated by the subdividers) pump stations, trunk mains, treatment and disposal.

7. I believe what is being represented by Mrs Gay is that
   - they have paid for their reticulation in their section price, why should they help pay for

reticulation to those sectors that have not got this now and are to receive it under the overall scheme.

8. The only solution to this would be to isolate the trunk mains, pump station treatment and disposal costs and these could be shared by the overall community. Then the reticulation costs should be shared by sectors without at present.

9. The arguments are endless

ie they have paid for their sealed road as well but will continue to help pay for other sealing throughout the County

they have paid for a reserve contribution but will continue to pay for reserve maintenance and development throughout the County.

they have little road maintenance requirement but help to pay for the same throughout the County

those adjacent to the treatment plant could argue that they shouldn't help to pay for works beyond their properties.

10. As an aside Cormack is to use the pumping line from Virtues to service Urlich subdivision and will pay the extra cost.

11. Another point is that if a treatment facility with trunk mains etc was installed solely for the Virtue subdivision it is very unlikely Govt. subsidy would have been available ie the full cost would fall on Virtues.

10.7.85

TELEPHONE 83

Whangarei County Council
NORTHLAND

County Office,
Kaitaia.

23rd March, 1973.

P.D. von Sturmer Esq.,
Registered Surveyor,
[illegible].

Dear Sir,

re Sewage Disposal - Doubtless Bay Development Co Ltd.

Reference your letter of 13th March 1973, I wish to advise that the Council has decided to accept responsibility for the construction of a proposed pumping station and Oxidation Pond but these will not be serviceable until at least the summer of 1974.

Yours faithfully,

[signature]
[illegible]

4

11th March 1972

...ty Clerk,
...ni County Council,
...ltais.

Dear Sir,

re Sewerage Disposal. Doubtless Bay Development Co. Ltd
Subdivisions and others.

I am at present negotiating to let a Contract for Sewer Reticulation o the new subdivision for Doubtless Bay Development Co. Ltd. The Contract include the construction of a sewer line from the N.E. corner of the Recreation Reserve, (Lot 103, D.P. 54644) to a point some 2400 ft. south-adj -t to where the road meets Tokerau Beach and, the site of a proposed pump station. It is understood that the sewerage will then be pumped to oxidat ponds to be constructed on land bought by the Council to the west.

It has always been understood by my client and myself in discussion with Council & Council officers, that the Pump Station & Oxidation ponds were to be constructed by Council, thus providing for the outlet to reticulati done by my client.

Would you please confirm this and give me some idea as to when the Pump Station & Oxidation ponds will be servicable.

Yours faithfully,

D Dunn Thomson

F.621 - 19/7/72

22. D. B. VON STURMER RE PROPOSED SUBDIVISION WHATUWHIWHI DEVELOPMENTS LTD.

Advising that it was proposed to redesign Scheme Plan M.C.C. 167 for Whatuwhiwhi Developments Ltd on the assumption that the sections would be reticulated for sewage disposal but before commencing to redesign the scheme wishing to know if the roading pattern shown on the Scheme Plan was acceptable and if so, what roading standards would be required.

"That Mr D.B. von Sturmer be advised that his proposal to redesign Scheme Plan M.C.C. 167 of the subdivision of Section 1 Block III Rangaunu S.D. for Whatuwhiwhi Developments Ltd on the basis that the sections will be reticulated for sewage disposal is acceptable to Council and the roading pattern shown on M.C.C. 167 is generally acceptable but that new roads will be required to be constructed to the following standards and the Company will also be required to meet half the cost of upgrading the existing paper road along the beach frontage:-

Formation	-	28ft wide kerb and channel both sides.
Metal	-	Kerb to kerb - depth not less than 6" consolidated with approved basecourse which when compacted ready for sealing will show deflection of not greater than 0.060 inches as measured with a Benkelman Beam using the standard Class 11 axle loading
Seal	-	Kerb to kerb with approved coat and chips
Stormwater	-	Channels to be piped with approved sized pipes and drainage easements created over the piped lengths.
Power	-	Provision to be made for underground power installation."

Crs. King/ Jurlina - Carried.

MANGONUI COUNTY COUNCIL

WHATUWHIWHI/TOKERAU BEACH SEWERAGE SCHEME

JAY Diane Esther,
Tokerau Beach,
RD,
AWANUI.

1. You are the ratepayer for the property included in valuation assessment number .30/53/16..... the address and legal description of which is:

   Lot 16 DP 74738.

2. The property is in an area where the Mangonui County Council has resolved to construct the Whatuwhiwhi/Tokerau Beach Sewerage Scheme.

3. To finance the work, the Council has resolved, in accordance with Section 164C of the Local Government Act 1974, to give all ratepayers in the area the option to pay their share of the capital cost of the work, by means of a lump sum contribution rather than by means of separate rates or uniform annual charges.

4. You may exercise this option during the period commencing with 10th June, 1985, and ending with the close of 16th August, 1985.

5. The amount of lump sum contribution in respect of your property is estimated to be $ .1,346.40 and if you choose to make a lump sum contribution, this is the amount you will be initially asked to pay. If you choose to make a lump sum contribution the Council has the power to require it to be paid in one payment or by instalments, after giving you three months' notice.

   When the work is completed and the final costs and extent of subsidies actually received are known the contribution will be reassessed, and either you will be required to pay a further amount or you will receive a refund of any excess.

   THE AMOUNT SHOWN AS THE LUMP SUM CONTRIBUTION IN RESPECT OF YOUR PROPERTY IS THEREFORE AN ESTIMATE ONLY.

6. If you do not choose to make a lump sum contribution in respect of your property it will be subject to a separate rate to finance the capital cost of the work.

   The separate rate based on the current rateable value of your property ($ .12,000.....) is estimated at not less than $ .....282.00.... per annum for a period of 25 years.

7. The separate rate detailed above is calculated as that necessary to meet the capital costs of the scheme (including the annual charges on any loan which the Council may need to raise to finance the scheme) if no lump sum contributions were made.

   The final rate depends upon the rate of interest applying during the currency of the loan, the extent of any subsidies actually received, and the final capital cost of the works.

   In the case of a separate rate, the effect on your property could also vary as a result of any change in its valuation.

   THE AMOUNTS SHOWN AS LIKELY SEPARATE RATES OR UNIFORM ANNUAL CHARGES ARE THEREFORE ESTIMATES ONLY.

8. Please note that the amounts shown in paragraphs 5 and 6 are for the capital cost of the work only and do not cover maintenance and operating costs. Whatever decision you make on the question of a lump sum contribution, your property will be subject to any rates or uniform annual charges struck to cover the maintenance and operation of the works.

9. To make an election please sign the enclosed slip and return it to the Council. If you post it please make sure this is done in time for it to be received not later than the 16th August, 1985.

10. Whatever decision you make will be binding on everyone who, now or in the future, is or will be liable to pay rates in respect of the property.

11. If you elect to make a lump sum contribution you cannot change your decision after the 16th August, 1985.

12. The lump sum contribution to the capital cost of the work will be divided into four instalments due on the 20th November, 1985, 20th May, 1986, 20th November, 1986, and 20th May, 1987. The amount to be paid in respect of each of the first three instalments will be $ ...336.00....., and the amount of the fourth and final instalment will be $ ...338.40..... If you do not pay the amount required on or before the due dates you will be charged a penalty of ten percent.

13. If you do not return the slip and the work proceeds a separate rate will apply to your property as indicated in paragraph 6. You may apply to the Council to change to a lump sum capital contribution before any loan is raised, but any such change is at the discretion of the Council.

14. If you have any questions relating to your right to make a lump sum contribution in respect of the work please contact either Mr E.J. Oaks, County Clerk, or Mr I.R. Tate, Deputy County Clerk, Mangonui County Office, telephone 65 Kaitaia.

Dated at Kaitaia this 10th day of June, 1985.

E.J. Oaks,
COUNTY CLERK,
MANGONUI COUNTY COUNCIL.

Encl.

The County Clerk,
Mangonui County Council,
P.O. Box 57,
KAITAIA.

In respect of the property at .....

.....

(Insert Address)

of which I am the ratepayer, I elect to make a lump sum contribution towards the capital costs of the Whatuwhiwhi/Tokerau Beach Sewerage Scheme.

.....

(Signature of ratepayer or authorised agent.)

CEIVED
1 JUL 1985
C. No 1135
Cc.

R.E. MUNRO,
P.O. BOX 107,
AWANUI,
PH. 77581,
10 July, 1985.

THE COUNTY CLERK,
MANGANUI COUNTY COUNCIL,
KAITAIA.

Dear Sir,

re : SEWERAGE RETICULATION - D.P. 74738 - BLK 111 RANGAUNU SD.

I purchased my property from the developer under the following conditions.

THE VENDOR IS RESPONSIBLE FOR ALL DEVELOPMENT INCLUDING RESERVE CONTRIBUTION, SEWERAGE RETICULATION, CHANNEL AND KERBING, TAR SEALED ROADS, STORMWATER, UNDERGROUND L.T. POWER ETC.
I understand that this is the legal obligation of the developer and that the council is responsible for supervising the completion of the work.

The developer has reticulated the subdivision and has produced to me a letter from your council stating that the council accepted responsibility for the construction of a proposed pumping station and oxidation pond.

It appears that the council has entered into some agreenent with the developer without any consideration for the property owners who purchasedfully reticulated sections. I have grave reservations as to the legality of such an agreement and your attempt to charge me $2,434.74 for work that the council is surposed to enforce the developer to complete.

I therefore refuse to pay this sum unless council can produce proof that they and the developer are not responsiblefor all costs.

R.E.Munro.

AJH

S.P. 167

Attention L. Howell

16 April, 1986.

Mr C.K. Woodhead,
P.O. Box 28-248,
Remuera,
AUCKLAND.

Dear Sir,

Scheme Plan 167 - Whatuwhiwhi Developments Ltd
Stage II

Further to your verbal enquiry regarding bonds on the above I have the following to advise:-

(i) there are two bonds in existence for virtue Cresent and Brunton Place - called the back road or rear part in the mid 1970's correspondence.

(ii) these are both for engineering and similar works and have values of $30,000 and $25,000, executed on 21 May, 1975 and 16 December, 1976 respectively.

(iii) it appears all the works are complete except for the stormwater drainage and the value of this at mid 1970's costs is $4750, from estimates supplied by your then representative.

