



24.3.04.47  
Cowper

29 March 2006

WHAKATANE DISTRICT

30 MAR 2006

COUNCIL

Toitu te  
Land whenua  
Information  
New Zealand



The Manager  
Whakatane District Council  
Private Bag 1002  
Whakatane  
New Zealand

**PLAN DEPOSIT NOTICE**

Surveyors Reference: F2058

Deposited Plan No DP 361144 of Lots 1 & 2 being subdn of Lot 2 DP 310143 and Easement Over Lot 1 DPS 84221 Land Registration District of South Auckland lodged by Overington, Ross James was deposited on 27/02/2006.

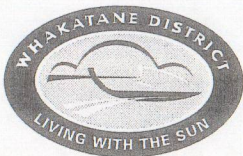
The following new Certificates of Title have been issued:

| Legal Description           | Area             | Certificate of Title |
|-----------------------------|------------------|----------------------|
| Lot 1 Deposited Plan 361144 | 1.0710 hectares  | 248403               |
| Lot 2 Deposited Plan 361144 | 53.7350 hectares | 248404               |

Processing Centre Manager

Hamilton Processing Centre  
820 Victoria Street  
Private Bag 3028  
Hamilton  
New Zealand  
Tel 0800 ONLINE (665463)  
Fax 64-7-834 6788  
Internet  
<http://www.linz.govt.nz>





# Whakatane District Council

## SECTION 224 RESOURCE MANAGEMENT ACT 1991

File Ref: 24.3. af.47

Applicant:

J/N Cowper

Location:

560 Stanley Rd, Waimii

I confirm that:

1. The survey plan was signed by the Council within the last 3 years (pursuant to s223);
2. That all/some (*delete one*) of the conditions have been complied with to Councils satisfaction;
3. For those conditions not met:

- A completion certificate has been issued (s222);
- A consent notice has been issued (s221);
- A bond has been entered into with Council (*refer below*).

☐  
☒  
☐

4. That an instrument creating an esplanade strip has been prepared;
5. That an existing building (or part) to which the cross lease, company lease or unit title relates with or will comply with the building code specified in s46(4) Building Act 1991;

☐

N/A  
☒

☐

N/A  
☒

6. That the subdivision complies with s226 Resource Management Act 1991.

☐

N/A  
☒

Planning Officer

[Signature]

Date:

16.1.06

Authorised Officer

[Signature]

Date:

18/1/06

Request Received:

\_\_\_\_\_

Certificate Signed:

\_\_\_\_\_

Certificate Returned:

\_\_\_\_\_

### Bond Details

| Name | Conditions | Amount | Period | Cash Bank Card (BC) |
|------|------------|--------|--------|---------------------|
|      |            |        |        |                     |
|      |            |        |        |                     |



**CERTIFICATE OF COMPLIANCE**  
**WHAKATANE DISTRICT COUNCIL**

Certificate issued pursuant to Section 224(c) of the Resource Management Act 1991.

Land Transfer Plan

DP 361144

Subdivider

J & N COWPER

Surveyor

R J OVERINGTON

Scheme Plan Approval Date

16 AUGUST 2004

Location of Land

560 STANLEY ROAD, WAINUI

Legal Description of Land

LOT 2 DP 310143

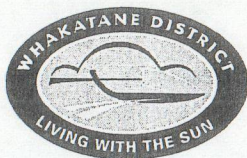
In the matter of plan DP 361144 and pursuant to Section 224(c) of the Resource Management Act 1991, I hereby certify that some of the conditions of the subdivision consent have been complied with to the satisfaction of the Whakatane District Council and that a consent notice has been issued in respect of the condition that has not been complied with.

Dated this 18<sup>th</sup> day of January 2006  
2005.



AUTHORISED OFFICER





# Whakatane District Council

## CONSENT NOTICE AUTHENTICATION RESOURCE MANAGEMENT ACT 1991

File Ref: 24.3. 04.47

Applicant:

J/N Cowper

Location:

560 Stanley Rd Waimui

I confirm that the attached consent notice has been prepared in accordance with the resource consent granted by the Whakatane District Council on 16-8-04 (Date)

Planning Officer

[Signature]

Date:

16-1-06

Authorised Officer

signed by David Bewley

Date:

16-1-06

Please sign and date both copies of the consent notice including the date on both the front and back covers.



COPY

## CONSENT NOTICE

(Pursuant to Section 221 of the Resource Management Act 1991)

GIVEN by: J and N Cowper

IN FAVOUR of: THE WHAKATANE DISTRICT COUNCIL

DATED: 16<sup>th</sup> day of January 2005

PROPERTY: Lot 1 on Deposited Plan on 361144

SUBJECT: Consent Conditions

COUNCIL REFERENCE: 24.3.04.47

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HAMERTONS  
Lawyers  
(B N Carter)  
Telephone NO. 07 307 0680  
Fax NO. 07 307 0225  
PO Box 601  
DX JA31519

**WHAKATANE**

(drt perm) consent notice – cowper j and n



**IN THE MATTER** of the Resource  
Management Act 1991

**AND**

**IN THE MATTER** of a subdivision of  
land in the South Auckland Land  
Registration District

**CONSENT NOTICE**

(Pursuant to Section 221 of the Act)

**THE WHAKATANE DISTRICT COUNCIL** (“the Council”) being the territorial authority for the district within which the Land described in the First Schedule of this Notice is situated has, pursuant to Part X of the Act, granted its consent to the subdivision shown on Land Transfer Plan 361144 subject to certain conditions, including the requirement in respect of the Land that the Owner (as defined in the Act) complies on a continuing basis with the conditions set out in the Second Schedule of this Notice.

**FIRST SCHEDULE**

(“the Land”)

1.0710 hectares more or less being Lot 1 on Land Transfer Plan 361144 and being part of the land comprised in Certificate of Title 39972 (South Auckland Registry)

**SECOND SCHEDULE**

(“the Conditions”)

The Owner of the Land shall, on a continuing basis:

- 1.0 Preserve in perpetuity the indigenous forest, vegetation and habitat protected area on that part of the land marked “A” identified on Land Transfer Plan 361144 (“the protected area”) without modification, subject to clause 1.1 herein;



- 1.1 Control any pest, plants and animal pests as identified in the most recent version of the Environment BOP's (Bay of Plenty Regional Council) Regional Plant and Animal Pest Management Strategies and any other environmental plant, pests as Whakatane District Council Officers may advise;
- 1.2 Maintain to the satisfaction of the Whakatane District Council Manager of Parks and Recreation, a seven-wire post and batten fence around Lot 1 on Land Transfer Plan 361144.
- 1.3 Not cause, permit or suffer any stock to graze within Lot 1 on Land Transfer Plan 361144.
- 1.4 Ensure any planting in the protected area "A" only uses indigenous plants grown from seed or cuttings collected from natural populations within the Bay of Plenty;
- 1.5 Be permitted to enter into a management agreement with Whakatane District Council Officers for the purpose of planning and carrying out maintenance, enhancement or restoration works in the protected area consistent with the covenants purpose in clause 1.0 herein;
- 1.6 Not cause or permit or suffer any fire to be lit within the protected area "A" or on any part of the land from which the fire may spread to the protected area "A";
- 2.0 Ensure that all site development works are undertaken in accordance with the information and conclusions contained in the "Building Site Feasibility Report" prepared by Manktelow Consulting Engineers. This includes ensuring:-
  - that the minimum building setback distances from the top edge of slopes are maintained
  - that no stormwater is discharged onto adjacent slopes
  - that the vegetation plantings area below the building site is maintained in accordance with the approved plan
  - that the foundations for any building works are specially designed by a suitably qualified engineer
  - that no filling shall take place on sloping ground around the building site and no filling in excess of 0.6m shall be undertaken within the building area unless endorsed by a Professional Engineer experienced in geomechanics who is familiar with the "Building Site Feasibility Report" prepared by Manktelow Consulting Engineers.
  - that the sewerage treatment system is designed by a suitably qualified person who is familiar with the "Building Site Feasibility Report" prepared by Manktelow Consulting Engineers.

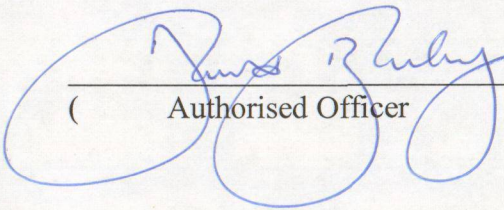
A copy of the Building Site Feasibility Report prepared by Manktelow Consulting Engineers is available for inspection at the offices of the Council at Commerce Street, Whakatane between the hours of 8.00am and 5.00pm on any day that the Council offices are open to the public.



