

8284434-TCPMSP



5 (c)

ENTERED

Refer MSP 716



\$100 pd 22.11.83  
Rec NO 7141257

85/ 35902

Created  
Lot 1 DP102703  
85/35904



84/434

MCCRAE

D.P & C.T

SPEC. DEP.



## Mangonui County Council

NORTHLAND

JH

Address all Communications to  
COUNTY CLERK

P.O. BOX 57, KAITAIA

Attention D. Blumhardt

County Council,  
KAITAIA.

Ref:

29th March, 1984.

ALL ADDRESSEES

PLANNING APPLICATION DECISIONS

In terms of Section 86 (3)/Regulation 38 (4) I  
enclose copies of Council's decisions on the following applications,  
heard on Friday 16th March, 1984.

| <u>Application No.</u> | <u>Applicant</u>             |
|------------------------|------------------------------|
| 84/380                 | BLANCHER, T.W. and WORRALL N |
| 84/432                 | MURRAY, G.H.                 |
| 84/433                 | JONES, R.H.                  |
| 84/434                 | MCCRAE, D.P. and C.T.        |
| 84/435                 | WITIKA, K.N. (Mrs.)          |
| 84/436                 | WALL, A.K. and Others        |
| 84/438                 | ROOPE, I.H. (Mrs.)           |
| 84/439                 | NOBLE, F.                    |
| 84/440                 | WIKI, Te U.K.                |
| 84/441                 | SUBRITZKY, J.H.              |
| 84/442                 | FLOOD, J.L.                  |
| 84/443                 | SMITH, N.B.                  |
| 84/444                 | ROBINSON, D.W. and S.B.      |
| 84/445                 | BRJLEVICH, T. and J.R.       |
| 84/446                 | SHEDDAN, S.L. (Mrs.)         |
| 84/447                 | SANGER, P. and TRUMPER S.    |



D. Blumhardt

Administration Officer

for MANGONUI COUNTY COUNCIL.

ADDRESSEES:

District Commissioner of Works, M.O.W. & D., Box 5040, Wellesley  
Street, Auckland, 1.  
Principal Officer, Northland United Council, P.B., Whangarei.  
Mr. M. Jones, Murray-North Partners Ltd., Whangarei.  
District Valuer, Valuation Department, P.O. Box 229, Whangarei.  
D.B. Von Stummer & Associates, P.O. Box 128, Kaitaia.



# Mangonui County Council

NORTHLAND

Telephone 65

JH

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

County Council,  
KAITAIA.

Ref:

ALL APPLICANTS,  
ALL OBJECTORS.

## PLANNING APPLICATION DECISION

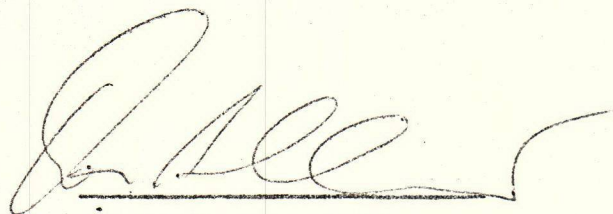
Enclosed is a copy of Council's decision on your application heard on 16th March, 1984.

Your attention is drawn to your right of appeal to the Planning Tribunal 'within one month after notification of the decision' contained in Section 69 Town and Country Planning Act 1977, against the decision or any condition imposed.

Applicants to whom consent was given are reminded that the consent will lapse on the expiry of a period of 2 years after the date on which it was given, unless —

- (a) the person to whom it was granted has given effect to the consent; or
- (b) that person has made substantial progress towards giving effect to the consent and is continuing to do so.

DATED at Kaitaia this 30th day of March, 1984.



Administration Officer  
for MANGONUI COUNTY COUNCIL.

Encl.



DISTRIBUTION:

