

Kaitiaia

objection

APPLICATION FOR SUBDIVISION CONSENT

Applicant

Tokerau Beach Estates Ltd

Resource Application No.

RC 2060481

Date Received		17.11.05
Application Fees		\$290 -
Receipt/Number		599469
Type of Application		
Zoning of Land		
Legal Description		LOT 48 DP 345836
Property Address and Location		Tokerau Beach Rd Karikari
Valuation Reference No./Property ID		081-05885
Cross References	Bldg	
	RC	
Section 88 Date		
Section 92		
Notification Date		
Amendments/dated		
Notification Date/Closing Date		
Hearing Date		
Decision		
Deposited plan number		
Survey Plan Approval...S223		
Certification...S.224 (c)		
Other Certificate...S.221/222		
Monitoring		Yes ☐ No ☐
Planner		MAM

PLANNING COST SHEET

PRE-APPROVAL

RC 2060481

[illegible]

* Applicant is only to be charged travel time and mileage from nearest Service Centre.
Enviro/forms/1plancostsheet

DETERMINATIONS PURSUANT TO SECTIONS 93 AND 94 OF
THE RESOURCE MANAGEMENT ACT 1991

(Note: for applications other than minor / straight forward ones, also complete the 3 sheet 593 / 94 Determination form, attached to the consent template).

Applicant: Tokeran Beach Estate RC 2060481

Activity:	Permitted	☐	Controlled	☐	Discretionary	☐	Non-Complying	☐
	Permitted	☐	Controlled	☐	Discretionary or Restricted Discretionary	☐	Non-Complying	☐

A. WRITTEN APPROVAL REQUIRED Obtained

Name:	How Affected:	Yes	No

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

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

NON-NOTIFICATION

For Non-Notification:

Decision “THAT pursuant to Sections 93 and 94 Council determines, for the reasons outlined above that this application need not be notified.”

Resource Planner Date:.....
ESM/RCM Date:.....

C. NOTIFICATION / LIMITED NOTIFICATION

Decision “THAT pursuant to Sections 93 and 94 Council determines, for the reasons outlined above that this application be notified / processed by serving notice.”

Resource Planner Date:.....
ESM/RCM Date:.....



ENVIRONMENTAL

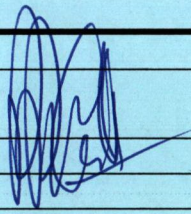
02 DEC 2005

RECEIVED
ENVIRONMENTAL

20 DEC 2005

RECEIVED

ENGINEERING REPORT	
TO RESOURCE PLANNER:	<u>Murray MacDonald</u>
ON PLANNING APPLICATION NO:	RC-2060481-RMAOBJ
APPLICANT:	<u>Tokerau Beach Estates Limited</u>
FROM:	Tokerau Beach Rd, Karikari
	Development Engineer
(Clock start date:	17/11/05)
ASPECT	COMMENTS/ CONDITIONS REQUIRED
Site Suitability: Topography, Stability, Erosion Flooding, Ground Cover, etc	My concern about this site has been that the lower lying area appear to have potential for ponding. Require an engineering assessment to cover SW disposal and foundation suitability.
Access onto Site Adequacy for Use Traffic Flows, etc Need for upgrading adjacent areas	Agree that it is not necessary to form access to lot 1 until BC line
Drainage Stormwater and Effluent Disposal	
Earthworks: Controls required etc	

ASPECT	COMMENTS/ CONDITIONS REQUIRED
Easements:	
ROW, water, drainage, power	
Services:	
Water, Irrigation, Power,	
Telephone	
Street Lighting	
Amenities:	
Internal Accessways	
Surfacing of Car Parks etc	
Upgrading Contributions:	
Roading, water, sewerage,	
Stormwater, footpaths	
Engineering Fees	
Other:	
Signed: 	Date: 12/12/05 Mileage: 36 Time: 1

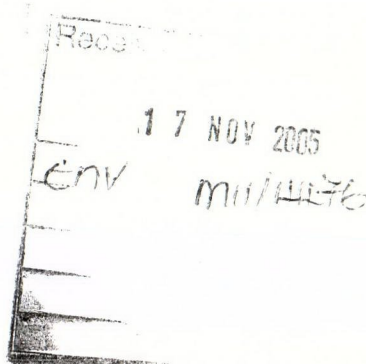
36km = \$32-04

RC 2060481



16 November 2005

Far North District Council
Private Bag 752
KAIKOHE 0400



Attention: Murray McDonald

FAXED

Beca & Co
Barristers & Solicitors
Richard James Beca (a.s.b.)