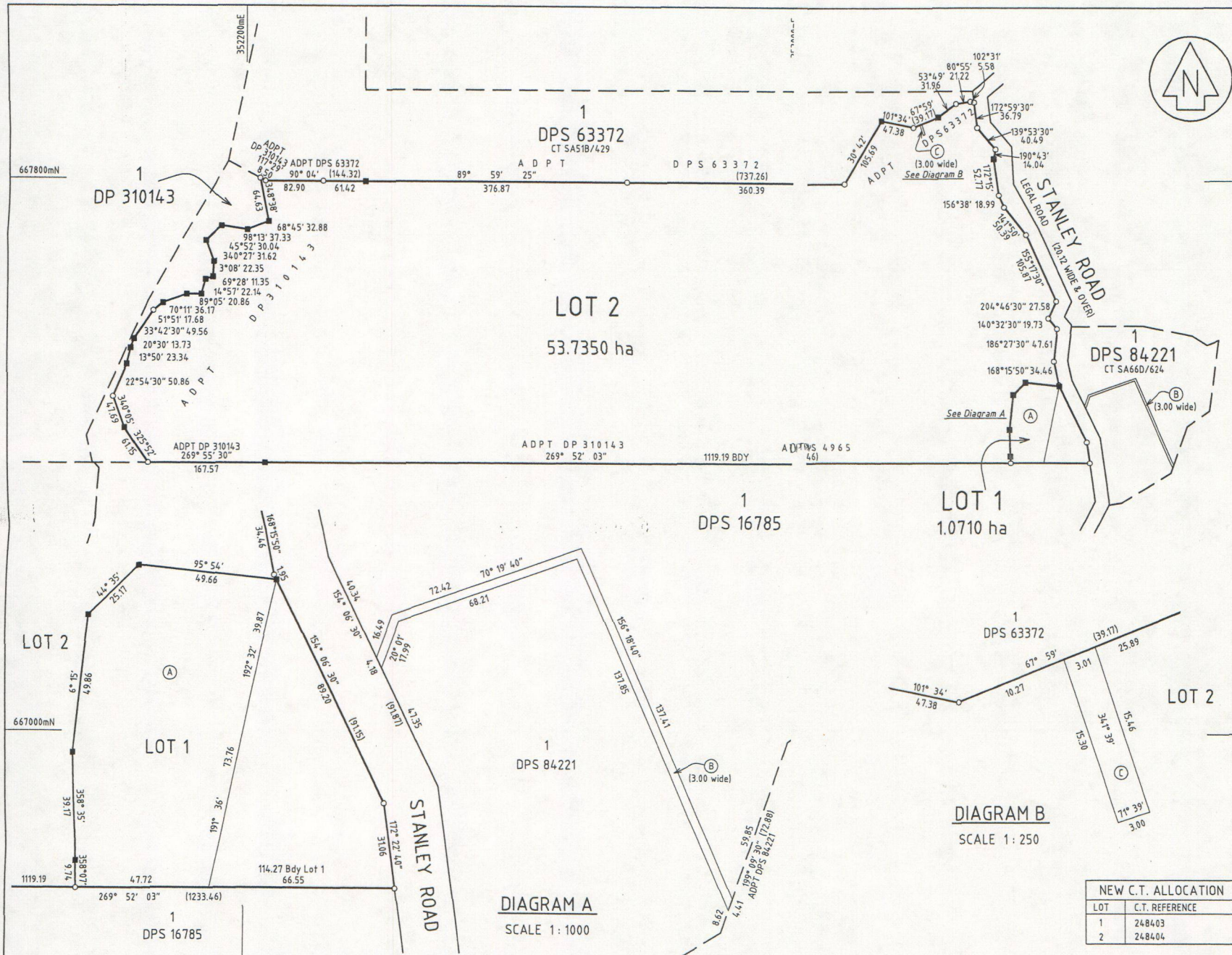
- 3.0 Ensure that no habitable buildings are constructed, placed or erected within 30 metres of the southern property boundary with Lot 1 DPS 16785.
- 4.0 Permit the Council's officers or contractor's entry upon the land at reasonable times so as to ascertain compliance with these conditions.
- 5.0 Pay the Council's legal costs and disbursements directly or indirectly attributable to the preparation execution registration and enforcement of this Notice and the Council's conditions set out in this Notice and any variation or cancellation of such conditions.

DATED at Whakatane this 16<sup>th</sup> day of January 2005~~6~~.

**AUTHENTICATED** by the )  
Council by the Principal )  
Administration Officer of )  
the Council pursuant to )  
Section 252 of the Local )  
Government Act 1974 )

  
( Authorised Officer )





**Approvals**  
I HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE WHAKATANE DISTRICT COUNCIL PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE ..... DAY OF 20..... SUBJECT TO THE GRANTING OR RESERVING OF THE EASEMENT SET OUT IN THE MEMORANDUM HEREON.

AUTHORISED OFFICER

**MEMORANDUM OF EASEMENT**

| PURPOSE                     | SHOWN | SERV. TEN.         | DOM. TEN.    |
|-----------------------------|-------|--------------------|--------------|
| RIGHT TO CONVEY ELECTRICITY | (B)   | LOT 1<br>DPS 84221 | LOT 1 HEREON |

**PROPOSED EASEMENT**

| PURPOSE                     | SHOWN | SERV. TEN.   | DOM. TEN.          |
|-----------------------------|-------|--------------|--------------------|
| RIGHT TO CONVEY ELECTRICITY | (C)   | LOT 2 HEREON | LOT 1<br>DPS 63372 |

AREA MARKED A IS TO BE SUBJECT TO A LAND COVENANT

CLASS OF SURVEY:

LOT 1 = III; LOT 2 = IIII

Total Area ..... 54.8060 ha

Comprised in ..... CT.39972

..... CT.SA66D/624 (EASE)

I, ROSS JAMES OVERINGTON, being a person entitled to practise as a Licensed Cadastral Surveyor, certify that:  
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2;  
(b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

Signed ..... Date ..... / ..... / .....

Field Book ..... Traverse Book .....

Reference Plans .....

Examined ..... Correct .....

Approval as to Survey by Land Information New Zealand on: ..... / ..... / .....

Deposited by Land Information New Zealand on: ..... / ..... / .....

File  
Received  
Instructions

DP 361144

TERRITORIAL AUTHORITY WHAKATANE DISTRICT  
Surveyed by ROSS J. OVERINGTON ..... F. 2058  
Scale 1:4000 ..... Date SEPTEMBER 2005

LAND DISTRICT SOUTH AUCKLAND

LOTS 1 & 2 BEING SUBDIVISION OF LOT DP 310143  
AND EASEMENT OVER LOT 1 DPS 84221

24.3.04.47



## **CONSENT NOTICE**

(Pursuant to Section 221 of the  
Resource Management Act 1991)

GIVEN by: J and N Cowper

IN FAVOUR of: THE  
WHAKATANE DISTRICT COUNCIL

DATED: day of 2005.

PROPERTY: Lot 1 on Deposited Plan 361144

SUBJECT: Consent Conditions

COUNCIL REFERENCE: 24.3.04.47

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### **HAMERTONS**

#### **Lawyers**

(B N Carter)

Telephone NO. 07 307 0680

Fax NO. 07 307 0225

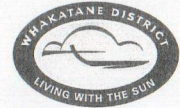
PO Box 601

DX JA31519

**WHAKATANE**



# Whakatane District Council Tax Invoice



## CUSTOMER

J AND N COWPER  
C/-RJ OVERINGTON  
PO BOX 596  
WHAKATANE 3080

TAX INVOICE

PAGE 1

|                 |            |
|-----------------|------------|
| INVOICE NUMBER  | I 42641    |
| DATE            | 19Jan06    |
| DEBTOR NUMBER   | 76086/8335 |
| G.S.T. REG. NO. | 16-940-356 |
| CLIENT REF.     |            |

## DETAILS

## AMOUNT

PLANNING ASSIST  
SENIOR PLANNER  
ENGINEER DEVELOP  
24.3.04.47 CONSE  
24.3.04.47 LEGAL  
DEPOSIT PAID

53.33  
44.44  
248.89  
100.00  
254.44  
99.99CF

24.3.04.47 - ADDITIONAL ADMIN CHARGES FOR PROCESSING  
OF S224 CERTIFICATE

The customer will be liable for all costs associated with collecting unpaid accounts

|           |        |
|-----------|--------|
| SUB TOTAL | 601.11 |
| G.S.T     | 75.14  |
| TOTAL     | 676.25 |

Whakatane District Council Commerce Street Private Bag 1002 Whakatane 3080 New Zealand  
Telephone 07 306 0500 Facsimile 07 307 0718 Email information@whakatane.govt.nz

Detach this portion and return with your payment to the address below.