Yours faithfully,

L. Howell,
COUNTY ENGINEER.

SP 167

Bonds

Stage II	$ 30 000	engineering and similar works to meet requirements of MCC Engineer
21 May 1975		
Second Stage	$ 25 000	engineering and similar works to meet the requirements of MCC Engineer
[redacted] 16 Dec 1976		

P.O. Box:— Private Bag

Telephone No:— 71 499

L.&D.—52

DEPARTMENT OF JUSTICE

LAND REGISTRY OFFICE,
AUCKLAND

18 November *19* 75

DEAR SIR,—

PLAN No. 76827 *being a subdivision of* pt Parakerake Block

C.T. 7A/99

signed by C.K. Woodhead, *as the owner*

was deposited on 10.11.1975

Yours faithfully,

The County Clerk,
Mangonui County Council,
P.O. Box 57,
KAITAIA

J.C. Hamer.

for *District Land Registrar.*

P.O. Box:— X Private Bag

[L.&D.—52

Telephone No:— 71 499

DEPARTMENT OF JUSTICE

LAND REGISTRY OFFICE,
AUCKLAND

18 November *19* 75

DEAR SIR,—

PLAN No. 76828 *being a subdivision of* pt Parakerake Block

C.T. 7A/99

signed by C.R. Woodbead *as the owner*

was deposited on 10.11.1975

Yours faithfully,

The County Clerk,
Mangonui County Council,
P.O. Box 57,
KAITAIA

J C Hanna.

for *District Land Registrar.*

S.P. 167

P.O. Box:—Private Bag

Telephone No:— 71-499

[L.&D.—52

DEPARTMENT OF JUSTICE

LAND REGISTRY OFFICE,

AUCKLAND 1.

12th April *19* 77

DEAR SIR,—

PLAN No. 76024 *being a subdivision of* Pt. Sec.1 Blk III Rangaunu S.D.

C.T.704/277 (Pt.)

signed by C. K. WOODHEAD *as the owner*

was deposited on 1st April 1977

Mangonui County Council,

P.O. Box 57,

KAITAIA.

Yours faithfully,

for *District Land Registrar*

TG

SP 167
CN 133

Attention L. Howell

24th June, 1987.

Doubtless Bay Beach Estate,
P.O. Box 261,
KAITAIA.

Dear Mr Woodhead,

MSP 167 Tokerau Beach Subdivision

Your letter dated 5 June, 1987, refers.

I can confirm that the outstanding matters in relation to the above subdivision are;

(a) Completion of the street stormwater system. Council will be pleased to receive your engineering proposals for this at the earliest opportunity.

(b) Completion of the underground power reticulation.

The question of the company's share of the new sewerage works to service this subdivision can be dealt with separately.

Yours faithfully,

Howell

L. Howell,
COUNTY MANAGER.

F.621 - 19/7/72

22. D. B. VON STURMER RE PROPOSED SUBDIVISION WHATUWHIWHI DEVELOPMENTS LTD.

Advising that it was proposed to redesign Scheme Plan M.C.C. 167 for Whatuwhiwhi Developments Ltd on the assumption that the sections would be reticulated for sewage disposal but before commencing to redesign the scheme wishing to know if the roading pattern shown on the Scheme Plan was acceptable and if so, what roading standards would be required.

"That Mr D.B. von Sturmer be advised that his proposal to redesign Scheme Plan M.C.C. 167 of the subdivision of Section 1 Block 111 Rangaunu S.D. for Whatuwhiwhi Developments Ltd on the basis that the sections will be reticulated for sewage disposal is acceptable to Council and the roading pattern shown on M.C.C. 167 is generally acceptable but that new roads will be required to be constructed to the following standards and the Company will also be required to meet half the cost of upgrading the existing paper road along the beach frontage:-

Formation - 28ft wide kerb and channel both sides.

Metal - Kerb to kerb - depth not less than 6" consolidated with approved basecourse which when compacted ready for sealing will show deflection of not greater than 0.060 inches as measured with a Benkelman Beam using the standard Class 11 axle loading

Seal - Kerb to kerb with approved coat and chips

Stormwater - Channels to be piped with approved sized pipes and drainage easements created over the piped lengths.

Power - Provision to be made for underground power installation."

Crs. King/ Jurlina - Carried.

B. Murray	Whangape	B	Ring	EG ttt
				TH tt Gravid
Ida Geddes	Whangape	C	Bruce	EG t
				Gravid
				TH ttt
Leo Lloyd	Herekino	B	Bruce	EG t
				Gravid
				TH t

CODE TO INFECTION RATE #

E.G. t = 1 to to tape worms found in the sample sent for testing.

tt = 11 to 30 -

ttt = 31 - 200

tttt = 200 - Plus

& T.O

T.H./ = 1 tapeworm to each mark. I.E.: - THttt

3 false Hydatid Tapeworms in sample and EG tttt)
)
TH tt) means the sample had

2 false hydatid tapeworms as well as 200 or more true hydatid tapeworms.

The following three dog owners have had true hydatid tests in samples from their dogs not too long ago and all are classed as C. category dosings -

Roy Foster	Dog named "Meg"	24-5-71
Ida Geddes	Same dog "Blue"	7-1-71
G. Armstrong	" " "Trip"	12-8-70

Unfortunately until one of their family are operated on for hydatids they remain unconcerned and appear to have no answer other than a complacent shrug of the shoulder.

GENERAL

The 8 dogs that had true hydatids involved two trips to Tepaki, Oruaiti, Whangape and Herekino. This plus normal arecoline dosing and redosing of 82 other dogs for false hydatids and sheep measles infection involved 2673 miles.

Total figure for true hydatid infection found in a twelve month period last year was seven in comparison to eight for the first quarter of this year. As the area covered by dogs infected is most extensive, it appears there are more sheep, cattle and pigs carrying true hydatid cysts than we realise and therefore I consider pollution is being laid more by our own dogs than the percentage of stock bought at sales out of this county and transported here.

P.O. Box:— Private Bag

[L.&D.—52

Telephone No:—71 499

DEPARTMENT OF JUSTICE

LAND REGISTRY OFFICE,

AUCKLAND

4 August 1975

DEAR SIR,—

PLAN No. 76023 *being a subdivision of* pt Sec. 1 Blk III,

Rangaunu S.D.

C.T. 704/277

signed by C.K. Woodhead *as the owner*

was deposited on 25.7.1975

Yours faithfully,

The County Clerk,
Mangonui County Council,
P.O. Box 57,
KAITAIA

J.C. Hanna.

for District Land Registrar.

Attend Kaikohe
Fridays
(Telephone 170)

Attend Mangonui
Tuesday afternoons
(Telephone 180)

REYNOLDS, RASMUSSEN & HAINES

(Incorporating Roy H. Kelly)

BARRISTERS, SOLICITORS & NOTARY PUBLIC

Telephone 24
(3 lines)
P.O. Box 12

Please refer to
Miss Leaning

JOHN SEDGLEY REYNOLDS, LL.B.,
IAN FRANCIS RASMUSSEN, LL.B. Notary Public
RODNEY JOHN HAINES, LL.B.

71a Commerce Street,
KAITAIA, N.Z.

10 June 1975

The County Clerk,
Mangonui County Council,
P.O. Box 57,
KAITAIA.

Dear Sir,

re: C.K. Woodhead - Plans No. 20 and 167 Stage II - Bonds

We enclose Council's copies of Bonds.

Yours faithfully,
REYNOLDS, RASMUSSEN & HAINES
Per:

Enc.

Bonds in Safe

52

22nd May 1975

Messrs Reynolds & Rasmussen,& Haines,
Barristers & Solicitors
KAITAIA

For Attention Miss Leaning

Dear Sirs,

RE Bonds C.K. Woodhead.

Reference your letter of 20th May 1975, the Bonds have been duly executed by the Council and returned herewith for Stamping and the delivery of Council's Stamped copy in due course.

Yours faithfully,

COUNTY CLERK.

Attend Kerikeri
Fridays
(Telephone 170)

Attend Mangonui
Tuesday afternoons
(Telephone 180)

JOHN SEDGLEY REYNOLDS, LL.B.
IAN FRANCIS RASMUSSEN, LL.B. Notary Public
RODNEY JOHN HAINES, LL.B.

REYNOLDS, RASMUSSEN & HAINES
(Incorporating Roy H. Kelly)
BARRISTERS, SOLICITORS & NOTARY PUBLIC

Telephone 24
(3 lines)
P.O. Box 12

Please refer to
Miss Leaning

71a Commerce Street,
KAITAIA, N.Z.

20 May 1975

The County Clerk,
Mangonui County Council,
P.O. Box 57,
KAITAIA.

Dear Sir,

re: C.K. Woodhead Plan No. 167 Stage II
and Plan No. 20 - Bonds

We advise that Mr Woodhead has executed the relevant bonds which are now enclosed for execution by Council.

Would you please ensure that the bonds are returned to us in order that we may have the same stamped and we will forward Council's stamped copies in due course.

Yours faithfully,
REYNOLDS, RASMUSSEN & HAINES
Per:

JF Leaning

Encs.

53,

C. K. WOODHEAD
P. O. Box 261,
KAITAIA.

15th. May, 1975

The County Clerk,
Mangonui County Council,
P. O. Box 57,
KAITAIA.

Dear Sir,

re: Scheme Plan M.C.C. 167

As discussed, we wish to proceed with Stage 1 of the rear part of this subdivision.

Reserve contribution total was $43582.37. Stage one contains 57 of the 94 Lots and will therefore be 57/94 of that sum = $26427.61.

Total bond for roading and other services was $48000. Bond required for Stage one will be 471/754 of that sum = $29984.08, say $30000..

I wish to pay the reserve contribution in cash and provide a bond for $30000 to cover roading. Can you please have the plan passed and signed at your meeting of Wednesday, 21st May.

Yours faithfully,

C. K. WOODHEAD

1 accept Bond of $30,000 from C K W for Stage 1 of M.C.C. 167 covering Rds.

2 that the C. accept the sum of $26427.61 as Res. Cont. in Stage 1 of M.C.C. 167 under C K W authority under in pursuance of sec 34 of L & A Act 1941 the same being given during Stage of same Rds.

C.C. Rds

D. B. von Sturmer
M.N.Z.I.S.
Phone 126 Mangonui

G. R. Webster
M.N.Z.I.S.
Phone 936M Kaitaia

Von Sturmer & Webster

REGISTERED SURVEYORS
Land & Engineering Surveyors

P.O. BOX 128
KAITAIA

Telephones:
OFFICE 729 KAITAIA

Commerce Street, Kaitaia

13th May 1975

The County Clerk,
Mangonui County Council,
Kaitaia.