| <u>Application No.</u> | <u>Applicant</u>                                                                                       |
|------------------------|--------------------------------------------------------------------------------------------------------|
| 84/432                 | G.H. Murray, C/- Fountain, Manning & Co., P.O. Box 43, Kaitaia.                                        |
| 84/433                 | R.H. Jones, C/- Patterson and Lord, P.O. Box 283, Kaitaia.                                             |
| 84/434                 | D.P. McCrae and C.T. McCrae, C/- Patterson and Lord, P.O. Box 283, Kaitaia.                            |
| 84/446                 | S.L. Sheddan, C/- Rhonda G. Evans, P.O. Box 19-196, Avondale.                                          |
| 84/435                 | K.N. Witika, C/- Post Office, Te Kao.                                                                  |
| 84/438                 | I.H. Roope, C/- D.M. Kay, Peria, R.D. 3, Kaitaia.                                                      |
| 84/439                 | F. Noble, Te Kao, R.D. 4, Kaitaia.                                                                     |
| 84/440                 | Te Umuroa (Timo) Wiki, C/- Ngaire Slade, C/- Post Office, Te Kao.                                      |
| 84/441                 | J.H. Subritzky, P.O. Box 18, Awanui.                                                                   |
| 84/442                 | J.L. Flood, R.D., Awanui.                                                                              |
| 84/443                 | N.B. Smith, P.O. Box 161, Kaitaia.                                                                     |
| 84/436                 | A.K. Wall, E. Crabtree, P. Nordblom, T. Tretheway and L. Langerak, C/- Alan Wall, Beach Road, Ahipara. |
| 84/444                 | D.W. and S.B. Robinson, P.O. Box 504, Kaitaia.                                                         |
| 84/445                 | T. and J. Brljevic, P.O. Box 71, Kaitaia.                                                              |
| 84/447                 | P. Sanger and S. Trumper, 37 Marriot Street, Pakuranga, Auckland.                                      |
| 83/380                 | T.W. Blucher and N. Worrall, C/- Reynolds Rasmussen, P.O. Box 12, Kaitaia.                             |
| 84/436                 | C.A.J. & S. Farquharson, P.O. Box 16, Ahipara.                                                         |



KMG

M/S.D. 84/434 ✓

Attention I.R. Tate

3rd February, 1984.

The Resident Engineer,  
Ministry of Works & Development,  
P.O. Box 641,  
WHANGAREI.

Attention : Joanne Dixon

Dear Sir,

APPLICATION FOR PLANNING CONSENT -  
D.P. & C.T. MACRAE:

As requested please find attached a copy of the scheme plan of subdivision relating to the above application for planning consent.

Yours faithfully,

I.R. Tate  
Senior Administration Officer

for CHIEF EXECUTIVE OFFICER

Enc.

|         |   |  |
|---------|---|--|
| Ackn.   |   |  |
| Report  |   |  |
| Mgmt.   |   |  |
| Cttce.  |   |  |
| Council |   |  |
| B/up.   |   |  |
| R/pl.   |   |  |
| File    | ✓ |  |



IN THE MATTER of a planning application  
before the Mangonui County Council  
by D.P. & C.T. McCRAE

Submissions on behalf of the applicants:

It appears that there may be some confusion concerning the topography of the land in question and access to it. In fact a legal road runs along the southern boundary of the Lot which the McCraes propose to retain, but physically it does not touch the Lot which they intend to sell to the applicants.

There is an existing access track through the "McCrae" land and if need be they will grant the Wadsworths a right of way over this to give them access to the Lot they are purchasing.

The alternative to this is that the Wadsworths will be prepared at some future time at their own expense and without calling upon the County for contribution to form the balance of the legal road to the junction of their property to County road standards at the direction of the County Engineer's Department.

As will be seen from the evidence, the main activity of the McCraes is the harvesting and marketing of Sphagnum Moss, orchids are secondary to this activity. The fact that their activity is regarded as viable by the Rural Bank who have <sup>providing</sup> ~~provided~~ development funds to them and who are consenting to the disposal of the land the subject of this application shows that the officers in this experienced department are aware of and support the application.

The report of the Engineering Department refers to the terrain of the proposed lot as being steep and that probably a pole platform house would be required. The applicants state that less than 25% of the block can be so described and that there are several suitable house sites on the block. As the proposed lot is approximately 8 ha effluent disposal will not be a problem.

The McCraes will confirm that there is adequate provision for water for irrigation on the block which they intend to sell to the Wadsworths. The natural basin contour of the section lends itself to the damming of the small stream running through its centre. There has been extensive discussion with agents of the Northland Catchment Commission by the parties concerning dam sites and engineering requirements and the parties understand that after



these discussions it was accepted that there were no problems in obtaining ample water to cater for any horticultural activity envisaged. The construction of the dam itself is small enough apparently not to require engineering certificates.



IN THE MATTER of a planning application  
before the Mangonui County Council  
by D.P. & C.T. McCRAE

DOUGLAS PHILIP McCRAE of Kaitaia, farmer on his oath says :

This application for subdivision has been made after careful consideration of the future viability of both the subdivided section and the remaining block. Permission from the Rural Bank (as mortgagee) was sought and obtained seven months ago.