Whakatane District Council  
Commerce Street  
Private Bag 1002 Whakatane 3080  
New Zealand

|                |            |
|----------------|------------|
| INVOICE NUMBER | I 42641    |
| DEBTOR NUMBER  | 76086/8335 |
| NAME           | COWPER J   |
| AMOUNT         | 676.25     |



RC ID: 24.3.04.47  
 Invoice Date: 19/01/2006  
 Send Invoice To: Agent  
 Applicants Name: J and N Cowper  
 Agents Name: RJ Overington  
 Agents Address: PO Box 596, Whakatane  
 Property Address: 560 Stanley Road, Wainui  
 Postal Address:

| Position             | Charge Code | S224 Certificate |             |
|----------------------|-------------|------------------|-------------|
|                      |             | Time (min)       | Amount (\$) |
| Planning Assistant   | 68800-100   | 60               | \$60.00     |
| Planner              | 68800-100   |                  |             |
| Senior Planner       | 68800-100   | 30               | \$50.00     |
| District Planner     | 68800-100   |                  |             |
| Director S and D     | 68800-100   |                  |             |
| Senior Inspector     | 77800-100   |                  |             |
| Parks Officer        | 68800-100   |                  |             |
| Development Engineer | 68800-100   | 210              | \$280.00    |

## Disbursements

## Details

|                        |           |                 |
|------------------------|-----------|-----------------|
| Consent Notice         | 68890-100 | \$112.50        |
| Legal Fees             | 68890-100 | \$286.25        |
|                        | 68890-100 |                 |
|                        | 68890-100 |                 |
|                        | 68890-100 |                 |
|                        | 68890-100 |                 |
| Monitoring Fee         | 68820-100 |                 |
| <b>Total</b>           |           | <b>\$788.75</b> |
| Deposit Fee 1          | 68800     | \$112.50        |
| Deposit Fee 2          | 68800     |                 |
| <b>Balance to pay</b>  |           | <b>\$676.25</b> |
| <i>Includes GST of</i> |           | \$75.14         |

## Information for Invoice:

Additional admin charges for processing of S224 Certificate



19 January 2006

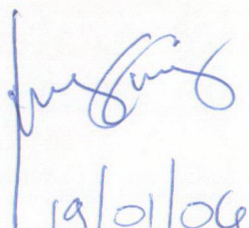
24.3.04.47

J/N Cowper

I confirm that I have recieved from the Whakatane District Council the following documents:

- Section 224(c) certificate
- Consent Notice

Ross Overington  
Registered Surveyor

  
19/01/06



# HAMERTONS

LAWYERS

Our Ref:

D R Timmins – 954371/143

Your Ref:

Planning Department – Helen Grigg

|                            |      |
|----------------------------|------|
| WHAKATANE DISTRICT COUNCIL |      |
| FILE:                      |      |
| REG. No.: <u>G 30060</u>   |      |
| 16 JAN 2006                |      |
| ACTIONED                   | DATE |
| 1 <u>Helen G.</u>          |      |
| 2                          |      |
| 3                          |      |
| 4                          |      |

**PARTNERS:**

Bill Jones LLB  
Brian Carter LLB  
Jonathan Kay LLB  
Steve Franklin LLB  
B Soc-Sci.

**CONSULTANT:**

Robert Chappell LLM

16 January 2006

Whakatane District Council  
Private Bag 1002  
WHAKATANE

DELIVER



Top Floor  
Niederer Plaza  
The Strand  
PO Box 601  
DX JA31519  
WHAKATANE, N.Z.

Tel: (07) 307 0680  
Fax: (07) 307 0225

Email:  
hamertons@xtra.co.nz

PARTIAL CANCELLATION OF CONSENT NOTICE – ROESTENBURG –  
32F OHUIRERE ROAD

Further to your telephone call we now **enclose** the amended Consent Notice as requested.

Yours faithfully  
**HAMERTONS**

Per:

A handwritten signature in blue ink, appearing to read "D Timmins".

**Dawn Timmins**  
**Legal Executive**

W H Jones  
Supervising Partner

(drt) (lets) 48cd374a

**ALSO AT:**

Jellicoe Court  
PO Box 150  
DX JA31001  
KAWEARAU, N.Z.

Tel: (07) 323 8612  
Fax: (07) 323 6629



E92428

Whakatane District Council  
Private Bag  
**WHAKATANE**

Dr to **HAMERTONS**  
Barristers and Solicitors  
P O Box 601  
Whakatane

TAX INVOICE GST REFERENCE: 27-122-688

File Ref: 954371/144

**BILL OF COSTS**

**SUBDIVISION CONSENT NOTICE – COWPER – 560  
STANLEY ROAD, WHAKATANE**

TO Our fee for preparation of Consent Notice:-

|                                                          |          |
|----------------------------------------------------------|----------|
| TO Our Fee                                               | \$250.00 |
| TO GST                                                   | \$ 31.25 |
| TO <u>Disbursements</u> (GST Inclusive):<br>Photocopying | \$5.00   |

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\$286.25

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**FOURTEEN DAYS TERMS OF PAYMENT**

Unless payment arrangements have been made please pay this account by 12 December 2005.

For remittances by direct credit, our bank account number is 030490 0167742 00 Westpac, Whakatane  
In the reference section please show your name and client number

**HAMERTONS**

per:

28 November 2005

E. & O. E.  
(drt) (bills) 48cd374



## SECTION 224(C) CERTIFICATE CHECKLIST

Project Engineer Development

Senior Inspector

Parks Officer

Planner

Customer Services

|   |
|---|
| ✓ |
|   |
|   |
|   |
|   |

Applicant J/N Cowper

Please confirm whether the conditions of consent relevant to your department have been met. Please confirm by 20/12/05 [date].

| Condition | Approved | Not approved | Comments               |
|-----------|----------|--------------|------------------------|
| (b)       | ✓        |              | As per 250 Lt: 9/12/05 |
| (c)       | ✓        |              | —— " ——                |
| (d)       | ✓        |              | —— " ——                |
| (e)       | ✓        |              |                        |
| (f)       | ✓        |              |                        |
| (g)       | ✓        |              |                        |
|           |          |              |                        |
|           |          |              |                        |

Signed: B.R. Shigh Date: 21/12/05

| Purpose                  | Time                     | Initial |
|--------------------------|--------------------------|---------|
| Engineering - Site visit | 9am - 12pm<br>20/12 7/11 | B.R.S   |
|                          |                          |         |



SECTION 224(C) CERTIFICATE CHECKLIST

Project Engineer Development

Senior Inspector

Parks Officer

Planner

Customer Services

|   |
|---|
|   |
|   |
|   |
|   |
| ✓ |

Applicant J/N Cowper

Please confirm whether the conditions of consent relevant to your department have been met. Please confirm by \_\_\_\_\_ [date].

| Condition | Approved | Not approved | Comments                    |
|-----------|----------|--------------|-----------------------------|
| (a)       | ✓        |              | plan 52058/1                |
| (g)       | ✓        |              |                             |
| (h)       | ✓        |              | plan                        |
| (K)       | ✓        |              | consent notice              |
| (I)       |          |              | monitoring fee<br>R# 520050 |
|           |          |              |                             |
|           |          |              |                             |
|           |          |              |                             |

Signed: [Signature] Date: \_\_\_\_\_

| Purpose | Time | Initial |
|---------|------|---------|
|         |      |         |
|         |      |         |
|         |      |         |



## SECTION 224(C) CERTIFICATE CHECKLIST

Project Engineer Development

Senior Inspector

Parks Officer

Planner

Customer Services

|   |
|---|
|   |
|   |
| ✓ |
|   |
|   |

Applicant J/N Cowper

Please confirm whether the conditions of consent relevant to your department have been met. Please confirm by 20/12/05 [date].

| Condition | Approved | Not approved | Comments                                                                                                          |
|-----------|----------|--------------|-------------------------------------------------------------------------------------------------------------------|
| (i)       |          | ✓            | Only LOT 1 is fenced. "A" is not fenced on the east side.                                                         |
| (j)       | ✓        |              | Wall vegetated + regenerating. There is no planting + maintenance plan. The slope, are well vegetated and stable. |
|           |          |              |                                                                                                                   |
|           |          |              |                                                                                                                   |
|           |          |              |                                                                                                                   |
|           |          |              |                                                                                                                   |
|           |          |              |                                                                                                                   |
|           |          |              |                                                                                                                   |
|           |          |              |                                                                                                                   |

Signed: *[Signature]* Date: 22.12.05

| Purpose           | Time          | Initial            |
|-------------------|---------------|--------------------|
| <i>Inspection</i> | <i>30 min</i> | <i>[Signature]</i> |
|                   |               |                    |
|                   |               |                    |



# ROSS J. OVERINGTON

**Land Subdivision and Resource  
Management Consultants**

Refer: F2058

**REGISTERED SURVEYORS**

Phoenix House Pyne Street, **PO Box 600, Whakatane**

Fax 07 308 6328 **Ph 07 308 6384**

Email whakatane@boulder-group.com

9 December 2005

The Chief Executive  
Whakatane District Council  
Private Bag  
**WHAKATANE**



**Attention: Helen Grigg**

Dear Helen

**YOUR REFERENCE 24.3.04.47: SUBDIVISION – J & N COWPER,  
560 STANLEY ROAD, WHAKATANE**

Further to our letter of 17 November we now request a certificate of compliance in order that the new Land Transfer Plans in respect of the above, LT 361144, can deposit. Accordingly please find herewith an appropriate draft document for completion together with a cheque for \$112.50 being council's processing deposit charge.

Referring to conditions of consent all construction requirements have been completed including a new vehicle entranceway and recessed gate. It is understood that the applicant has liaised direct with council engineer Satish Basu Pala regarding these works.

Referring to other conditions of consent we advise as follows:

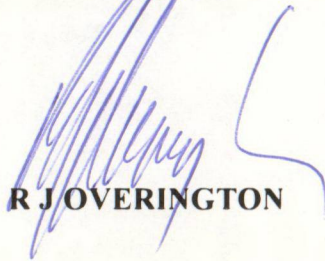
- (b) The effluent and stormwater disposal systems serving the dwelling on Lot 2 are located several hundred metres from new boundaries.
- (c) It is intended that roof collection and appropriate storage be the source of domestic water supply for Lot 1, while Lot 2 will retain the existing farm water supply.
- (d) Services for each lot are contained within their respective boundaries or within an appropriate easement.
- (i) Peripheral boundaries are fenced with a seven wire post and batten fence and it is intended that stock be excluded from all of Lot 1 by way of consent notice (refer our letter of 17 November).
- (j) Weeds, mainly gorse, have been removed from Lot 1 and the slopes are naturally regenerating with native vegetation. It is intended that the regeneration continue to encouraged with weeds regularly controlled.