Dear Sir,

re Subdn. of Pt. Sec I, Blk. III, Rangaunu S.D.
C.K.Woodhead.

Our Client wishes to proceed with the balance of the above subdivision in two stages, stage 1 being Lots 52-81,119-145 & Lot 148 as shown on the accompyaning plan. This comprises 57 residential lots plus road.

Council have agreed to accept a Bond to cover development costs for stages 1 & 2, and have also established the Reserve Contributio payable.

Would you please advise if it is acceptable to Bond stage 1 in proportion to the total figures originally agreed to, the proportions being as follows.

(a) Reserve Contribution. There is a total of 94 lots in stages 1 & 2, with 57 on stage 1. It is suggested that the reserve Contribution for Stge 1 be $\frac{57}{94}$ of the total Reserve figure.

(b) Roading. There is a total of 754m of roading with 471m in stage 1. It is suggested that the Bond figure for Stage 1 be $\frac{471}{754}$ of the total figure.

Yours faithfully,

D Von Sturmer

5th November, 1974.

Messrs Von Sturmer & Webster,
Registered Surveyors
KAITAIA.

Dear Sirs,

re Scheme Plan M.C.C. 167 - C.K.Woodhead.

I refer to your letter of 1st October 1974 covering copies of survey plans for Stage 11 of the above Scheme Plan and your calculations for roading etc. and reserve requirements.

The Engineer considers the kerbing figure should be increased from $1-50 to $2-50 per foot so this additional $48,000 plus 25% thereon will increase the Bond figure to $47,000.

Regarding the Reserve Contribution, our total is $43,582 based on 94 lots not 93 as in your calculation.

I also note that the Inspection Fee of $306 on the Scheme Plan still remains unpaid so would you please bring this to Mr Woodhead's attention.

Yours faithfully,

COUNTY CLERK.

Victoria Parade. 2nd Stage

Bond — Increase cost of Kerbing
from $1.50 to $2.50 /ft
∴ Total cost $37,295
+25% 9324
$46,619
∴ say $47000

Reserve contributions
94 Lots : $43,582

30.10.74

D. B. VON STURMER & G.R.WEBSTER.MNZIS.
M.I.S.(N.Z.)
Land and Engineering Surveyor
REGISTERED SURVEYORS

P.O. Box 128
Telephones :
Office, 729 Kaitaia.
Residence, 126 Mangonui.

Commerce Street, KAITAIA

1st October 1974

The Engineer,
Mangonui County Council,
Kaitaia.

Dear Sir,

re Subdn. of Pt. Sec. I, Block III, Rangaunu S.D.
C.K.Woodhead. Stage II.

It is proposed to place a Bond with Council for completion of construction works on Stage II of the above subdivision, survey plans of which are enclosed.

In order that a Bond may be prepared would you please check the following figures and advise if they are acceptable for Bond purposes.

The metal is stockpiled and paid for.

1. Completion of metalling and compaction.	1625 c.yds @ $3.00	$4875.00
2. Seal. 2700 gallons @ 0.90		2430.00
3. Supply & roll seal chips @ o.30 sq.yd (7300sq.yds)		2190.00
4. Construct kerb & channel (own machine) 4800ft.@ 1.50		7200.00
5. Supply, excavate for, lay & backfill 12" pipes	500 ft @ 5.00	2500.00
6. Construct cesspits complete	10 @ $100 each	1000.00
7. Construct manholes complete	2 @ $150.00	300.00
8. Construct sewer reticulation.	Approx 3000ft @ 4.00	12000.00
	Total	$32495.00
	Add 25%	8124.00
		$40619.00
	Say	$41000.00

Reserve Contribution. There are 93 lots in this stage, all fronting new roading, and the average value is placed at $4750 each.
The total area excluding the road and accessway is 7.2227ha.
My calculation for Reserve Contribution is thus.

55 lots @ 75m^2 x 93 x 4750 = £42660.03.

72227

Yours faithfully,

D Swanstrom

G. K. Woodhead Subdn (Varlins)

Calculation of Reserve contribution.

37 lots on existing road @ 100m² per lot = 3700m²
13 lots on new road @ 75m² per lot = 975
4675m²

35175
1157
34079

Reduce to value. Total area less Lot 51 road = 34019m².

Value per lot = $4750
50 lots @ 4750 = 237500

$\frac{4675}{34619} \times 237500 = \$32658.01$

34619 m²

$= \$32,072.34$

$1

14th August, 1974

Messrs Von Sturmer and Webster,
Registered Surveyors,
KAITAIA .

Dear Sirs,

re Scheme Plan M.C.C. 167 - C.K. Woodhead.

In confirmation of our recent discussion, I hereby advise that the amended Reserve Contribution due in respect of the above scheme plan is $2072-34.

Yours faithfully,

COUNTY CLERK.

Bond for $30,000 min Aoff for Roading etc
Ga Supe

12th July 1974.

Messrs Von Sturmer & Webster,
Registered Surveyors,
KAITAIA.

Dear Sirs,

re Scheme Plan M.C.C. 167 - Was Whatuwhiwhi Development now C.K. Woodhead.

Further to my letter of 16th May 1974 , we have now received an opinion from the County Solicitors to the effect that because the road formation carried out or to be carried out on the paper road fronting the subdivision is new, the subdivider should meet the full cost of such work.

However as the Council has already decided to meet half the cost of the road in question, it is considered "fair and reasonable" to require the subdivider to meet the reserve requirement based on 100m^2 per lot. This amounts to ~~$34,301-97~~ $32,072.34.

Yours faithfully,

COUNTY CLERK.

Attend Kerikeri
Fridays
(Telephone 170)

REYNOLDS, RASMUSSEN & HAINES
(Incorporating Roy H. Kelly)
BARRISTERS, SOLICITORS & NOTARY PUBLIC

Telephone 24
(3 lines)
P.O. Box 12

JOHN SEDGLEY REYNOLDS, LL.B.
IAN FRANCIS RASMUSSEN, LL.B. Notary Public.
RODNEY JOHN HAINES, LL.B.

Please refer to
Miss Leaning

71a Commerce Street,
KAITAIA, N.Z.

4 July 1974

The County Clerk,
Mangonui County Council,
P.O. Box 57,
KAITAIA.

Dear Sir,

re: Sections 27 and 28 Counties
Amendment Act 1961

We refer to your letter of 16 May in which you have asked for our opinion on the following matters:

(a) A Scheme Plan has been submitted to Council providing for some of the lots on the plan to front an unformed public road and others to be served by a cul-de-sac road to be formed and dedicated by the Subdivider. Council wishes to know whether it is entitled to require the Subdivider to meet the full cost of the road construction relating to the unformed road or whether his contribution would be limited to half.

(b) If the Subdivider can be required to meet only half the cost of constructing the unformed public road Council wishes to know what basis for reserve contribution should be used.

In reply to the first question we refer to Section 27 (5) (a) of the Counties Amendment Act 1961 which states as follows:-

> "Without limiting the generality of the provisions of subsection (2) of section 23 of this Act, it is hereby declared that in any case where the Council is of opinion ...that owing to the subdivision and development of any land in accordance with a scheme plan there will be increased traffic on any existing road adjacent to that land or other land vested in the same owner, or a road reserve will require to be formed for use as a road, the Council may, as a condition of its consent to the approval of the scheme plan, -
>
> (a) Require that the owner pay, or enter into a binding contract to pay, to the Council such amount as the Council considers fair and reasonable for or towards the cost of new or additional road formation and construction or the provision of footpaths, not exceeding in the case of additional road formation and construction or the provision of footpaths, half the estimated cost thereof:"

As the road in question is unformed all construction related to it will be new and we are of the opinion that this constitutes "new road formation" as distinct from

...2

"additional road formation". We are of the opinion that the term "additional road formation" refers to the situation where there is an existing road which is, for example, metalled and the Subdivider is required to seal it, with half the costs being borne by him.

The Subsection gives Council a discretion by stating that it may require the owner to pay such amount "as the Council considers fair and reasonable" therefore Council is able to determine in its discretion whether it wishes the Subdivider to meet the full cost of new road construction or a proportion of it. The limit of half the costs appears to apply only in the case of additional road formation or provision of footpaths as distinct from new road formation.

As we do not consider that the Subdivider is limited to only half the cost of construction of a new road it is not necessary for us to answer your second question. However, the Council may consider that it would be reasonable to fix the reserve contribution on the lower scale if the Subdivider is to pay the full costs of construction of the unformed road.

To summarise, we are of the opinion that as the unformed road will require new construction Council may in its discretion decide what proportion of the costs it would be fair and reasonable to require the Subdivider to pay. The Subdivider would of course have the right to appeal to the Town & Country Planning Appeal Board if he considered that the Council's requirement was not "fair and reasonable".

Yours faithfully,
REYNOLDS, RASMUSSEN & HAINES
Per:

DFL:CRM

28th June, 1974.

Messrs Reynolds, Rasmussen & Haines,
Barristers & Solicitors,
KAITAIA.

Dear Sirs,

re Sections 27, 28 of Counties Amendment Act, 1961.

I refer to my letter of 16th May 1974 requesting an opinion on the Application of the above Sections and would be obliged if such opinion could be given some urgency .

Yours faithfully,

COUNTY CLERK.

Attend Kerikeri
Fridays
(Telephone 170)

Attend Mangonui
Tuesday afternoons
(Telephone 180)

JOHN SEDGLEY REYNOLDS, LL.B.
IAN FRANCIS RASMUSSEN, LL.B. Notary Public
RODNEY JOHN HAINES, LL.B.

REYNOLDS, RASMUSSEN & HAINES

(Incorporating Roy H. Kelly)

BARRISTERS, SOLICITORS & NOTARY PUBLIC

Telephone 24
(3 lines)
P.O. Box 12

Please refer to
Miss Leaning

71a Commerce Street,
KAITAIA, N.Z.

26 June 1974

The County Clerk,
Mangonui County Council,
P.O. Box 57,
KAITAIA.

Dear Sir,

re: C. K. Woodhead - Plan
of Subdivision No.167

We advise that Mr Woodhead has executed a Bond for $30,000.00 in respect of engineering works for the first stage of this subdivision. We are proceeding to stamp the Bond and will forward you a copy in due course.