Level 1
75 Queen Street
Auckland
PO Box 91 441
Auckland Mail Centre
DX CP24019
Telephone: 09 914 4777
Facsimile: 09 914 4766
Email: rb@becaco.co.nz

Dear Sir

FILE NUMBER: RC - 2060272 - RMASUB

81-05885

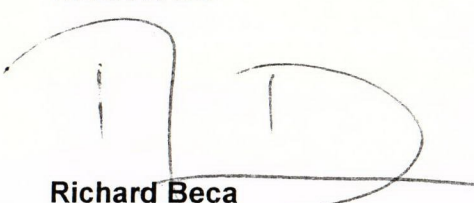
TOKERAU Beach
Estates

We are in receipt of the above resource consent and act for Tokerau Beach Estate Limited. Pursuant to clause 357 of the Resource Management Act we object to the decision on the following basis:

1. Clause 2(a) requires our client to undertake filing to the site, yet the sites are sufficient to enable houses to be adequately constructed as it is and it is likely that the owners will construct garages in the current low lying areas and then build houses above the garages. We are happy to provide a letter from a professional engineer confirming that the sites can be adequately built on as they are.
2. Clause 2(d) requires my client to construct a road crossing to both Lots 1 and 2, Lot 1 could be accessed from numerous areas and we understand Council's policy in this regard is to leave it to the house constructor to construct the access way so that only one access way is constructed. Accordingly we request this condition be amended so that only lot 2 requires an access way to be constructed.

Please telephone to discuss.

Yours faithfully
BECA & CO


Richard Beca

(Direct Dial: 914 4767)

(Email: rb@becaco.co.nz)

RESOURCE CONSENT INFORMATION

Resource Planners

To be loaded into pathway by Technical Support Officer must be completed during initial assessment.

RC Number: RC 2060481

:Applicant: Tokerau Beach Estates Ltd

RFS Type

:

variation objection, section 357

Hearing Date

:

n/a.

Activity (TDP/PDP)

:

discretionary

No. of lots

:

—

Types of lots

:

—

Zone (TDP/PDP)

:

Res/Res.

Area of Site

:

1394m²

Proposal

:

Objection to conditions.

APPLICATION ASSESSMENT

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

APPLICANT: _Tokerau Beach Estates Ltd RC 2060481

ADMINISTRATION CHECKLIST – Standard letters (as advised by RCM)

- | | |
|--|---------------------------------------|
| ☐ Transit New Zealand | ☐ NZHPT |
| ☐ Department of Conservation | ☐ Northland RC |
| ☐ Community Board | ☐ Other _____ |
| ☐ Applicant advised of application receipt – date _____ | |
| ☐ Copy of application to Engineer – date _____ | |

ASSESSMENT

- | | | |
|--------------------------------------|----------------------------------|------------------------------------|
| ☐ Subdivision | ☐ Landuse | ☐ Discharge |
|--------------------------------------|----------------------------------|------------------------------------|

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

Activity status

TDP - _____

PDP - _____

Comments

SECTION 92 CONSIDERATION

Additional information required?

- | | |
|-----------------------------|--|
| ☐ No | ☐ Yes – Date sent _____ |
|-----------------------------|--|

Additional information received – Date _____

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

APPLICATION ASSESSMENT – SUBDIVISION

APPLICANT: Tokerau Beach Estates Ltd RC 2060481

AGENT ----- Related Files -----

(Note - this form is available in RMA folder to complete electronically and to add any other requirements or to delete parts which may not be applicable to a particular application)

SUMMARY OF SUBDIVISION PROPOSAL

Title date	
Legal Description	
Site Area	
Number of Lots proposed	
Lot sizes	
Access (SH/Council/ROW/Road to vest)	
Site features (Flora/fauna/ archaeological/ water body)	
Land use consent required (Building setback/earthworks)	
Written approvals provided (Neighbours/ Utilities/ TNZ/DOC)	
Notification requested by applicant	

Applicable zones Planning Map Resource Maps (OL, Heritage Precinct, Heritage site, etc)	TDP	RPDP	Comments

Transitional District Plan

	Controlled standard	Discretionary standard	Compliance
Allotment size			
Other criteria - Title date - No of lots - Access width - Other			