We understand that council's additional administration charge of \$347.50, including the monitoring fee (\$150.00), has been paid direct by the applicants (WDC Invoice No. I 36351).

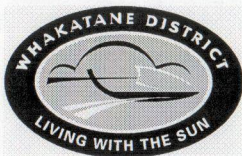
Please advise as soon as the certificate is available.

Yours faithfully



**R J OVERINGTON**





# Whakatane District Council

## PLANNING - PAYMENT DETAILS

(GST Reg No. 16-940-356)

|           |               |                       |       |
|-----------|---------------|-----------------------|-------|
|           |               | *RC/BC/SC ID:         | 04/96 |
| Amount    | \$ 112.50     | Date cheque received: |       |
| *Paid by: | Boulder Cons. | (name of payee)       |       |
| Receipt # |               | *Date Received:       |       |

Details of payment (Note all figures are GST incl except for bond which is exempt):

| Tick         | *DETAILS                                        | *CODE      | *AMOUNT |
|--------------|-------------------------------------------------|------------|---------|
|              | Subdivision – deposit (GST incl)                | 68800      |         |
|              | Land Use – deposit (GST incl)                   | 68800      |         |
| ✓            | Sec 223/224 (GST incl)                          | 68800      | 112.50  |
|              | Additional admin charges (GST incl)             | 68800      |         |
|              | *Debtor No:                                     | !          |         |
|              | *Invoice No.                                    | !          |         |
|              | Monitoring (GST incl)                           | 68820      |         |
|              | Bond (GST Exempt)                               | 988400 748 |         |
|              | <b>Water</b>                                    |            |         |
|              | Whakatane Water Dev. Contribution               | 70800      |         |
|              | Coastlands/Piripai Water Dev. Contribution      | 70801      |         |
|              | Ohope Water Dev. Contribution                   | 70802      |         |
|              | Matata Water Dev. Contribution                  | 70803      |         |
|              | <b>Stormwater</b>                               |            |         |
|              | Whakatane Urban Stormwater Dev. Contribution    | 70811      |         |
|              | Ohope Stormwater Dev. Contribution              | 70812      |         |
|              | Matata Stormwater Dev. Contribution             | 70813      |         |
|              | <b>Wastewater</b>                               |            |         |
|              | Whakatane Urban Wastewater Dev. Contribution    | 70820      |         |
|              | Coastlands/Piripai Wastewater Dev. Contribution | 70821      |         |
|              | Ohope Wastewater Dev. Contribution              | 70822      |         |
|              | <b>Solid Waste</b>                              |            |         |
|              | Solid Waste Development Contribution            | 70830      |         |
|              | <b>Roading</b>                                  |            |         |
|              | Roading Development Contribution                | 70840      |         |
|              | <b>Community Infrastructure</b>                 |            |         |
|              | Community Infrastructure Dev. Contribution      | 70850      |         |
|              | <b>Reserves</b>                                 |            |         |
|              | Whakatane Urban Reserves Contribution           | 70861      |         |
|              | Ohope Reserves Contribution                     | 70862      |         |
|              | Matata Reserves Contribution                    | 70863      |         |
|              | Rural Reserves Contribution                     | 70864      |         |
|              | Taneatua Reserves Contribution                  | 70865      |         |
|              | Edgecumbe Reserves Contribution                 | 70866      |         |
|              | Murupara Reserves Contribution                  | 70867      |         |
|              | <b>Parking</b>                                  |            |         |
|              | Whakatane Town Centre Car parking               | 70870      |         |
|              | <b>Roading</b>                                  |            |         |
|              | Road Upgrade Contributions                      | 70880      |         |
| <b>Total</b> |                                                 |            |         |

\* Denotes a field that must be entered into Corporate Vision





## Whakatane District Council Receipt



boulder consultants

Date : 12Dec05  
Drawer No : 20  
Receipt No : 674552

----- General Ledger Receipts -----

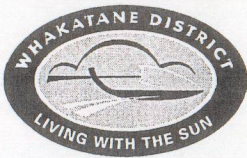
68800/100

cowper - 04/96

\$112.50

TAX INVOICE: G.S.T. No : 16-940-356  
Consideration Excl. GST: \$100.00  
GST Amount: \$12.50  
Total: \$112.50





# Whakatane District Council

## CONSENT NOTICE AUTHENTICATION RESOURCE MANAGEMENT ACT 1991

File Ref: 24.3. 04-47

Applicant:

J/N Cowper

Location:

560 Stanley Rd, Waimii

I confirm that the attached consent notice has been prepared in accordance with the resource consent granted by the Whakatane District Council on 16.8.04 (Date)

Planning Officer

[Signature]

Date:

30.11.05

Authorised Officer

[Signature]

Date:

30.11.05

Please sign and date both copies of the consent notice including the date on both the front and back covers.



## CONSENT NOTICE

(Pursuant to Section 221 of the Resource Management Act 1991)

*Consent Notice*

GIVEN by: J and N Cowper

IN FAVOUR of: THE WHAKATANE DISTRICT COUNCIL

DATED: 30<sup>th</sup> day of November 2005

PROPERTY: Lot 1 on Deposited Plan on 361144

SUBJECT: *080* Consent Conditions

COUNCIL REFERENCE: 24.3.04.47

---

HAMERTONS  
Lawyers  
(B N Carter)  
Telephone NO. 07 307 0680  
Fax NO. 07 307 0225  
PO Box 601  
DX JA31519

**WHAKATANE**

(drt perm) consent notice – cowper j & n

*Hold orig  
for  
S224*



**IN THE MATTER** of the Resource  
Management Act 1991

**AND**

**IN THE MATTER** of a subdivision of  
land in the South Auckland Land  
Registration District

**CONSENT NOTICE**

(Pursuant to Section 221 of the Act)

**THE WHAKATANE DISTRICT COUNCIL** ("the Council") being the territorial authority for the district within which the Land described in the First Schedule of this Notice is situated has, pursuant to Part X of the Act, granted its consent to the subdivision shown on Land Transfer Plan 361144 subject to certain conditions, including the requirement in respect of the Land that the Owner (as defined in the Act) complies on a continuing basis with the conditions set out in the Second Schedule of this Notice.

**FIRST SCHEDULE**

(“the Land”)

1.0710 hectares more or less being Lot 1 on Land Transfer Plan 361144 and being part of the land comprised in Certificate of Title 39972 (South Auckland Registry)

**SECOND SCHEDULE**

(“the Conditions”)

The Owner of the Land shall, on a continuing basis:

- 1.0 Preserve in perpetuity the indigenous forest, vegetation and habitat protected area on that part of the land marked “A” identified on Land Transfer Plan 361144 (“the protected area”) without modification, subject to clause 1.1 herein;
- 1.1 Control any pest, plants and animal pests as identified in the most recent version of the Environment BOP’s (Bay of Plenty Regional Council) Regional Plant and Animal





Pest Management Strategies and any other environmental plant, pests as Whakatane District Council Officers may advise;

- 1.2 Maintain to the satisfaction of the Whakatane District Council Manager of Parks and Recreation, a seven-wire post and batten fence around ~~the protected area marked "A"~~. Lot 1 *the lot*
- 1.3 Not cause, permit or suffer any stock to graze within ~~the protected area "A"~~. Lot 1 *the lot*
- 1.4 Ensure any planting in the protected area "A" only uses indigenous plants grown from seed or cuttings collected from natural populations within the Bay of Plenty;
- 1.5 Be permitted to enter into a management agreement with Whakatane District Council Officers for the purpose of planning and carrying out maintenance, enhancement or restoration works in the protected area consistent with the covenants purpose in clause 1.0 herein;
- 1.6 Not cause or permit or suffer any fire to be lit within the protected area "A" or on any part of the land from which the fire may spread to the protected area "A";
- 2.0 Ensure that all site development works are undertaken in accordance with the information and conclusions contained in the "Building Site Feasibility Report" prepared by Manktelow Consulting Engineers. This includes ensuring:-
  - that the minimum building setback distances from the top edge of slopes are maintained
  - that no stormwater is discharged onto adjacent slopes
  - that the vegetation plantings area below the building site is maintained in accordance with the approved plan
  - that the foundations for any building works are specially designed by a suitably qualified engineer
  - that no filling shall take place on sloping ground around the building site and no filling in excess of 0.6m shall be undertaken within the building area unless endorsed by a Professional Engineer experienced in geomechanics who is familiar with the "Building Site Feasibility Report" prepared by Manktelow Consulting Engineers.
  - that the sewerage treatment system is designed by a suitably qualified person who is familiar with the "Building Site Feasibility Report" prepared by Manktelow Consulting Engineers.

A copy of the Building Site Feasibility Report prepared by Manktelow Consulting Engineers is available for inspection at the offices of the Council at Commerce Street, Whakatane between the hours of 8.00am and 5.00pm on any day that the Council offices are open to the public.