Yours faithfully,
REYNOLDS, RASMUSSEN & HAINES
Per:

DFL:CRM

27

16th May 1974

D.B.von Sturmer Esq.,
Registered Surveyor
KAITAIA.

Dear Sir,

re Scheme Plan M.C.C. 167 - Was Whatuwhiwhi Developments now C.K. Woodhead.

Reference your letter of 13th May 1974, I confirm my recent verbal advice to the effect that it is considered that the Reserve Contribution for the frontage sections should be calculated on the basis of 100 m^2 per Lot notwithstanding that your Client will be called upon to meet half the cost of upgrading the road and in view of the amount involved , it has been decided to refer the matter to the County Solicitor for an opinion. I shall advise you of the tenor of such opinion in due course.

With regard to the question of a Bond to cover the Engineering Works it is considered that a Bond of $30,000 will be necessary so would you please arrange for the submission of a Bond for this amount.

Yours faithfully,

COUNTY CLERK.

16th May 1974.

Messrs Reynolds, Rasmussen & Haines,
Barristers & Solicitors,
KAITAIA.

Dear Sirs,

re Sections 27 & 28 Counties Amendment Act 1961.

I should be obliged if you would supply my Council with an opinion on the following case:-

A scheme plan has been submitted to Council providing for some of the Lots on the Plan to front an unformed public road and others to be served by a cul-de-sac road to be dedicated by the subdivider and as all the construction on the unformed public road will be new, would you please advise whether the Council is entitled to require the subdivider to meet the full cost of the road construction or should his contribution be limited to half. (See Section 27 (5)(a) of Counties Amendment Act 1961).

Also with regard to the Reserve Contribution under Section 28, if you consider that the subdivider can only be required to meet half the cost of constructing the unformedpublic road referred to above, what reserve contribution should be made i.e. 100m^2 or 75m^2 per lot ?

Yours faithfully,

COUNTY CLERK.

D. B. VON STURMER
M.I.S.(N.Z.)
Land and Engineering Surveyor
REGISTERED SURVEYOR

P.O. Box 128
Telephones :
Office, 729 Kaitaia.
Residence, 126 Mangonui.

Commerce Street, KAITAIA

13th May 1975

The County Clerk,
Mangonui County Council,
Kaitaia.

Dear Sir,

re Subdivision of Sec. I, Block III, Rangaunu S.D.
C.K. Woodhead.

I submit herewith plans or the above for signing and seali g by Council.
Copies of the plans are also enclosed for your records.
The owner wishes to place a Bond with Council for the completion of Engineer i[illegible] works. To date the road fronting the property has been formed & 50% of meatal placed and compacted.
A schedule showing work to be done, and estimated cost of same, is enclosed, and it is hoped to complete these works, apart from sewerage, over the next few months. Sewerage will be constructed when Councils final scheme is known, but will then depend on availability of sewer pipes which are at present in very short supply. My client has these pipes on order.
If Council are prepared to accept a Bond for these works, would you please have the plan attended to at Councils May meeting, and the plan to be release on production of a satisfactory Bond.
Reserve contribution will be by cash payment, and for calculation of same I submit an estimated average sale value of $4750 for the 50 lots in this stage
As the owner is contributing half the cost of forming the existing legal r[illegible]d fronting the propoerty, then I assume that the Reserve contribution will be based on 75m^2 per lot.
At this rate the Reserve contribution calculates at $25319.82, and if this i acceptable a cheque for this amount will be forwarded.
Please advise Councils decision re the Bond at your earliest convenience.

Yours faithfully,

Note. Calculation of Reserve Contribution. 50 lots @ 4750 = 237500.
50 lots @ 75 m^2 = 3750m^2. Total area = 35175m^2: $\frac{3750}{35175}$ x 237500 = 25319.82

Subdn. of Sec.1, Block III, Ramgaunu S.D.
Whatuwiwi Developments Ltd.(Now C.K.Woodhead.)

Estimate for completion of Engineering works, for Bond.

1. Cul de Sac.		
Formation.	$150.00	
Supply & compact metal	1440.00	
Seal	216.00	
Supply & roll seal chips	218.00	
Kerb & channel	900.00	
Sewer Reticulation	9450.00	
	$12374.00	12374.00
2. Front Road.		
Supply & compact balance metal	6600.00	
Seal	1840.00	
Supply & roll seal chips	1876.00	
Kerb & Channel	6030.00	
Stormwater	2520.00	
	$18866.00	
50% thereof		9433.00
		$21801.00
Plus 25%		5450.00
		$27251.00

say $27000

D. B. VON STURMER
M.I.S.(N.Z.)
Land and Engineering Surveyor
REGISTERED SURVEYOR

P.O. Box 128
Telephones :
Office, 729 Kaitaia.
Residence, 126 Mangonui.

Commerce Street, KAITAIA

13th May 1975

The County Clerk,
Mangonui County Council,
Kaitaia.

Dear Sir,

re Subdivision of Sec. I, Block III, Rangaunu S.D.
C.K.Woodhead.

I submit herewith plans or the above for signing and seali g by Council.
Copies of the plans are also enclosed for your records.
The owner wishes to place a Bond with Council for the completion of Engineering works. To date the road fronting the property has been formed & 50% of metal placed and compacted.
A schedule showing work to be done, and estimated cost of same, is enclosed, and it is hoped to complete these works, apart from sewerage, over the next few months. Sewerage will be constructed when Councils final scheme is known, but will then depend on availability of sewer pipes which are at present in very short supply. My client has these pipes on order.
If Council are prepared to accept a Bond for these works, would you please have the plan attended to at Councils May meeting, and the plan to be released on production of a satisfactory Bond.
Reserve contribution will be by cash payment, and for calculation of same I submit an estimated average sale value of $4750 for the 50 lots in this stage.
As the owner is contributing half the cost of forming the existing legal road fronting the propoerty, then I assume that the Reserve contribution will be based on $75m^2$ per lot.
At this rate the Reserve contribution calculates at $25319.82, and if this is acceptable a cheque for this amount will be forwarded.
Please advise Councils decision re the Bond at your earliest convenience.

Yours faithfully,

Note. Calculation of Reserve Contribution. 50 lots @ 4750 = 237500.
50 lots @ 75 m^2 = 3750m^2. Total area = 35175m^2: $\frac{3750}{35175} \times 237500 = 25319.82$

Subdn. of Sec.1, Block III, Ramgaunu S.D.
Whatuwiwi Developments Ltd.(Now C.K.Woodhead.)

Estimate for completion of Engineering works, for Bond.

1. Cul de Sac.		
Formation.	$150.00	
Supply & compact metal	1440.00	
Seal	216.00	
Supply & roll seal chips	218.00	
Kerb & channel	900.00	
Sewer Reticulation	9450.00	
	$12374.00	12374.00
2. Front Road.		
Supply & compact balance metal	6600.00	
Seal	1840.00	
Supply & roll seal chips	1876.00	
Kerb & Channel	6030.00	
Stormwater	2520.00	
	$18866.00	
50% thereof		9433.00
		$21801.00
Plus 25%		5450.00
		$27251.00

say $27000

10. SCHEME PLAN M.C.C. 167 - WHAUTWHIWHI DEVELOPMENTS LTD. F. 699 - 21/2/73

"That the Council re-affirm its decision of 19/7/72 (F.621) regarding the Roading Standards for Scheme Plan M.C.C. 167 - Whatuwhiwhi Developments Ltd. excepting that Lot 139 which is a Cul-de-sac be only sealed to a width of 24ft and Lot 138, a new Access Way, be sealed to full width."

Crs. Jurlina/ Weber - Carried.

22nd March 1973

D.B.von Sturmer Esq.,
Registered Surveyor
KAITAIA.

Dear Sir,

re Scheme Plan M.C.C. 167 - Whatuwhiwhi Developments Ltd.

Reference our recent discussion, I wish to advise that at its meeting on 21st March 1973 the Council decided that the existing legal road fronting the above scheme plan should be constructed to the same standard as the subdivisional roads , details of which you have already been advised.

Yours faithfully,

COUNTY CLERK.

27th Feb. 1973

D.B.von Sturmer Esq.,
Registered Surveyor,
KAITAIA.

Dear Sir,

re Scheme Plan M.C.C. 167 - Whatuwhiwhi Development Ltd.

Reference your letter of 21stAugust 1972, I confirm that the Amended Scheme Plan presented meets with Council's approval and that the same roading standards outlined in my letter 9/27/124 will apply with the exception that Lot 139 need only be sealed to a width of 24 feet and Lot 138 (Access Way) to full width.

Underground power reticulation is required.

Yours faithfully,

COUNTY CLERK.

D. B. VON STURMER
M.I.S.(N.Z.)
Land and Engineering Surveyor
REGISTERED SURVEYOR

P.O. Box 128.
Telephones :
Office, 729S Kaitaia.
Residence, 126 Mangonui.

Commerce Street, KAITAIA.

59

21st August 1972

The County Clerk,
Mangonui County Council,
Kaitaia.

Dear Sir,

re Scheme Plan M.C.C.167. Whatuwiwi Developments Ltd.

I submit herewith two copies of an amending plan for the above scheme plan. As it is a condition of approval that the subdivision be reticulated for the disposal of sewerage, I have redesigned the subdivision to make front lots of not less than 24 perches and rear lots 28perches exclusive of entrance strips.

Please advise if the amended plan meets with Councils approval.

Yours faithfully,

D Von Sturmer

D. B. von STURMER
M.I.S.(N.Z.)
LAND AND ENGINEERING SURVEYOR
REGISTERED SURVEYOR

P.O. Box 128.
Telephones :
Office, 729S Kaitaia.
Residence, 126 Mangonui.

Commerce Street, KAITAIA.

22

17th July 1972

The County Clerk,
Mangonui County Council,
Kaitaia.

Dear Sir,

re Proposed Subdivision of Sec.I, Blk.III, Rangaunu S.D.
Whatuwiwi Developments Ltd.

It is proposed to redesign the scheme plan submitted for the above proposed subdivision on the assumption that the sections will be reticulated for sewage disposal.

Before commencing the redesign of the sections, would you please confirm that the roading pattern shown on the scheme plan is acceptable to Council.

Would you also please ascertain from Council the roading standards that will be imposed for the construction of new roads on this subdivision.

Yours faithfully,

D. B. von Sturmer

WHATUWHIWHI DEVELOPMENT CO. LTD

P.O. Box 2058,
AUCKLAND.