My wife and I purchased the property in 1979 with the intention of establishing a stonefruit orchard on part of it. We had come from a leased pip and stonefruit orchard in Auckland. Application to the Rural Bank for loan finance for this development was turned down, as at that time policy was that horticultural fragmentation in the county was not to be encouraged. The section for which subdivision permission is being sought is the piece originally intended for stonefruit production.

Ministry of Agriculture horticultural advisors visited the property and agreed that a stonefruit orchard would be viable. Soil tests were made at this time.

In physical character the property (54 acres) comprises two basins, each containing areas of flat and easy contour land, separated by a hill. The basin, that is part of the section to be retained, is typical gumland (approx 15 acres) with a very shallow podzolised topsoil on a hard impervious pan. Drainage is very poor.

We are presently installing a \$20,000 irrigation system over 4½ha of this basin to create New Zealand's first Sphagnum Moss farm. Considerable interest from exporters, M.A.F. and the N.Z. Forest Service is now being shown in increased moss production. There is a good market for moss in Japan and existing stocks are being overpicked. The economics of moss farming appear very good with current returns at about \$6,000 - \$7,000/acre per annum.

We have an established moss sales business (3 years). Moss is harvested from crown wetlands in the Kaitaia district, carted to our property where it is dried, processed and packed, and then delivered to Auckland. Moss is used mainly in various horticultural capacities and our markets, at present, are the Auckland garden centres, merchants and plant exporters.

A secondary activity is the cultivation and sale of orchid plants and flowers. We are expanding this side of our business and have



recently established the country's first Native Orchid Nursery. Export potential for Native Orchids (especially to the U.S.A.) appears quite good and we have already received enquiries in this regard.

The section for which subdivision permission is sought can be a viable horticultural unit and is surplus to our existing and envisaged horticultural activities. Access, water and suitable house sites are not a problem.

I am a member of the Far North Fruitgrowers Co-op Ltd and the Auckland Botanical Society.



The proposal is that with the assistance of the Ministry of Agriculture's horticultural advisor to establish approximately five hectares of the eight available into a broadbased horticultural venture.

As the property is at present covered in low scrub and rushes we propose to develop it in 1½ hectare lots:-

Year One:

Rotoslash and rotary hoe 1½ hectares. Top dress and plant in grass. Ring fence and keep grass and regrowth under control by using sheep and spray for gorse. Establish shelter tree outside fence.

Year Two:

Rotoslash and rotary hoe adjacent 1½ <sup>hectares.</sup> ~~hecrates~~ and repeat year one programme on this block.

Year Three:

Plant 1st area in kiwifruit as shelter will now be of sufficient height to protect the vines. Repeat process of year one on further block.

Year Four:

Plant 2nd area in table grapes and non astringent persimmons.

Year Five:

Plant 3rd area in citrus orchard of various types. Plant remaining hills in timber trees of various kinds.

The proposed crops may change as the market forces may dictate at the time of <sup>planning</sup> ~~planning~~. In the future we propose to establish glasshouses to grow roses and lilies as cut flowers for the export market but because of the high capital cost of establishing the buildings we will have to wait for approximately five years to get it established.

These proposals have been discussed with the Ministry of Agriculture & Fisheries advisors and they consider them to be viable.

Water for irrigation has been discussed with the Catchment Commission in Whangarei and they have said that water found on the property would only require the formality of an application and a hearing. There are ~~two~~ options available to obtain water. One is a large pond, the other a well.

We at present have our own home in Kaitaia which is on the market and as soon as it is sold we will move out to this property and build. Both my wife and myself work in the district. I will continue to do so until this project becomes sufficiently viable to support us and my wife will continue irrespective of this eventuality. My wife is the Head Teacher at the local Kindergerten and I am a Social Worker for the Department of Social Welfare.



PROPOSED LAND USE - BG & MC WADSWORTH

The proposal is that with the assistance of the Ministry of Agriculture's horticultural advisor to establish approximately five hectares of the eight available into a broadbased horticultural venture.

As the property is at present covered in low scrub and rushes we propose to develop it in 1½ hectare lots:-

Year One:

Rotoslash and rotary hoe 1½ hectares. Top dress and plant in grass. Ring fence and keep grass and regrowth under control by using sheep and spray for gorse. Establish shelter tree outside fence.

Year Two:

Rotoslash and rotary hoe adjacent 1½ ~~hectares~~ and repeat year one programme on this block. <sup>hectares</sup>

Year Three:

Plant 1st area in kiwifruit as shelter will now be of sufficient height to protect the vines. Repeat process of year one on further block.