- 3.0 Ensure that no habitable buildings are constructed, placed or erected within 30 metres of the southern property boundary with Lot 1 DPS 16785.
- 4.0 Permit the Council's officers or contractor's entry upon the land at reasonable times so as to ascertain compliance with these conditions.

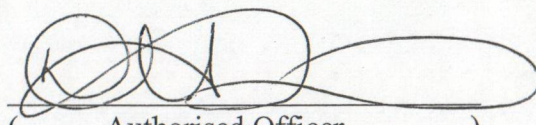
*ASD*



- 5.0 Pay the Council's legal costs and disbursements directly or indirectly attributable to the preparation execution registration and enforcement of this Notice and the Council's conditions set out in this Notice and any variation or cancellation of such conditions.

DATED at Whakatane this 30<sup>th</sup> day of November 2005.

**AUTHENTICATED** by the )  
Council by the Principal )  
Administration Officer of )  
the Council pursuant to )  
Section 252 of the Local )  
Government Act 1974 )

  
( Authorised Officer )



## CONSENT NOTICE

(Pursuant to Section 221 of the  
Resource Management Act 1991)

GIVEN by: J and N Cowper

IN FAVOUR of: THE  
WHAKATANE DISTRICT COUNCIL

DATED: 30<sup>th</sup> day of November 2005.

PROPERTY: Lot 1 on Deposited Plan 361144

SUBJECT: Consent Conditions

COUNCIL REFERENCE: 24.3.04.47

---

**HAMERTONS**

**Lawyers**

(B N Carter)

Telephone NO. 07 307 0680

Fax NO. 07 307 0225

~~PO~~ Box 601

DX JA31519

**WHAKATANE**



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(Pursuant to Section 221 of the Resource Management Act 1991)

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**WHAKATANE**

(drt perm) consent notice – cowper j & n



**IN THE MATTER** of the Resource  
Management Act 1991

**AND**

**IN THE MATTER** of a subdivision of  
land in the South Auckland Land  
Registration District

### **CONSENT NOTICE**

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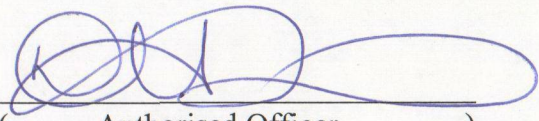




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**AUTHENTICATED** by the )  
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Section 252 of the Local )  
Government Act 1974 )

  
( Authorised Officer )



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## CONSENT NOTICE

(Pursuant to Section 221 of the Resource Management Act 1991)

COPY

GIVEN by: J and N Cowper

IN FAVOUR of: THE WHAKATANE DISTRICT COUNCIL

DATED: 30<sup>th</sup> day of November 2005

PROPERTY: Lot 1 on Deposited Plan on 361144

SUBJECT: Consent Conditions

COUNCIL REFERENCE: 24.3.04.47

---

HAMERTONS  
Lawyers  
(B N Carter)  
Telephone NO. 07 307 0680  
Fax NO. 07 307 0225  
PO Box 601  
DX JA31519

**WHAKATANE**

(drt perm) consent notice – cowper j & n



**IN THE MATTER** of the Resource  
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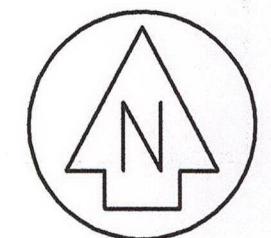
DATED at Whakatane this 30<sup>th</sup> day of November 2005.

**AUTHENTICATED** by the )  
Council by the Principal )  
Administration Officer of )  
the Council pursuant to )  
Section 252 of the Local )  
Government Act 1974 )



( Authorised Officer )





**Approvals**  
I HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE WHAKATANE DISTRICT COUNCIL PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE .....DAY OF .....20..... SUBJECT TO THE GRANTING OR RESERVING OF THE EASEMENT SET OUT IN THE MEMORANDUM HEREON.

.....  
AUTHORISED OFFICER

| MEMORANDUM OF EASEMENT      |       |                    |                    |
|-----------------------------|-------|--------------------|--------------------|
| PURPOSE                     | SHOWN | SERV. TEN.         | DOM. TEN.          |
| RIGHT TO CONVEY ELECTRICITY | (B)   | LOT 1<br>DPS 84221 | LOT 1 HEREON       |
| PROPOSED EASEMENT           |       |                    |                    |
| PURPOSE                     | SHOWN | SERV. TEN.         | DOM. TEN.          |
| RIGHT TO CONVEY ELECTRICITY | (C)   | LOT 2 HEREON       | LOT 1<br>DPS 63372 |

AREA MARKED A IS TO BE SUBJECT TO A LAND COVENANT

CLASS OF SURVEY:  
LOT 1 = II; LOT 2 = III

Total Area ..... 54.8060 ha

Comprised in .....CT.39972.....  
.....CT.SA66D/624 (EASE).....

I, ROSS JAMES OVERINGTON .....  
being a person entitled to practise as a Licensed Cadastral Surveyor, certify that:  
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2;  
(b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

Signed ..... Date ...../...../.....

Field Book ..... Traverse Book .....

Reference Plans .....

Examined ..... Correct .....

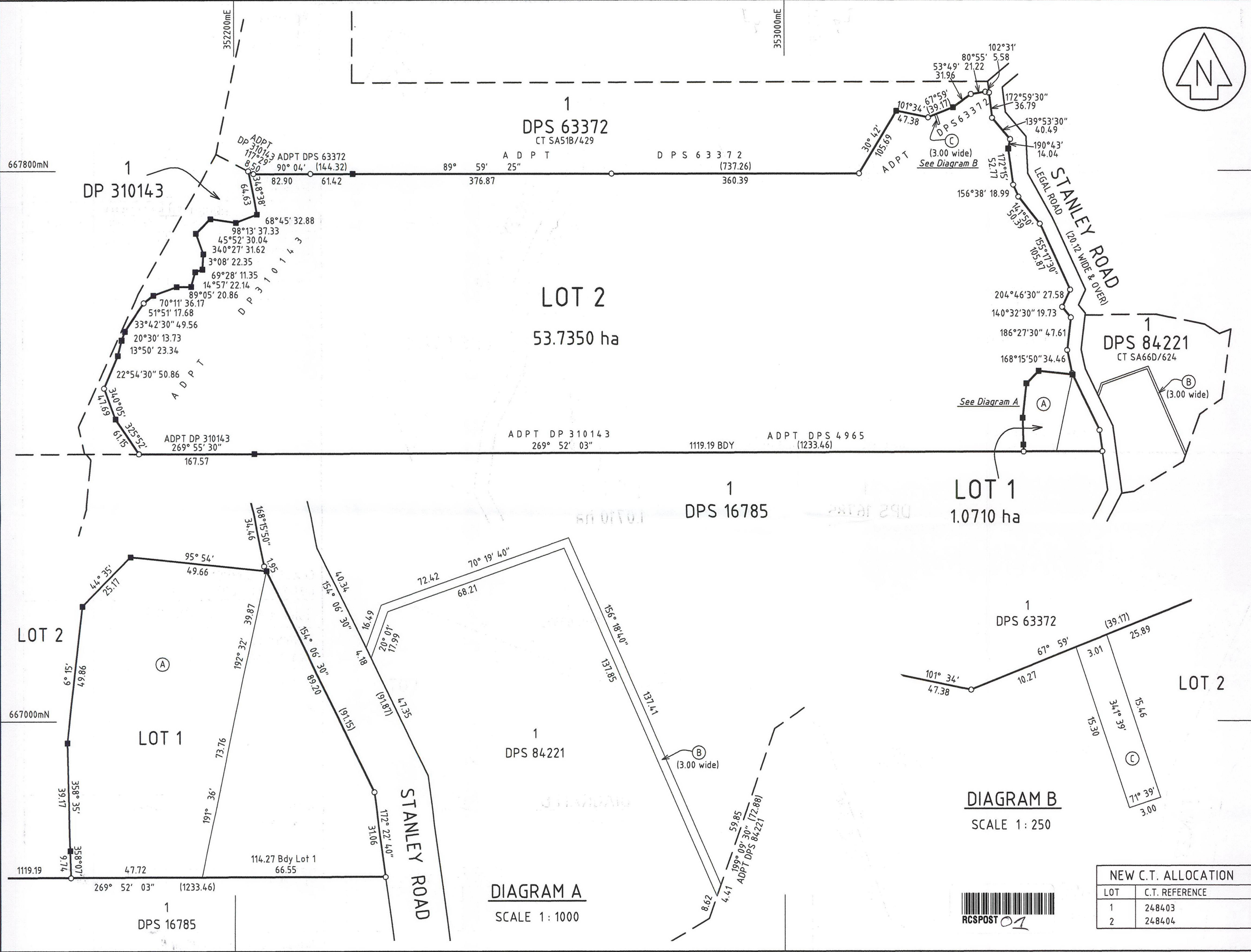
Approval as to Survey by Land Information New Zealand on:

...../...../.....

Deposited by Land Information New Zealand on:

...../...../.....