19th. March, 1971

The County Clerk,
Mangonui County Council,
Box 57,
KAITAIA.

Dear Sir,

re: Scheme Plan 167 - Whatuwhiwhi Developments Ltd.

Reference your letter of 24th February 1971 to Mr. D. B. von Sturmer.

We wish to advise that Mr. Woodhead will be resident at Whatuwhiwhi from Wednesday, 14th April for a period of four to six weeks. He will be available for a meeting anytime within that period and can be contacted through Mr. Urlich at Tokerau Beach Post Office.

Yours faithfully,
WHATUWHIWHI DEVELOPMENT CO. LTD.

Woodhead

24th Feb. 1971.

D.B.von Sturmer Esq.,
Registered Surveyor
KAITAIA.

Dear Sir,

re Scheme Plan 167 - Whatuwhiwhi Developments Ltd.

Reference your letter of 2nd Feb. 1971 I have to advise that further consideration of the above scheme plan has been deferred to enable the Engineer to arrange a meeting of your clients with Mr S.M.Urlich to discuss the possibility of a joint sewerage scheme to cover this plan and Mr Urlich's proposed subdivision north of the Post Office.

Could you please advise when Mr Woodhead is likely to be in the area again ?

Yours faithfully,

COUNTY CLERK.

D. B. VON STURMER
M.I.S.(N.Z.)
Land and Engineering Surveyor
REGISTERED SURVEYOR

P.O. Box 128.
Telephones :
Office, 729S Kaitaia.
Residence, 126 Mangonui.

Commerce Street, **KAITAIA.**

22

SCHEME PLAN M.C.C. 167

2nd February 1971

The County Clerk,
Mangonui County Council,
Kaitaia.

Dear Sir,

re Scheme Plan of Subdivision of Sec.I, Blk.III, Rangaunu S.D.
Whatuwhiwhi Developments Ltd.

This scheme provides for 113 new residential sections situated at the eastern end of the block and comprising all of the consolidated sand country.

The area to the west of the subdivision is low lying and inclined to be wet in the winter, but the area on which the subdivision is designed is free draining and should be suitable for septic tank installation. It is expected that electric power will be available for connection by September this year.

It is proposed to construct Lot 114 as road to give access to the sections and also utilise the unformed road fronting the subdivision.

All lots will comply with Councils proposed code of ordinances for the District Scheme and also the requirements of the Counties Amendment Act.

Please place the plan before Council for approval and advise me of their comments.

Receipt Bank. 2/2/71
Inspection Fee - $2.40
Receipt.

Yours faithfully,

D Bon Sturmer

A copy of the plan has been sent away for the bankers signatures, & will be lodged when attended to

DBvS

SCHEME PLAN M.C.C. 167 - WHATUWHIWHI DEVELOPMENTS LTD

NOTES.

Resolved : ( )

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

(S. P. _____) Submitted by _____ Surveyors, on behalf of _____(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

THAT pursuant to the provisions of Sections 24 & 25 Counties Amendment Act, 1961, LOTS _____ shown on the Scheme Plan as new roads, accessways of 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 horadings 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 theprovisions 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 196_, 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.

_____

D. B. VON STURMER
M.I.S.(N.Z.)

Land and Engineering Surveyor
REGISTERED SURVEYOR

P.O. Box 128.
Telephones :
Office, 729S Kaitaia.
Residence, 126 Mangonui.

Commerce Street, KAITAIA.

167

SCHEME PLAN Misc.

2nd February 1971

The County Clerk,
Mangonui County Council,
Kaitaia.

Dear Sir,

re Scheme Plan of Subdivision of Sec.I, Blk.III, Rangaunu S.D.
Whatuwhiwhi Developments Ltd.

This scheme provides for 113 new residential sections situated at the eastern end of the block and comprising all of the consolidated sand country.

The area to the west of the subdivision is low lying and inclined to be wet in the winter, but the area on which the subdivision is designed is free draining and should be suitable for septic tank installation. It is expected that electric power will be available for connection by September this year.

It is proposed to construct Lot 114 as road to give access to the sections and also utilise the unformed road fronting the subdivision.

All lots will comply with Councils proposed code of ordinances for the District Scheme and also the requirements of the Counties Amendment Act.

Please place the plan before Council for approval and advise me of their comments.

Yours faithfully,

D Von Sturmer

MANGONUI COUNTY COUNCIL.

SUBDIVISION OF LAND : COUNTIES AMENDMENT ACT, 1961.

Scheme Plan No MCC/67 - WHATUWHIWHI DEVELOPMENTS LTD

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.

3. Do the provisions of Section 23 (3) apply to this subdivision? Detail unsuitability and what provisions for protection would be required. N.A.

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 and grade? (Sec. 25) YES.

7. Does the proposed subdivision comply as regards [illegible] frontage and area requirements (Section 26) ? YES.

8. Will the subdivider be required to supply and lay pipes for ~~water supply and/~~ or sewage. (Sec. 27) ? YES.

9. What provision is made for reserves for public purposes (Sec. 28) Detail how ascertained.

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? YES.

12. Are Building Line Restrictions required? If so detail below (Sec. 31) N.A.

13. Is there any need for reserves for future service lanes? If so, list the sections effected (Sec. 30) N.A.

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. YES.

MANGONUI COUNTY COUNCIL.

SUBDIVISION OF LAND: COUNTY ENGINEER'S REPORT:

Scheme Plan No. _____

15. Are there subdivisional roads in the subdivision? YES

16. What width road reserves are provided? If less than 66', is it satisfactory? YES

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? YES

19. Are Drainage Easements for disposal of stormwater satisfactory?

20. State roading standards required if there is a new subdivisional road. see below.

GENERAL REMARKS.

1. Roading Channel & Kerb & Sealing & pipes Sumps outlets etc.
width of seal 30ft
depth of metal Kerb 4" compacted
1½" Basecourse 6" compacted.

2. Sewage Full Reticulation and treatment required.
~~No~~ Area of Lots could be reduced with sewage scheme. Front Lots reduce to 20p
Rear Lots " " 28p

3. Upgrading Rd Road along frontage of sections to be channelled & sealed. ½ cost to Subdivider
Areas Rd pole area requires to be formed and metalled. ½ cost to Subdivider

DATE 12.3.71

[signature]
COUNTY ENGINEER

From: BRUCE MANSON (BAM)
To: GFP
Date: Friday 29 January, 1993 10:54 am
Subject: VERTUE\TEAHU SUB -Reply -Reply -Forwarde

Forwarded mail received from: KHO:DPR

Hec Ramsay is asking me the status of sewer connections in the above ?? Can you tell me wot the conditions of consent were ? have we issued any building/P & D consents ??

BAM 1

Files: m0:MESSAGE

From: DENNIS RAMSEY (DPR)
To: KV:BAM
Date: Thursday 28 January, 1993 4:05 pm
Subject: VERTUE\TEAHU SUB -Reply -Reply

WHATUWHIWHI\TOKERAU BEACH
REFER GREIG PHILLIPS

Answered to BAM in person 23/2/93

FILE
MSP 167
File Number
Authorised

31st March, 1989.

The Manager,
Doubtless Bay Development Co. Ltd.,
P.O. Box 261,
KAITAIA.

Dear Sir,

PUMP STATION NO. 2 - TOKERAU BEACH:

I refer to your letter of 12th July, 1988, and sincerely apologise for the lengthy delay in reply.

However as you are aware this particular issue has had an extremely complex history since its origin in 1972, and there were a number of Council policy changes, and involvement by various elected members and Council officers, during the period that has elapsed since that time, which required careful research before the question of responsibility for the cost of constructing this pump station could be resolved.

It is now clear that this cost is the responsibility of Council, and it has resolved :-

"That the Doubtless Bay Development Co., Ltd., be advised that the Council accepts that it should not have been charged with the sum of $ 21,513.89 being the cost of construction of Pump Station No. 2 at Tokerau Beach Road, and that a credit note be issued for this sum."

Yours faithfully,

I.R. Tate,
COUNTY CLERK.

Doubtless Bay Development Company Limited

P.O. Box 261, KAITAIA

12 July 1988

1473
D.C.

County Clerk
P.O. Box 57
KAITAIA

Dear Sir,

RE: PUMP STATION NO.2 TOKERAU BEACH
YOUR REFERENCE, 321/4 - CN 131

The matter of responsibility for the construction costs of Pump Station No. 2 on Tokerau Beach Road has been the subject of discussions and correspondence for the past three or four years but as yet without resolution. As you have been advised there have been some changes to the Doubtless Bay Development Company Limited and it is now important to reach settlement on this and any other outstanding issues between the Council and the Company. Among the correspondence between the Council and the Company in regard to payment for the Pump Station are two letters which appear to give a good summary of the opposing points of view and which will be a good starting reference.

The first is dated 2 December 1986 from the Company in which it points out that the acceptance of a commitment to provide a pumping station to serve the "Virtues" subdivision had originated from the proposal to pump overland from the subdivision to the Council's sewage ponds. To this end the Company laid some 2200 metres of 40mm diameter alkathene pumping main at a cost of approximately $22,000. This line was abandoned when the Whatuwhiwhi Sewage Scheme was undertaken.

The letter goes on to point out that as a result of this new system of reticulation and the fact that the pumping station concerned was constructed to cater for other areas beyond the Company's subdivision, any previous commitment in respect to payment for the station would have lapsed.

The Company while stating this view and the fact that it had paid a capital contribution to the overall sewerage scheme on the same basis as all other owners and ratepayers affected did not close the door to possible negotiations to some claim by the Council if such could be justified.

The second of the two letters referred to above is from the Council and is dated 26 June 1987. This letter sets out some of the background matters, details the revised final costs for the pumping station and confirms the Council's view that the Company is responsible for the full costs involved. The letter refers also to a sum of $2,115.29 for variations carried out to the reticulation contract at the Company's request. This amount is not in dispute and accordingly payment will be made in the near future.

From the information available to us it seems to be a fair conclusion that the Company's responsibility for payment in due respect of the pumping station ceased with its acceptance and payment of the Capital Cost Contribution to the Whatuwhiwhi/Tokerau Sewerage Scheme.

We appreciate that you may have a different opinion and if this is the case we would be pleased to meet with you at your convenience in order to reach a final settlement of the issue.

Yours faithfully,

K.M. MAHONY

Whangarei County Council

NORTHLAND

TELEPHONE 55

County Offices,

Kaitaia.

23rd [illegible], 1973.