Revised Proposed District Plan			
12.8.1 Allotment size			
12.8.1.2 Allotment Dimension	(15 x15) OR (30x30) + setback required as a Permitted Activity		
12.8.1.3 Amalgamation of land in Rural zone with urban zone			
12.8.1.4 Lots subdivided by zone boundaries			
12.8.1.5 Lots divided by an OL, OLF or ONF			
12.8.1.6 Access, Utilities, Road, Reserves			
12.8.1.7 Savings as to previous approvals			
12.8.1.8 Proximity to transmission Lines			
12.8.2.1 Property access			
12.8.2.2 Natural and other Resources			
12.8.2.3 Water supply			
12.8.2.4 Stromwater disposal			
12.8.2.5 Sanitary Sewerage Disposal			
12.8.2.6 Energy Supply			
12.8.2.7 Telecommunication			
12.8.2.8 Easements for any purpose			
12.8.2.9 Preservation of Heritage resources, vegetation, fauna, landscape and land			

set aside for conservation purpose			
12.8.2.10 Access to reserves & water ways			
12.8.2.11 Land use incompatibility			
12.8.2.12 Proximity to airport			
12.8.3 Land subject to a consent under integrated development			
12.9A Restricted Discretionary Activities Subdivision within 100m of minerals zone			
12.9A.2 Subdivision within Golf Living sub zone			
12.9.1 Minimum net area for vacant new Lots and new Lots which accommodate structures. Refer to table 7 'Discretionary Activity Status'			
12.9.2 Management Plans			
12.9.3 Development Bonus			
12.10 Assessment Criteria			
12.11 Non complying subdivision	Subdivisions in Coastal 1 hazard area, Recreation & Conservation zone & Non compliance with 123.7, 12.8, 12.8A, 12.9		
12.12 Structure Plans			
14.0 Transportation			

14.1.6.1.2 Access (attach rules)			
14.1.6.1.3 & 14.1.6.1.4 14.1.6.1. Limited Access Roads (see note 4)			

MATTERS TO NOTE

1 Response from Community Board

2 Response from TNZ

3 Response from Utilities

4 Are any financial contributions payable?

5 Are any esplanade reserves or strips necessary?

6 Are any covenants / consent notices / building line restrictions necessary?

7 Are any amalgamation conditions required?

8 Are any new assets to be vested to Council?

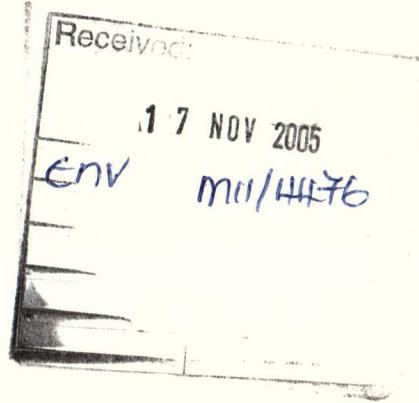
9 Section 106 – Refusal of Subdivision

RC 2060481

16 November 2005

Far North District Council
Private Bag 752
KAIKOHE 0400

Attention: Murray McDonald



FAXED

Beca & Co

Barristers & Solicitors

Richard James Beca B Com / LLB

Level 1

75 Queen Street

Auckland

PO Box 91 441

Auckland Mail Centre

DX CP24019

Telephone: 09 914 4777

Facsimile: 09 914 4766

Email: rb@becaco.co.nz

Dear Sir

FILE NUMBER: RC - 2060272 - RMASUB

81-05885

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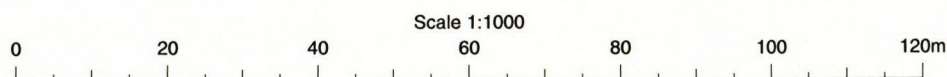
Please telephone to discuss.

Yours faithfully
BECA & CO


Richard Beca

(Direct Dial: 914 4767)

(Email: rb@becaco.co.nz)





16 November 2005

Far North District Council
Private Bag 752
KAIKOHE 0400

Attention: Murray McDonald

Beca & Co
Barristers & Solicitors
Richard James Beca & Co. / L

Level 1
75 Queen Street
Auckland
PO Box 91 441
Auckland Mail Centre
DX CP24019
Telephone: 09 914 4777
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Please telephone to discuss.

Yours faithfully
BECA & CO

A large, stylized handwritten signature in black ink, appearing to be "R Beca".