File Received Instructions  
DP 361144



**DIAGRAM A**  
SCALE 1:1000

**DIAGRAM B**  
SCALE 1:250

| NEW C.T. ALLOCATION |                |
|---------------------|----------------|
| LOT                 | C.T. REFERENCE |
| 1                   | 248403         |
| 2                   | 248404         |



LAND DISTRICT SOUTH AUCKLAND

LOTS 1 & 2 BEING SUBDIVISION OF LOT 2 DP 310143  
AND EASEMENT OVER LOT 1 DPS 84221

TERRITORIAL AUTHORITY WHAKATANE DISTRICT  
Surveyed by ROSS J. OVERINGTON F. 2058  
Scale 1:4000 Date SEPTEMBER 2005



## CONSENT NOTICE

(Pursuant to Section 221 of the  
Resource Management Act 1991)

GIVEN by: J and N Cowper

IN FAVOUR of: THE  
WHAKATANE DISTRICT COUNCIL

DATED: day of 2005.

PROPERTY: Lot 1 on Deposited Plan 361144

SUBJECT: Consent Conditions

COUNCIL REFERENCE: 24.3.04.47

---

### HAMERTONS

#### Lawyers

(B N Carter)

Telephone NO. 07 307 0680

Fax NO. 07 307 0225

PO Box 601

DX JA31519

**WHAKATANE**



# HAMERTONS

LAWYERS

Our Ref: D R Timmins – 954371/144

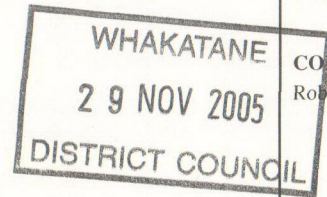
Your Ref: Planning Department – Helen Grigg  
24.3.04.47

**PARTNERS:**

Bill Jones LLB  
Brian Carter LLB  
Jonathan Kay LLB  
Steve Franklin LLB  
B Soc-Sci.

**CONSULTANT:**

Robert Chappell LLM



28 November 2005

Whakatane District Council  
Private Bag 1002  
**WHAKATANE**

PLEASE DELIVER

Top Floor  
Niederer Plaza  
The Strand  
PO Box 601  
DX JA31519  
**WHAKATANE, N.Z.**

Tel: (07) 307 0680

Fax: (07) 307 0225

Email:

hamertons@xtra.co.nz

**CONSENT NOTICE – COWPER – 560 STANLEY ROAD, WHAKATANE**

Further to your instructions we now enclose the prepared Consent Notice for the above subdivision.

A note of our costs has been sent direct to Judy Papuni for payment. We enclose a copy for your information.

Yours faithfully  
**HAMERTONS**

Per:

A handwritten signature in blue ink, appearing to read "D Timmins".

**Dawn Timmins**  
**Legal Executive**

W H Jones  
Supervising Partner

(drt) (lets) 48cd372

**ALSO AT:**

Jellicoe Court  
PO Box 150  
DX JA31001  
**KAWERAU, N.Z.**

Tel: (07) 323 8612

Fax: (07) 323 6629



COPY

Whakatane District Council  
Private Bag  
WHAKATANE

Dr to **HAMERTONS**  
Barristers and Solicitors  
P O Box 601  
Whakatane

TAX INVOICE GST REFERENCE: 27-122-688

File Ref: 954371/144

**BILL OF COSTS**

**SUBDIVISION CONSENT NOTICE – COWPER – 560  
STANLEY ROAD, WHAKATANE**

TO Our fee for preparation of Consent Notice:-

TO Our Fee \$250.00

TO GST \$ 31.25

TO Disbursements (GST Inclusive):  
Photocopying \$5.00

---

\$286.25

---

**FOURTEEN DAYS TERMS OF PAYMENT**

**Unless payment arrangements have been made please pay this account by 12 December 2005.**

For remittances by direct credit, our bank account number is 030490 0167742 00 Westpac, Whakatane  
In the reference section please show your name and client number

**HAMERTONS**

per:

28 November 2005

E. & O. E.  
(drt) (bills) 48cd374



24.3.04.47

23 November 2005

Messrs Hamertons  
P O Box 601  
WHAKATANE

**Attention: Dawn Timmins**

Dear Sir/Madam

The Council requires a consent notice to be issued for this resource consent. Can you please prepare the consent notice on our behalf?

Please find attached a copy of the following information:

1. the Council's decision
2. the land transfer plan
3. the pre-allocated plan number
4. any accompanying plans or supporting documentation

If you require any additional information, please contact me at this office. If there is any delay in the preparation of the consent notice, please contact Tony Bullard (Senior Planner) or myself.

If there are easements in gross to be created, please prepare the necessary documents on our behalf.

Please send the invoice directly to Judy Papuni (Creditors Clerk), with a copy to me for processing purposes.

Thank you.

Yours faithfully



Helen Grigg  
CUSTOMER SERVICES OFFICER  
RC\Subd\2004\24.3.04.47\consentnotice-23-11



17 November 2005

The Chief Executive  
Whakatane District Council  
Private Bag 1002  
**WHAKATANE**

**Attention: Helen Grigg**

Dear Helen

**YOUR REFERENCE 24.3.04.47 – J & N COWPER, 560 STANLEY RD, WHAKATANE.**

Further to our letter of 26 October 2005 we advise that the new Land Transfer Plans in respect of the above have been pre-allocated the reference number DP 361144 by Land Information New Zealand. We now request that Council provides the necessary consent notice in accordance with condition 1(k) of the subdivision consent and enclose for your assistance copies of the following:

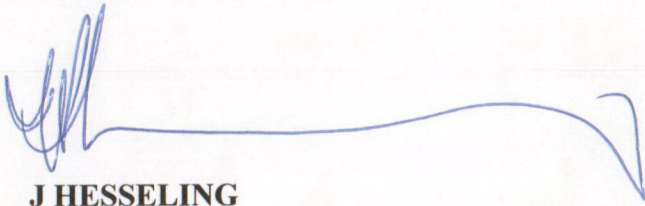
- i) The subdivision consent.
- ii) The new Land Transfer Title Plan (LT 361144).
- iii) Notice from LINZ advising pre-allocated plan number.
- iv) Title search.

With respect to Condition 1(k)(iii) it is noted that a 7 wire post and batten fence will not be constructed around the area marked A but instead stock be prohibited from all of Lot 1.

Please note that a copy of this letter and attachments has been forwarded direct to Hamertons (Dawn Timmins).

Please advise as soon as the document is available.

Yours faithfully



**J HESSELING**



17 October 2005



Ross James Overington  
Ross J Overington (Whakatane)  
P O Box 596  
Whakatane  
New Zealand

PRE-ALLOCATION OF CADASTRAL SURVEY DATASET AND CT  
REFERENCES NOTICE

Surveyor Reference: F2058

The following Cadastral Survey Dataset has been allocated:

LT 361144 South Auckland Land District

The following new Certificates of Title have been allocated

248403

248404

If you submit this Survey as a paper transaction please forward a copy of this form with your  
Plan Lodgement Documents.

Processing Centre Manager

Hamilton Processing Centre  
820 Victoria Street  
Private Bag 3028  
Hamilton  
New Zealand  
Tel 0800 ONLINE (665463)  
Fax 64-7-834 6788  
Internet  
<http://www.linz.govt.nz>





**COMPUTER FREEHOLD REGISTER  
UNDER LAND TRANSFER ACT 1952**



**Search Copy**

  
R. W. Muir  
Registrar-General  
of Land

**Identifier** 39972  
**Land Registration District** South Auckland  
**Date Issued** 16 January 2003

**Prior References**  
SA51B/430

---

|                          |                               |
|--------------------------|-------------------------------|
| <b>Estate</b>            | Fee Simple                    |
| <b>Area</b>              | 54.8236 hectares more or less |
| <b>Legal Description</b> | Lot 2 Deposited Plan 310143   |

**Proprietors**

James Cowper as to a 1/2 share  
Nita Cowper as to a 1/2 share

---

**Interests**



**Laura Swan**

---

**From:** Ross Overington [rover@world-net.co.nz]  
**Sent:** Friday, 8 April 2005 11:20  
**To:** Laura Swan  
**Subject:** Re: Updates of subdivisions

Hi Laura

1. Yes Cowper is satisfied and we are proceeding with the subdivision.
2. We are working through a solution with Transit for Hadley's entrance and hope to be able to confirm shortly

Cheers  
Ross

----- Original Message -----

**From:** Laura Swan  
**To:** Ross Overington  
**Sent:** Friday, April 08, 2005 10:03 AM  
**Subject:** Updates of subdivisions

Hi Ross

I'm just going through some of my files which have been sitting around for a while and thought I'd better get some updates on a couple of yours.

1. Cowper. 24.3.04.47. I replied to an objection letter but haven't heard anything since. Are they therefore satisfied with my comments and going to proceed with the consent as granted?
2. Hadley 24.3.04.94. The last thing I seem to have is a letter from Transit saying they don't support the proposal. Are they looking at other options or are they likely to withdraw the application?

Thanks

Laura

Laura Swan  
Planner  
Whakatane District Council  
ph. (07) 306-0500  
fax. (07) 307-0718

---

**Email disclaimer:** This email and any attachments are confidential. If you are not the intended recipient, do not copy, disclose or use the contents in any way. If you receive this message in error, please let us know by return email and then destroy the message. Whakatane District Council is not responsible for any changes made to this message and/or any attachments after sending.