[illegible],

[illegible],

[illegible].

Dear Sir,

re Sewage Disposal - Doubtless Bay Development [illegible].

In response to your letter of 13th March 1973, I wish to advise that the Council has decided to accept responsibility for the construction of the sewage reticulation and treatment works but these will not be ready for the public to use before the summer of 1974.

Yours faithfully,

[signature]

[illegible]

...Clerk,
...County Council,
...Paeroa.

Dear Sir,

re Sewerage Disposal, Doubtless Bay Development Co. Ltd Subdivisions and others.

I am at present negotiating to let a Contract for Sewer Reticulation o the new subdivision for Doubtless Bay Development Co. Ltd. The Contract include the construction of a sewer line from the N.E. corner of the Recreation Reserve, (Lot 103, D.P. 54644) to a point some 2400 ft. south-eas -t to where the road meets Tokerau Beach and, the site of a proposed pump station. It is understood that the sewerage will then be pumped to oxidat ponds to be constructed on land bought by the Council to the west.

It has always been understood by my client and myself in discussion with Council & Council officers, that the Pump Station & Oxidation ponds were to be constructed by Council, thus providing for the outlet to reticulati done by my client.

Would you please confirm this and give me some idea as to when the Pump Station & Oxidation ponds will be serviceable.

Yours faithfully,

E.L.W. Mangonui County Council
NORTHLAND

Address all Communications to
COUNTY CLERK
P.O. BOX 57, KAITAIA

Attention Mr Tate

County Council,
KAITAIA.

COPY

Ref: M. 321/4

11th February, 1983

Mr C.K. Woodhead,
Doubtless Bay Development Company Ltd.,
P.O. Box 261,
KAITAIA.

Dear Sir,

WHATUWHIWHI/TOKERAU SEWERAGE SCHEME

I refer to discussions between yourself and members of the Council and write to confirm the Council's understanding of the proposals agreed to to enable the first stage of the above scheme to become operational.

The Council is to accept responsibility for the obtaining of a Water Right and the construction of an oxidation pond on the land described as Lot 1, D.P. 52317. Application for the Water Right has already been lodged and it is anticipated that this should be granted by mid-April subject to no appeal or appeals being lodged against the decision of the Regional Water Board.

The Doubtless Bay Development Company is to accept responsibility to provide pumps and a pumping station and the installation of a pressure line to take the sewerage from what is known as Virtue's subdivision to the oxidation ponds.

Further to this the Council is also to accept responsibility for obtaining an Easement over the Crown land for the pressure pipe and for the crossing under the public road.

Would you kindly confirm that this is the proposal as understood by yourself, and that the arrangements as described are acceptable to you.

Yours faithfully,

I.R. Tate,
SENIOR ADMINISTRATION OFFICER

for CHIEF EXECUTIVE OFFICER
E.L.W. Reid.

COPY

C. K. WOODHEAD,
P. O. Box 261,
KAITAIA.

12/2/83

The Chief Executive Officer,
Mangonui County Council,
P. O. Box 57,
KAITAIA.

ATTENTION: Mr. I. Tate Your Ref: M321/4

I wish to confirm the arrangements as set out in your letter of 11th February 1983 re Tokerau Beach sewerage are acceptable.

As work will commence immediately please advise as soon as you have arranged an easement over the Crown Land and the crossing under the public road.

Yours faithfully,

C. K. WOODHEAD

MANGONUI COUNTY COUNCIL

ESTIMATE

TITLE: Variation to Contract 11/85

ITEM	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	Request from Doubtless Bay Dev. Co.				
1.	Move I.C. to berm on De Surville Road				
	a) Extra length of 100 mm pipeline = 21 m	M	21	27.00	567.00
	b) Change I.C. to Manhole price difference = 855 - 681 = 174.00	L.S.			174.00
2.	Lead from I.C. 3.3.6 onto land behind increase size to 150 mm dia				
	ORIGINAL COSTS				
	39 m of 100 m at 27.00 = 1053				
	2 100 on wyes at 24.70 = 49.40				
	1102.40				
	PROPOSED				
	56 m of 150 mm at 28.25 = 1582				
	3 100 on 150 wyes at 39.00 = 117				
	1699				
	Price difference = 596.60				596.60
3.	Extend lead from I.C. 6.6.2 to outside Lot 27. Extra cost = 23 m of 100 mm of pipe	M	23.00	27.00	621.00
			TOTAL COST		1958.60
			Plus 8% Administration		156.69
					$2115.29

Note Unit Rates from Brian Perry tender.

KMG

S.P. 167

16th May, 1985.

Mr K. Woodhead,
Doubtless Bay Development Company,
P.O. Box 261,
KAITAIA.

Dear Sir,

Subject:- **Stormwater Drainage Virtue Crescent, Tokerau Beach Road.**

Enclosed please find Plan Number 1664 (two sheets) showing proposals to solve part of the stormwater problems at the above roads at Tokerau Beach. You may wish your consultants to vet these.

Would you please advise the undersigned prior to the commencement of work.

Yours faithfully,

L. Howell
COUNTY ENGINEER

Encl.

c.c. Cr. P.A. Laurent.

JH

SP 167

Attention I.R. Tate

27th March, 1985.

Mr. C.K. Woodhead,
Doubtless Bay Development Co., Ltd.,
P.O. Box 261,
KAITAIA.

Dear Sir,

Tokerau Beach Subdivision

As the result of recent problems experienced with surface flooding and the disposal of stormwater in the above subdivision an investigation was carried out for the purpose of determining how this could best be remedied, and the findings of this investigation revealed the complete inadequacy of the existing disposal system as observed on the 19th March, 1985.

The Council's records show that the plans for both stages of this subdivision were released for deposit with the District Land Registrar subject to a bond which required the completion of certain works, including the installation of a complete stormwater disposal system.

The investigations carried out have shown that very little appears to have been done to this end, and for example of the 10 cesspits proposed for installation in Virtue Crescent only two appear to have been constructed and neither of these have discharges.

Quite obviously the responsibility for completing the construction of the stormwater system lies with the subdivider, and to do this the following work requires to be done --

(i) Virtue Crescent:

(a) Construction of an outfall from the cesspit near Lot 84 across the carriageway to the north to discharge between Lots 113 and 114.

(b) Connection of the cesspit near Lot 65 to the outfall near the northern intersection of Virtue Crescent with Tokerau Beach Road.

(c) Construction of a new cesspit at the intersection of Brunton Place and connection of this cesspit to the piped stormwater drain in Virtue Crescent.

(ii) Tokerau Beach Road:

(a) Connection of the cesspits near Lot 10 to the outfall near the northern intersection of Virtue Crescent and the Tokerau Beach Road.

(b) Construction of a new outfall from the Virtue Crescent/Tokerau Beach Road intersection to the sea with a proper outfall structure.

In the case of the work described in (ii) (a) and (b) the Council would be prepared to share the cost equally with the subdivider.

Completion of this work would still leave a stormwater problem to be resolved on the Tokerau Beach Road near the southern intersection of

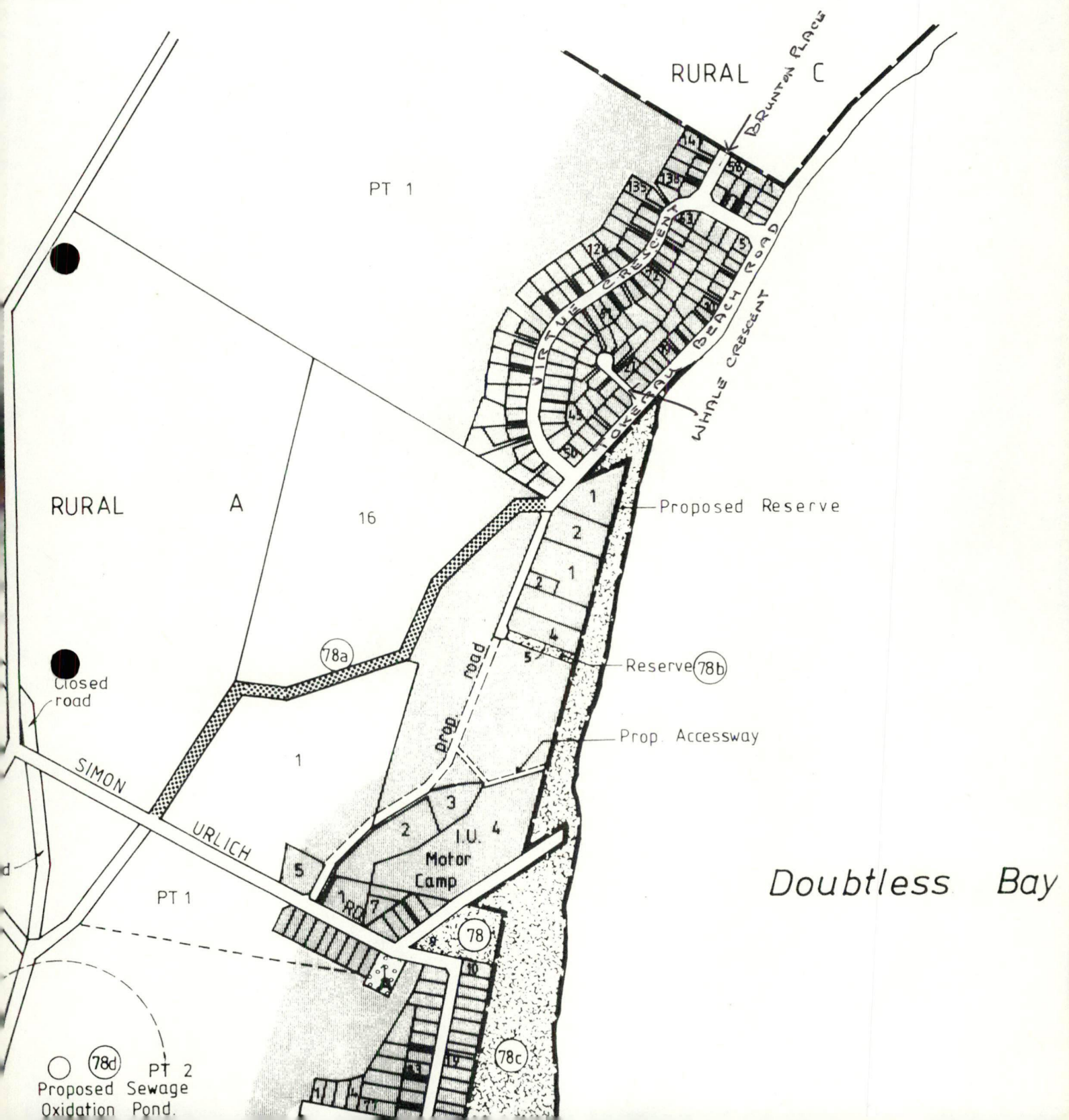
FOR INFORMATION		
	INITIALS	DATE
C.E.	JH	27.3.85

Virtue Crescent, and in Brunton Place, but as yet time has not permitted any investigation into a possible solution.