Richard Beca

(Direct Dial: 914 4767)
(Email: rb@becaco.co.nz)

APPLICATION ASSESSMENT Resource Manager page 1 of 2

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

APPLICATION: Tokerau Beach Estates Ltd RC: RC 2060481

ADMINISTRATION CHECKLIST – Standard letters (as advised by RCM)

- | | |
|---|---|
| ☒ Application Complete | ☐ Application Incomplete |
| ☒ Time Recording <i>~</i> | ☐ Letter Required |
| ☒ S88 Letter | |
| ☒ Planner <i>MAM</i> | ☐ |

☐ Interested Parties List Attached : Please tick which is appropriate

- | | |
|---|---|
| ☐ Department of Conservation | ☐ Northland RC |
| ☐ Community Board | ☐ Other <i>WDE</i> |

☒ Application advised of applicant receipt – date *29/11/05*

☒ Copy of application to Engineer – date *29/11/05*

ASSESSMENT

- | | | |
|--------------------------------------|----------------------------------|------------------------------------|
| ☐ Subdivision | ☐ Landuse | ☐ Discharge |
|--------------------------------------|----------------------------------|------------------------------------|

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

Activity status

TDP - _____

PDP - _____

Comments

Interested Parties List

	Name	Address1
	NZ Historic Places Trust	Auckland
	NZ Historic Places Trust	Kerikeri
	Development Engineer- Utilities	Attention: Tanya Nowell
	Environmental Engineer (Rex Shand)	C/-FNDC
	Te Runanga a Iwi o Ngapuhi	P O Box 263 Kaikohe
	Northland Regional Council	Po box 842 Whangarei
	Department of Conservation	P O Box 842 Whangarei
	Te Runanga a Iwi o Ngati Kahu	P O Box 392, Kaitaia
	Kerikeri Irrigation	P O Box 343, Kerikeri
	Doubtless Bay Water Company	P O BOX 165, Kaitaia
	ANNISON, Florence	13 Kerikeri Grove Kerikeri
	Belinda Ward	P O BOX 182, Paihia
	TURNER Doug - Eastern	Rangitane
	Sue Hodge - Reserves	FNDC
	Fiona King	Awanui, R D 2, Kaitaia 0500
	Willy Van der SLUIS	Harbour View Rd, Houhora
	Tony Norman	P O BOX 295, Mangonui
	Environmental Health Officer	The Professional Centre
	Transit New Zealand	P O Box 1459, Auckland
	Catterall Engineers	Attention Richard I Catterall
	The General Manager	Top Energy
	Legal Services FNDC	Attention: Robert Manuel
	Sally Macauley - Western	P O Box 269, Kaikohe
	BARRY WEBB	C/- FNDC
	Q E II TRUST- The Director	PO Box 3341, Wellington
	Q E II TRUST- Greg Blunden	P O Box 541, Kerikeri
	Kororareka Marae Society- Helen Pick	36 Matauuwhi rd, Russell
	GHD Management Engineering Enviroment	8 Allen Bell Drive, Kaitaia
	District Telecom Centre	P O box 442, Whangarei
	NZ RAILWAYS CORPORATION	P O Box 593, Wellington
	LIQUOR LICENSING INSPECTOR	Kerikeri Service Centre
	Win Stephens	P O Box 443, Kaikohe
	ROADING MANAGER – Greg Ingham	FNDC
	GHD Management Engineering Enviroment	P O Box 672, Kaikohe
	BOI Coastal Watchdog Inc	c/- Helen Pick
	Nora Rameka, Ngati Rehia	P O Box 49, Kerikeri

FAR NORTH DISTRICT COUNCIL

Publications - Facsimile Disposition Sheet

DOCUMENT ID:

FROM: Richard Beca / Beca & Co

TO: Murray McDonald

TO:

TO:

TO:

TO:

Received:	
16 NOV 2005	
Dept	
Env	F11/168

Please indicate action in appropriate box.

Date Actioned:

--

Phone:

--

Fax:

--

Letter:

--

E-Mail:

--

Comments:

--

Please send this sheet back to publications and retain the fax that was delivered with this document for your records.

Queenie,

This needs to be set up as
an objection (will need to
get RC2060272 from Katarina)
and request fee payable.
Thanks, Murray

Queenie Harding

From: Queenie Harding
Sent: Wednesday, 23 November 2005 12:19 p.m.
To: 'rb@becaco.co.nz'
Subject: Invoice for Tokerau Beach Estate objection to RC 2060272
Importance: High
Attachments: 00249875.DOC

SUB

I refer to your application for resource consent, which has been received by Council.

Council cannot formally receive this application until the minimum estimated administrative charge of \$290 has been paid.
See invoice attached.

Please note that should the costs involved in processing your application be in excess of this, pursuant to Section 36 of the Resource Management Act 1991 Council may recover its actual and reasonable costs through an additional charge.