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This e-mail has been checked for viruses and no viruses were detected.

---

No virus found in this incoming message.



24.3.04.47  
4770/0560/000

29 September 2004

Mr and Mrs Cowper  
C\ - Ross J Overington  
P O Box 596  
WHAKATANE

Dear Sir/Madam

**OBJECTION TO SUBDIVISION CONSENT CONDITIONS**

In response to your objection letter received 10 September 2004;

1. Condition 1(j) requires that vegetation is maintained and planted on the slopes to ensure stability. This recommendation comes straight from the report provided to the Council as part of your application. The Council does not consider that the condition is particularly onerous.

The planting and weed control which you have planned and have outlined in your letter is probably suitable. This information just needs to be formally recorded in a plan and some details on the maintenance needs to be included. For example, some basic weeding to prevent smothering and perhaps some watering in extreme dry weather. The last sentence in the condition was included to highlight the fact that the Council does not necessarily have the expertise of staff to certify that the planting plan is appropriate for the stability purpose it is designed for. To satisfy the condition, confirmation that it is appropriate will probably need to be sought from a suitable engineer, perhaps Mr Manktelow himself. The note about the arborist was added in case the situation arose where the Council or possibly the engineer did not think the plants chosen were appropriate for the site and stabilisation purposes and other expertise were required. This may not be necessary.

I hope that I have provided enough clarification in this letter so that the condition (j) can be complied with as written in the consent.

2. The Council's Roading Engineer (Roelof Siebring) has inspected the portion of road bordering your property at 560 Stanley Road. As far as he can ascertain no changes have been made to the road or berm that has changed the amount of stormwater entering the house site area. I suggest that you discuss the situation directly with him.

If you have any further questions concerns about these matters, please do not hesitate to contact me.

Yours faithfully



Laura Swan  
PLANNER

04\2\L\LCS2909



# ROSS J. OVERINGTON

**Land Subdivision and Resource  
Management Consultants**

Refer: F2058

**REGISTERED SURVEYORS'**

Phoenix House Pyne Street, **PO Box 596, Whakatane**  
Fax 07 308 6328 Mob 025 904 203 **Ph 07 308 6384**  
Email rover@world-net.co.nz

10 September 2004

The Chief Executive  
Whakatane District Council  
Private Bag 1002  
**WHAKATANE**

**Attention: Laura Swan**

Dear Laura

**YOUR REFERENCE 24.3.04.47: SUBDIVISION – COWPER,  
560 STANLEY ROAD, WHAKATANE**

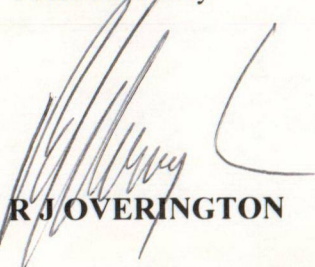
Further to your letter of 17 August Mr & Mrs Cowper seek clarification and accordingly they wish to formally object to conditions 1(j) and 1(k)(viii) of the subdivision consent.

With regard to 1(j) they intend to remove barberry currently growing on the slope as well as to plant flaxes and shrubs along the top of the slope but otherwise to allow natural regeneration to continue as at present. They consider that further planting and the involvement of an arborist and engineer is not necessary to achieve healthy sustainable vegetation.

With regard to 1(k)(viii) it is assumed that stormwater is required to be piped away from the vicinity of any building and development area, noting that all the land west of the proposed house site is on a slope. They are concerned that council has recently directed run-off from Stanley Road onto their property and request assurance that this will be redirected away from their house site.

We would be pleased to discuss these matters with you.

Yours faithfully



**R J OVERINGTON**



# ROSS J. OVERINGTON

**Land Subdivision and Resource  
Management Consultants**

Refer: F2058

**REGISTERED SURVEYORS**

Phoenix House Pyne Street, **PO Box 596, Whakatane**  
Fax 07 308 6328 Mob 025 904 203 **Ph 07 308 6384**  
Email rover@world-net.co.nz

10 September 2004

The Chief Executive  
Whakatane District Council  
Private Bag 1002  
**WHAKATANE**

**Attention: Laura Swan**

Dear Laura

**YOUR REFERENCE 24.3.04.47: SUBDIVISION – COWPER,**  
**560 STANLEY ROAD, WHAKATANE**

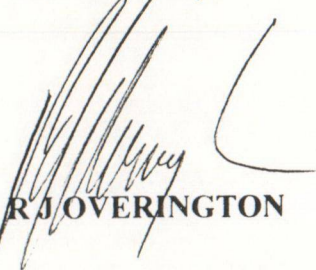
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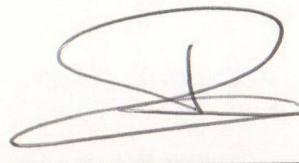
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We would be pleased to discuss these matters with you.

Yours faithfully

  
**RJ OVERINGTON**

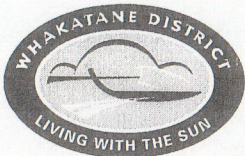
*As far as I can ascertain  
there are no measures taken which  
has any impact over and above the runoff there has been in the past*

  
*Roelot.*









# Whakatane District Council

## SURVEY PLAN APPROVAL - SECTION 223 RESOURCE MANAGEMENT ACT 1991

File Ref: 24.3. α.47

Applicant:

J/N Cowper

Location:

560 Stanley Rd, Waimui

I confirm that:

- The submitted survey plan (copy attached) is in accordance with the resource consent granted by the Whakatane District Council on 16-8-04 (Date)
- The consent has not lapsed.
- All roads, private roads, reserves, land vested in the Council in lieu of reserves, and private ways shown on the survey plan have been authorised and accepted under the Resource Management Act 1991 and the Local Government Act 1974.

Planning Officer

[Signature]

Date:

31.10.05

Authorised Officer

[Signature]

Date:

8/11/05

Survey Plan Received:

\_\_\_\_\_

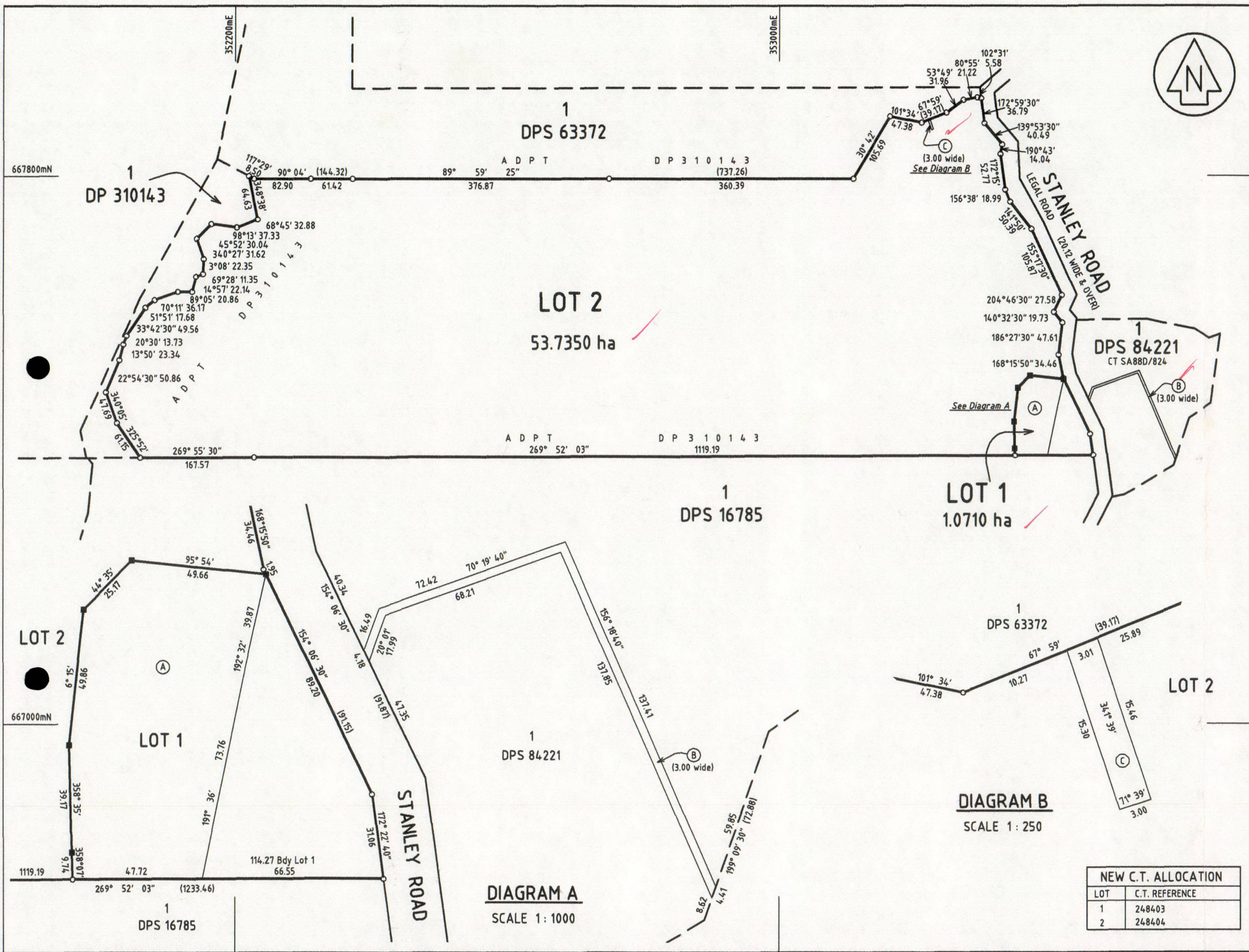
Survey Plan Signed:

\_\_\_\_\_

Survey Plan Returned:

\_\_\_\_\_





Approvals

I HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE WHAKATANE DISTRICT COUNCIL PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 8th DAY OF November 2005 SUBJECT TO THE GRANTING OR RESERVING OF THE EASEMENT SET OUT IN THE MEMORANDUM HEREON.