A locality plan showing the street names referred to in this letter is attached.

Yours faithfully,

I.R. Tate
DEPUTY COUNTY CLERK


RURAL C
BRUNTON PLACE
PT 1
VIRTUE CRESCENT
BEACH ROAD
WHALE CRESCENT
LOVETT ROAD
RURAL A
16
Proposed Reserve
78a
Closed road
Prop. road
Reserve 78b
Prop. Accessway
SIMON
URLICH
I.U.
Motor Camp
PT 1
78
78c
78d
PT 2
Proposed Sewage Oxidation Pond.
Doubtless Bay

JH

SP 167

Attention I.R. Tate

27th March, 1985.

Mr. G.D. Jay,
C/- Post Office,
TOKERAU BEACH.

Dear Sir,

Tokerau Beach Subdivision

I refer to stormwater disposal problems that are being experienced in the above subdivision and advise that the question of remedial measures is being taken up with the Doubtless Bay Development Company Limited.

Yours faithfully,

I.R. Tate
DEPUTY COUNTY CLERK

DCC

Whatawhiwhi Developments now C K Woodhead.

SP 167

1. This subdivision was constructed in 2 stages being

I beach frontage road which was legal but unformed and a cul de sac off this

(now Tokerau Beach Rd and Whale Cresc.)

II the internal subdivision roads

(now Virtue Cresc and Brunton Place)

2. An inspection on 13 Mar 1985 revealed stormwater problems on Tokerau Beach Rd and an investigation indicated complete lack of adequate stormwater disposal as observed on 19 Mar 1985

3. Both stages of the subdivision were completed under bond and these provided for the installation of a stormwater system. Very little was subsequently done eg in Virtue Cresc only 2 cesspits out of 10 proposed were constructed and neither of these have discharges

4. I believe the subdivider should be required to complete the sw system as

(i) Virtue Cresc

(a) Construct outfall from cesspit near lot 84 across carriageway to the north to discharge between lots 113 and 114

(b) Connect cesspit near lot 65 to outfall near northern intersection of Virtue Cresc and Tokeraw Beach Rd.

(c) Construct a new cesspit at intersection of Brunton Pl and connect to ~~both~~ all at subdividers cost piping in Virtue Cresc.

(ii) Tokeraw Beach Rd

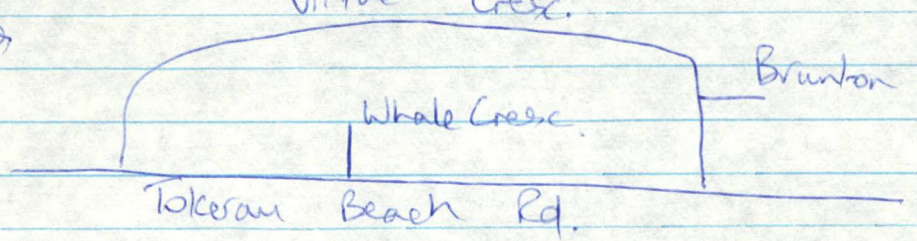
(a) Connect cesspits near lot 10 to outfall near northern intersection of Virtue Cresc and Tokeraw Beach Rd.

(b) Construct new outfall at intersection of Virtue Cresc and Tokeraw Beach Rd to sea with proper outfall structure

Both to be shared MCC / ~~Subdivider~~

5 There still remains a disposal problem on Tokeraw Beach Rd near the southern intersection of Virtue Cresc which has to be solved, (and in Brunton Place).

6. Road Names



7. Could you please write to the subdivider and ask that the stormwater work in 4 above be carried out.

Attached SP 167 File

Bonds $30000 Stage I

25000 Stage II

22.3.85

DCC

Could you also drop G. Jay a note saying that we are taking the matter of further stormwater work up with the subdividers

HMW

23.3.85

IN THE MATTER of The Counties Act 1957

A N D

IN THE MATTER of a Plan of Subdivision (Mangonui County Council No. 167 Stage II) lodged with the Mangonui County Council by CHARLES KENNETH WOODHEAD of Auckland, Company Director

KNOW ALL MEN by these presents that CHARLES KENNETH WOODHEAD of Auckland, Company Director together with his successors and assigns is held and firmly bound unto the Body Corporate known as THE CHAIRMAN COUNCILLORS AND INHABITANTS OF THE COUNTY OF MANGONUI (hereinafter referred to as "the Mangonui County Council") in the sum of THIRTY THOUSAND DOLLARS ($30,000.00) for which payment well and truly to be made to the said Mangonui County Council does bind himself and his successors and assigns firmly by these presents.

DATED at Kaitaia this 21 day of May 1975.

WHEREAS by resolution of the Mangonui County Council passed on the 21st day of May 1975 it was resolved that the plan of subdivision of CHARLES KENNETH WOODHEAD pleaced before the Mangonui County Council on that date be approved by the Mangonui County Council and released for deposit in the Land Transfer Office Auckland upon satisfactory arrangements being made for the payment of the sum of THIRTY THOUSAND DOLLARS ($30,000.00) being the amount required to be spent on engineering and similar works for the second stage of the said plan in order to meet the requirements of the Mangonui County Council's Engineer in respect of such engineering and other works

28 V 75 6398 3$-000.001.00 00.000.860

AND WHEREAS a Bond is regarded by the said Council as a satisfactory arrangement now the condition of the above written Bondis that if the above bounden CHARLES KENNETH WOODHEAD shall complete the engineering and other works to the satisfaction of the Mangonui County Council's Engineer on or before the 21st. day of May 1977 then this Bond shall be void and of no effect but otherwise shall remain in full force.

SIGNED by the said)
CHARLES KENNETH WOODHEAD)
in the presence of:)

Charles Woodhead

D F Cearing
Solicitor
Kaitaia

THE COMMON SEAL of the body corporate called the CHAIRMAN COUNCILLORS AND INHABITANTS OF THE COUNTY OF MANGONUI was pursuant to a resolution of the Mangonui County Council passed on the 21st day of May 1975 hereunto affixed in the presence of:

_____ CHAIRMAN

_____ COUNCILLOR

_____ COUNCILLOR

_____ COUNTY CLERK

Bond Woodhead Ltd 167

DATED 1975

IN THE MATTER of The Counties Act 1957

A N D

IN THE MATTER of a Plan of Subdivision (Mangonui County Council No. 167 Stage II) lodged with the Mangonui County Council by CHARLES KENNETH WOODHEAD of Auckland, Company Director

B O N D

REYNOLDS, RASMUSSEN & HAINES,
SOLICITORS,
KAITAIA.

IN THE MATTER of The Counties Act 1957

A N D

IN THE MATTER of a Plan of Subdivision (Mangonui County Council No. 167 Stage II) lodged with the Mangonui County Council by CHARLES KENNETH WOODHEAD of Auckland, Company Director

KNOW ALL MEN by these presents that CHARLES KENNETH WOODHEAD of Auckland, Company Director together with his successors and assigns is held and firmly bound unto the Body Corporate known as THE CHAIRMAN COUNCILLORS AND INHABITANTS OF THE COUNTY OF MANGONUI (hereinafter referred to as "the Mangonui County Council") in the sum of TWENTY-FIVE THOUSAND DOLLARS ($25,000.00 for which payment well and truly to be made to the said Mangonui County Council does bind himself and his successors and assigns firmly by these presents.

DATED at Kaitaia this 16 day of December 1976

WHEREAS by resolution of the Mangonui County Council passed on the 16 day of December 1976 it was resolved that the plan of subdivision of CHARLES KENNETH WOODHEAD placed before the Mangonui County Council on that date be approved by the Mangonui County Council and released for deposit in the Land Transfer Office Auckland upon satisfactory arrangements being made for the payment of the sum of TWENTY-FIVE THOUSAND DOLLARS ($25,000.00) being the amount required to be spent on engineering and similar works for the second stage of the said plan in order to meet the requirements of the Mangonui County Council's Engineer in respect of such engineering and other works

S.E. Stamp Duty Paid
-1 JUN 77 - 697
35-000001.00
00.004.969

AND WHEREAS a Bond is regarded by the said Council as a satisfactory arrangement now the condition of the above written Bond is that if the above bounden CHARLES KENNETH WOODHEAD shall complete the engineering and other works to the satisfaction of the Mangonui County Council's Engineer on or before the day of 19 then this Bond shall be void and of no effect but otherwise shall remain in full force.

SIGNED by the said)
)
CHARLES KENNETH WOODHEAD)
)
in the presence of:)

C Woodhead

D J Cowing

Solicitor

Kaitaia

THE COMMON SEAL of the body corporate called the CHAIRMAN COUNCILLORS AND INHABITANTS OF THE COUNTY OF MANGONUI was pursuant to a resolution of the Mangonui County Council passed on the 16th. day of December 1976 hereunto affixed in the presence of:

CHAIRMAN

COUNCILLOR

COUNCILLOR

COUNTY CLERK

Attend Kerikeri
Fridays
(Telephone 170)
Attend Mangonui
Tuesday afternoons
(Telephone 180)

IAN FRANCIS RASMUSSEN, LL.B. Notary Public
DIANNE FAYE LEANING, B.A., LL.B.

REYNOLDS, RASMUSSEN & LEANING
(Incorporating Roy H. Kelly)
BARRISTERS, SOLICITORS & NOTARY PUBLIC

Telephone 24
(3 lines)
P.O. Box 12

Please refer to
Miss Leaning

71a Commerce Street,
KAITAIA, N.Z.

3 February 1977

The County Clerk,
Mangonui County Council,
P.O. Box 57,
KAITAIA.

Dear Sir,

re: C.K. Woodhead Scheme Plan MCC 167

Thank you for your letter dated 17 December. We enclose Council's stamped copy of Bond.

Yours faithfully,
REYNOLDS RASMUSSEN & LEANING.

Per: JLeaning

Encl.