Please contact this department should you have any queries with regard to this letter.

kia ora

Queenie Harding
Environmental Support Officer

Paid

Far North District Council

Private Bag 752

Memorial Avenue

KAIKOHE 0400

NORTHLAND

Ph 0800920 029 etxn 6770
e-mail queenie.harding@fndc.govt.nz
website: www.fndc.govt.nz
e-mail : ask.us@fndc.govt.nz

"This email is only intended to be read by the named recipient. It may contain information which is confidential, proprietary or the subject of legal privilege. If you are not the intended recipient you must delete this email and may not use any information contained in it. Legal privilege is not waived because you have read this email."

23/11/2005



Far North District Council

Application No: RC-2060481-RMAOBJ

29 November 2005

Tokerau Beach Estates Limited
C/O Richard Beca
P O Box 91 441
Auckland
Auckland 1030

Private Bag 752, Memorial Ave

Kaikohe 0400, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

Dear Sir / Madam

Acknowledgement of Receipt of Resource Consent Application - Tokerau Beach Estates Limited

Thank you for your application for Objection.

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

Murray McDonald RC-2060481-RMAOBJ

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

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

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

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

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

Yours faithfully

Queenie Harding

TECHNICAL SUPPORT OFFICER/ENVIRONMENTAL SERVICES



**Far North
District Council**

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

Application No: RC-2060481-RMAOBJ

29 November 2005

Te Runanga A Iwi O Ngati Kahu
C/O Tania Thomas, P O Box 392, Kaitaia 0500

Dear Sir / Madam

**RE: RESOURCE CONSENT APPLICATION - Tokerau Beach Estates Limited -
Objection Lot 48, Tokerau Beach Road, Karikari Peninsula 0500**

Please find enclosed a resource consent application received by the Council for a subdivision, which may be interest to you r organisation. A GIS printout is attached.

If you have any comments or interest in this application, could you please advise the Council within ten (10) working days, or as soon as possible thereafter receipt of this letter. If no comments are received within this time, it will be assumed that you have no interest.

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

Yours faithfully

**Murray McDonald
RESOURCE PLANNER**





**Far North
District Council**

Private Bag 752, Memorial Ave

Kaikohe 0400, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

Application No: RC-2060481-RMAOBJ

29 November 2005

Development Engineer
C/O Tanya Nowell - Utilities Dept, P O Box 752, Kaikohe 0400

Dear Sir / Madam

**RE: RESOURCE CONSENT APPLICATION - Tokerau Beach Estates Limited -
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Yours faithfully

**Murray McDonald
RESOURCE PLANNER**





**Far North
District Council**

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

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

COPY

TAX INVOICE ONLY

Tokerau Beach Estates Limited
C/O Richard Beca
P O Box 91 441
Auckland
Auckland 1030

DEBTOR No: 1840164
INVOICE DATE: 21 December 2005
PAYMENT REF: 230164
RMA NUMBER: RC-2060481-RMAOBJ

RESOURCE MANAGEMENT APPLICATION CHARGES

Details: Objection to RC 2060272 -Tokerau Beach Estates
Site Address: Lot 48, Tokerau Beach Road, Karikari Peninsula 0500

Description	\$ Amount
SEC 357 OBJECTION FEE	-290.00
Postage, Photocopying etc.	6.60
Travel Costs - Consultants	32.04
Hourly Processing Charges	457.05

This Invoice includes GST of \$ 22.85

TOTAL \$ 205.69

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

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

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

NAME OF A/C:

Tokerau Beach Estates Limited
C/O Richard Beca
P O Box 91 441
Auckland
Auckland 1030

DEBTOR No: 1840164
RMA NUMBER: RC-2060481-RMAOBJ
INVOICE DATE: 21 December 2005
PAYMENT REF: 230164
TOTAL: \$ 205.69

Far North District Council
GST No 52-004-926

****Duplicate Receipt****

Private Bag 752
Memorial Ave Phone: 0800 920029
Aikohu 0400 09 4052750

Receipt No 599469
Date: 29-NOV-2005 Drawer:KHCS2

Tokerau Beach Estates Limited
P O Box 91441
Auckland 1030

DAP 1840164 290.00
230.00
Tokerau Beach Est Cheq -290.00

Receipt Amount: 290.00
Amount Tendered: 290.00
Change Issued:
Rounding Amount:

*Includes GST

DEBTOR No: 1840164
RMA NUMBER: RC-2060481-RMA OBJ
INVOICE DATE: 23 November 2005
PAYMENT REF: 230164
TOTAL: \$ 290.00

28 NOV 2005

MANAGEMENT APPLICATION CHARGES

060272 -Tokerau Beach Estates
Beach Road, Karikari Peninsula 0500

\$ Amount

290.00

This Invoice includes GST of \$ 32.22

TOTAL \$ 290.00

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Auckland 1030

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