A. Bullard

AUTHORISED OFFICER

MEMORANDUM OF EASEMENT

| PURPOSE                     | SHOWN | SERV. TEN.         | DOM. TEN.    |
|-----------------------------|-------|--------------------|--------------|
| RIGHT TO CONVEY ELECTRICITY | (B)   | LOT 1<br>DPS 84221 | LOT 1 HEREON |

PROPOSED EASEMENT

| PURPOSE                     | SHOWN | SERV. TEN.   | DDM. TEN.          |
|-----------------------------|-------|--------------|--------------------|
| RIGHT TO CONVEY ELECTRICITY | (C)   | LOT 2 HEREON | LOT 1<br>DPS 63372 |

CLASS OF SURVEY:

LOT 1 = II; LOT 2 = III

Total Area 54.8060 ha

Comprised in CT.39972  
CT. SA88D/824 (EASE)

I, ROSS JAMES OVERINGTON  
being a person entitled to practise as a Licensed Cadastral Surveyor, certify that:  
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2;  
(b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

Signed: / / Date: / /

Field Book / / Traverse Book / /

Reference Plans / /

Examined / / Correct / /

Approval as to Survey by Land Information New Zealand on: / /

Deposited by Land Information New Zealand on: / /

File Received Instructions

DP 361144

LAND DISTRICT SOUTH AUCKLAND

LOTS 1 & 2 BEING SUBDIVISION OF LOT 2 DP 310143 AND EASEMENT OVER LOT 1 DPS 84221

TERRITORIAL AUTHORITY WHAKATANE DISTRICT  
Surveyed by ROSS J. OVERINGTON F. 2058  
Scale 1:4000 Date SEPTEMBER 2005



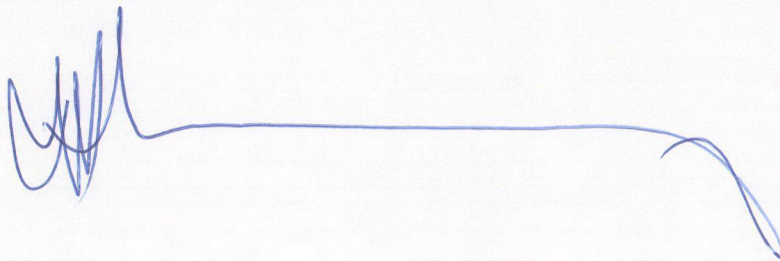
9 November 2005

J/N Cowper  
24.3.04.47

I confirm that I have recieved from the Whakatane District Council the following documents:

- Signed foil

Ross Overington  
Registered Surveyor

A handwritten signature in blue ink, consisting of a series of loops and a long horizontal stroke.



# ROSS J. OVERINGTON

**Land Subdivision and Resource  
Management Consultants**

Refer: F2058

**REGISTERED SURVEYORS**

Phoenix House Pyne Street, **PO Box 600, Whakatane**

Fax 07 308 6328 **Ph 07 308 6384**

Email whakatane@boulder-group.com

26 October 2005

The Chief Executive  
Whakatane District Council  
Private Bag 1002  
**WHAKATANE**



**Attention: Helen Grigg**

Dear Helen

**YOUR REFERENCE 24.3.04.47 – J & N COWPER, 560 STANLEY ROAD, WHAKATANE.**

Further to your letter of 17 August 2004 please find herewith the original Land Transfer Title Plan in respect of the above for certification pursuant to Section 223 Resource Management Act, 1991.

Also enclosed is a (reduced) copy of the plan for your records together with a cheque for \$112.50 being council's processing charge.

Please note that the pre-allocated plan reference number for this subdivision is DP 361144 (copy of LINZ notice is also attached).

Please advise as soon as the tracing has been signed.

Yours faithfully

A handwritten signature in blue ink, appearing to read "JP Hesselning".

J P HESSELING



17 October 2005



Ross James Overington  
Ross J Overington (Whakatane)  
P O Box 596  
Whakatane  
New Zealand

**PRE-ALLOCATION OF CADASTRAL SURVEY DATASET AND CT  
REFERENCES NOTICE**

Surveyor Reference: F2058

The following Cadastral Survey Dataset has been allocated:

LT 361144 South Auckland Land District

The following new Certificates of Title have been allocated

248403

248404

If you submit this Survey as a paper transaction please forward a copy of this form with your Plan Lodgement Documents.

Processing Centre Manager

Hamilton Processing Centre  
820 Victoria Street  
Private Bag 3028  
Hamilton  
New Zealand  
Tel 0800 ONLINE (665463)  
Fax 64-7-834 6788  
Internet  
<http://www.linz.govt.nz>





## Whakatane District Council Receipt



boulder consultants

Date :31Oct05

Drawer No :18

Receipt No :657086

----- General Ledger Receipts -----

68800/100

cowper 24.3.04.47

\$112.50

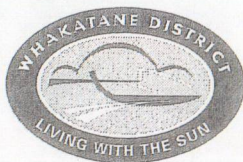
TAX INVOICE: G.S.T. No :16-940-356

Consideration Excl. GST: \$100.00

GST Amount: \$12.50

Total: \$112.50





# Whakatane District Council

## PLANNING - PAYMENT DETAILS

(GST Reg No. 16-940-356)

|           |                                     |                       |          |
|-----------|-------------------------------------|-----------------------|----------|
|           |                                     | *RC/BC/SC ID:         | 04/47    |
| Amount    | \$ 112.50                           | Date cheque received: | 28.10.05 |
| *Paid by: | Boulder Consultants (name of payee) |                       |          |
| Receipt # |                                     | *Date Received:       |          |

Details of payment (Note all figures are GST incl except for bond which is exempt):

| Tick         | *DETAILS                                        | *CODE      | *AMOUNT |
|--------------|-------------------------------------------------|------------|---------|
|              | Subdivision – deposit (GST incl)                | 68800      |         |
|              | Land Use – deposit (GST incl)                   | 68800      |         |
| ✓            | Sec 223/224 (GST incl)                          | 68800      | 112.50  |
|              | Additional admin charges (GST incl)             | 68800      |         |
|              | *Debtor No:                                     | !          |         |
|              | *Invoice No.                                    | !          |         |
|              | Monitoring (GST incl)                           | 68820      |         |
|              | Bond (GST Exempt)                               | 988400 748 |         |
|              | <b>Water</b>                                    |            |         |
|              | Whakatane Water Dev. Contribution               | 70800      |         |
|              | Coastlands/Piripai Water Dev. Contribution      | 70801      |         |
|              | Ohope Water Dev. Contribution                   | 70802      |         |
|              | Matata Water Dev. Contribution                  | 70803      |         |
|              | <b>Stormwater</b>                               |            |         |
|              | Whakatane Urban Stormwater Dev. Contribution    | 70811      |         |
|              | Ohope Stormwater Dev. Contribution              | 70812      |         |
|              | Matata Stormwater Dev. Contribution             | 70813      |         |
|              | <b>Wastewater</b>                               |            |         |
|              | Whakatane Urban Wastewater Dev. Contribution    | 70820      |         |
|              | Coastlands/Piripai Wastewater Dev. Contribution | 70821      |         |
|              | Ohope Wastewater Dev. Contribution              | 70822      |         |
|              | <b>Solid Waste</b>                              |            |         |
|              | Solid Waste Development Contribution            | 70830      |         |
|              | <b>Roading</b>                                  |            |         |
|              | Roading Development Contribution                | 70840      |         |
|              | <b>Community Infrastructure</b>                 |            |         |
|              | Community Infrastructure Dev. Contribution      | 70850      |         |
|              | <b>Reserves</b>                                 |            |         |
|              | Whakatane Urban Reserves Contribution           | 70861      |         |
|              | Ohope Reserves Contribution                     | 70862      |         |
|              | Matata Reserves Contribution                    | 70863      |         |
|              | Rural Reserves Contribution                     | 70864      |         |
|              | Taneatua Reserves Contribution                  | 70865      |         |
|              | Edgecumbe Reserves Contribution                 | 70866      |         |
|              | Murupara Reserves Contribution                  | 70867      |         |
|              | <b>Parking</b>                                  |            |         |
|              | Whakatane Town Centre Car parking               | 70870      |         |
|              | <b>Roading</b>                                  |            |         |
|              | Road Upgrade Contributions                      | 70880      |         |
| <b>Total</b> |                                                 |            | 112.50  |

\* Denotes a field that must be entered into Corporate Vision