Attend Kerikeri
Fridays
(Telephone [illegible]70)
Attend Mangonui
Tuesday afternoons
(Telephone 180)

REYNOLDS, RASMUSSEN & HAINES

(Incorporating Roy H. Kelly)

BARRISTERS, SOLICITORS & NOTARY PUBLIC

Telephone 24
(3 lines)
P.O. Box 12

JOHN SEDGLEY REYNOLDS, LL.B.
IAN FRANCIS RASMUSSEN, LL.B. Notary Public
RODNEY JOHN HAINES, LL.B.

Please refer to
Miss Leaning

71a Commerce Street,
KAITAIA, N.Z.

15 July 1974

The County Clerk,
Mangonui County Council,
P.O. Box 57,
KAITAIA.

Dear Sir,

re: C. K. Woodhead - Bond

We enclose Council's copy of the Bond.

Yours faithfully,
REYNOLDS, RASMUSSEN & HAINES
Per:

JF Leaning

Encl.
DFL:CRM

40c

IN THE MATTER of The Counties Act 1957

A N D

IN THE MATTER of a Plan of Subdivision (Mangonui County Council No. 167) lodged with the Mangonui County Council by CHARLES KENNETH WOODHEAD of Auckland, Company Director

KNOW ALL MEN by these presents that CHARLES KENNETH WOODHEAD of Auckland, Company Director together with his successors and assigns is held and firmly bound unto the Body Corporate known as THE CHAIRMAN COUNCILLORS AND INHABITANTS OF THE COUNTY OF MANGONUI (hereinafter referred to as "the Mangonui County Council") in the sum of THIRTY THOUSAND DOLLARS ($30,000.00) for which payment well and truly to be made to the said Mangonui County Council does bind himself and his successors and assigns firmly by these presents.

DATED at Kaitaia this 4 day of July 1974.

WHEREAS by resolution of the Mangonui County Council passed on the day of 1974 it was resolved that the plan of subdivision of CHARLES KENNETH WOODHEAD placed before the Mangonui County Council on that date be approved by the Mangonui County Council and released for deposit in the Land Transfer Office Auckland upon satisfactory arrangements being made for the payment of the sum of THIRTY THOUSAND DOLLARS ($30,000.00) being the amount required to be spent on engineering and similar works for the first stage of the said plan in order to meet the requirements of the Mangonui County Council Engineer in respect of such engineering and other work

-8 AUG 74 9637 33-000.000.40 00.001.587

AND WHEREAS a Bond is regarded by the said Council as a satisfactory arrangement now the condition of the above written Bond is that if the above bounden CHARLES KENNETH WOODHEAD shall complete the engineering and other work to the satisfaction of the Mangonui County Council Engineer on or before the 4 day of July 1976 then this Bond shall be void and of no effect but otherwise shall remain in full force.

SIGNED by the said)
)
CHARLES KENNETH WOODHEAD)
)
in the presence of:)

C Woodhead

J F Cleaving

Solicitor

Kerikeri

DATED 1974

MANGONUI COUNTY COUNCIL

and

CHARLES KENNETH WOODHEAD

BOND

REYNOLDS, RASMUSSEN & HAINES
Barristers and Solicitors,
KAITAIA.

Attend Kerikeri
Fridays
(Telepho[redacted]70)
Attend Mangonui
Tuesday afternoons
(Telephone 180)

REYNOLDS, RASMUSSEN & HAINES

(Incorporating Roy H. Kelly)

BARRISTERS, SOLICITORS & NOTARY PUBLIC

Telephone 24
(3 lines)
P.O. Box 12

Please refer to
Miss Leaning

JOHN SEDGLEY REYNOLDS, LL.B.
IAN FRANCIS RASMUSSEN, LL.B. Notary Public
RODNEY JOHN HAINES, LL.B.

71a Commerce Street,
KAITAIA, N.Z.

28 May 1974

The County Clerk,
Mangonui County Council,
P.O. Box 57,
KAITAIA.

Dear Sir,

re: Doubtless Bay Development Co. Ltd
- Subdivision Bond

Further to our letter of 2 May we now enclose Council's stamped copy of the Bond.

Yours faithfully,
REYNOLDS, RASMUSSEN & HAINES
Per:

JF Leaning

Encl.
DFL:CRM

40c

IN THE MATTER of The Counties Act 1957

A N D

IN THE MATTER of a Plan of Subdivision lodged with the Mangonui County Council by DOUBTLESS BAY DEVELOPMENT COMPANY LIMITED

KNOW ALL MEN by these presents DOUBTLESS BAY DEVELOPMENT COMPANY LIMITED at Auckland together with its successors and assigns is held and firmly bound unto the Body Corporate known as THE CHAIRMAN COUNCILLORS AND INHABITANTS OF THE COUNTY OF MANGONUI (hereinafter referred to as "the Mangonui County Council") in the sum of TWENTY-FIVE THOUSAND DOLLARS ($25,000.00) for which payment well and truly to be made to the said Mangonui County Council does bind itself and its successors and assigns firmly by these presents.

DATED at Kaitaia this 1 day of May 1974.

WHEREAS by resolution of the Mangonui County Council passed on the 17 day of April 1974 it was resolved that the plan of subdivision of DOUBTLESS BAY DEVELOPMENT COMPANY LIMITED placed before the Mangonui County Council on that date be approved by the Mangonui County Council and released for deposit in the Land Transfer Office Auckland upon satisfactory arrangements being made for the payment of the sum of TWENTY-FIVE THOUSAND DOLLARS ($25,000.00) being the amount required to be spent on roading and similar work in order to meet the requirements of the Mangonui County Council Engineer in respect of such roading and other work

DOUBTLESS BAY DEVELOPMENT COMPANY LIMITED THE COMMON SEAL OF

22 M 74 6549 3S-000.000.40 00.000.771

AND WHEREAS a Bond is regarded by the said Council as a satisfactory arrangement now the condition of the above written Bond is that if the above bounden DOUBTLESS BAY DEVELOPMENT COMPANY LIMITED shall complete the roading and other work to the satisfaction of the Mangonui County Council Engineer on or before the 1 day of May 1976 then this Bond shall be void and of no effect but otherwise shall remain in full force.

THE COMMON SEAL of DOUBTLESS BAY DEVELOPMENT COMPANY LIMITED was hereunto affixed in the presence of:

DOUBTLESS BAY DEVELOPMENT COMPANY LIMITED
THE COMMON SEAL OF

P. F. Woodhead Director

Director

Reynolds &
71/3

DATED 1 May 1974

MANGONUI COUNTY COUNCIL

and

DOUBTLESS BAY DEVELOPMENT
COMPANY LIMITED

BOND

REYNOLDS, RASMUSSEN & HAINES
Barristers and Solicitors,
KAITAIA.

44

17th Dec. 1976

Mr. C.K.Woodhead,
Box 261,
KAITAIA.

Dear Sir,

re Scheme Plan M.C.C. 167

Council has accepted your Bond of $25,000 for completion of the roading and sewerage works for the second stage of Scheme Plan M.C.C. 167 and has agreed to approve of the Plan under Section 34 of the Counties Amendment Act 1961.

Such plan may be collected at your convenience from this office.

Yours faithfully,

COUNTY CLERK.

17th Dec. 1976.

Messrs Reynolds Rasmussen & Leaning,
Box 12,
KAITAIA.

For Attention Miss Leaning

Dear Sirs,

re Scheme Plan M.C.C. 167 - C.K. Woodhead

I enclose herewith two copies of Bond for $25,000 completed by Mr Woodhead in favour of my Council and would be obliged if you would have same Stamped and the original copy returned to the Council and the other copy returned to your Client.

Yours faithfully,

COUNTY CLERK.

Charles K. Woodhead,
P.O. Box 261,
KAITAIA.

26 November 1976

The County Clerk,
Mangonui County,
P.O. Box 57,
KAITAIA.

Dear Sir,

RE: Scheme Plan MCC 167

... Please find enclosed my cheque for $17,154.76 being balance of reserve Contribution payable. A bond for the work under the remaining plan is being prepared and will be forwarded in a few days.

Yours faithfully,

C. K. Woodhead

CKW:VW
Enc.

Rec. #1642
26/11/76

Have Plan Released Rec. 24

$25,000 Bond to come

IN THE MATTER of The Counties Act 1957

A N D

IN THE MATTER of a Plan of Subdivision (Mangonui County Council No. 167 Stage II) lodged with the Mangonui County Council by CHARLES KENNETH WOODHEAD of Auckland, Company Director

KNOW ALL MEN by these presents that CHARLES KENNETH WOODHEAD of Auckland, Company Director together with his successors and assigns is held and firmly bound unto the Body Corporate known as THE CHAIRMAN COUNCILLORS AND INHABITANTS OF THE COUNTY OF MANGONUI (hereinafter referred to as "the Mangonui County Council") in the sum of TWENTY-FIVE THOUSAND DOLLARS ($25,000.00 for which payment well and truly to be made to the said Mangonui County Council does bind himself and his successors and assigns firmly by these presents.

DATED at Kaitaia this day of

WHEREAS by resolution of the Mangonui County Council passed on the day of it was resolved that the plan of subdivision of CHARLES KENNETH WOODHEAD placed before the Mangonui County Council on that date be approved by the Mangonui County Council and released for deposit in the Land Transfer Office Auckland upon satisfactory arrangements being made for the payment of the sum of TWENTY-FIVE THOUSAND DOLLARS ($25,000.00) being the amount required to be spent on engineering and similar works for the second stage of the said plan in order to meet the requirements of the Mangonui County Council's Engineer in respect of such engineering and other works

AND WHEREAS a Bond is regarded by the said Council as a satisfactory arrangement now the condition of the above written Bond is that if the above bounden CHARLES KENNETH WOODHEAD shall complete the engineering and other works to the satisfaction of the Mangonui County Council's Engineer on or before the day of 19 then this Bond shall be void and of no effect but otherwise shall remain in full force.

SIGNED by the said)
CHARLES KENNETH WOODHEAD)
in the presence of:)

C Woodhead

D J Cowing
Solicitor
Kaitaia

THE COMMON SEAL of the body corporate called the CHAIRMAN COUNCILLORS AND INHABITANTS OF THE COUNTY OF MANGONUI was pursuant to a resolution of the Mangonui County Council passed on the 16th day of December 1976 hereunto affixed in the presence of:

CHAIRMAN

COUNCILLOR

COUNCILLOR

COUNTY CLERK