Year Four:

Plant 2nd area in table grapes and non astringent persimmons.

Year Five:

Plant 3rd area in citrus orchard of various types. Plant remaining hills in timber trees of various kinds.

The proposed crops may change as the market forces may dictate at the time of planting. In the future we propose to establish glasshouses to grow roses and lilies as cut flowers for the export market but because of the high capital cost of establishing the buildings we will have to wait for approximately five years to get it established.

These proposals have been discussed with the Ministry of Agriculture & Fisheries advisors and they consider them to be viable.

Water for irrigation has been discussed with the Catchment Commission in Whangarei and they have said that water found on the property would only require the formality of an application and a hearing. There are two options available to obtain water. One is a large pond, the other a well.

We at present have our own home in Kaitaia which is on the market and as soon as it is sold we will move out to this property and build. Both my wife and myself work in the district. I will continue to do so until this project becomes sufficiently viable to support us and my wife will continue irrespective of this eventuality. My wife is the Head Teacher at the local Kindergarten and I am a Social Worker for the Department of Social Welfare.



IN THE MATTER of a planning application  
before the Mangonui County Council  
by D.P. & C.T. McCRAE

DOUGLAS PHILIP McCRAE of Kaitaia, farmer on his oath says :

This application for subdivision has been made after careful consideration of the future viability of both the subdivided section and the remaining block. Permission from the Rural Bank (as mortgagee) was sought and obtained seven months ago.

My wife and I purchased the property in 1979 with the intention of establishing a stonefruit orchard on part of it. We had come from a leased pip and stonefruit orchard in Auckland. Application to the Rural Bank for loan finance for this development was turned down, as at that time policy was that horticultural fragmentation in the county was not to be encouraged. The section for which subdivision permission is being sought is the piece originally intended for stonefruit production.

Ministry of Agriculture horticultural advisors visited the property and agreed that a stonefruit orchard would be viable. Soil tests were made at this time.

In physical character the property (54 acres) comprises two basins, each containing areas of flat and easy contour land, separated by a hill. The basin, that is part of the section to be retained, is typical gumland (approx 15 acres) with a very shallow podzolised topsoil on a hard impervious pan. Drainage is very poor.

We are presently installing a \$20,000 irrigation system over 4½ha of this basin to create New Zealand's first Sphagnum Moss farm. Considerable interest from exporters, M.A.F. and the N.Z. Forest Service is now being shown in increased moss production. There is a good market for moss in Japan and existing stocks are being overpicked. The economics of moss farming appear very good with current returns at about \$6,000 - \$7,000/acre per annum.

We have an established moss sales business (3 years). Moss is harvested from crown wetlands in the Kaitaia district, carted to our property where it is dried, processed and packed, and then delivered to Auckland. Moss is used mainly in various horticultural capacities and our markets, at present, are the Auckland garden centres, merchants and plant exporters.

A secondary activity is the cultivation and sale of orchid plants and flowers. We are expanding this side of our business and have



recently established the country's first Native Orchid Nursery. Export potential for Native Orchids (especially to the U.S.A.) appears quite good and we have already received enquiries in this regard.

The section for which subdivision permission is sought can be a viable horticultural unit and is surplus to our existing and envisaged horticultural activities. Access, water and suitable house sites are not a problem.

I am a member of the Far North Fruitgrowers Co-op Ltd and the Auckland Botanical Society.



IN THE MATTER of a planning application  
before the Mangonui County Council  
by D.P. & C.T. McCRAE

Submissions on behalf of the applicants:

It appears that there may be some confusion concerning the topography of the land in question and access to it. In fact a legal road runs along the southern boundary of the Lot which the McCraes propose to retain, but physically it does not touch the Lot which they intend to sell to the applicants.

There is an existing access track through the "McCrae" land and if need be they will grant the Wadsworths a right of way over this to give them access to the Lot they are purchasing.

The alternative to this is that the Wadsworths will be prepared at some future time at their own expense and without calling upon the County for contribution to form the balance of the legal road to the junction of their property to County road standards at the direction of the County Engineer's Department.

As will be seen from the evidence, the main activity of the McCraes is the harvesting and marketing of Sphagnum Moss, orchids are secondary to this activity. The fact that their activity is regarded as viable by the Rural Bank who have provided development funds to them and who are consenting to the disposal of the land the subject of this application shows that the officers in this experienced department are aware of and support the application.

The report of the Engineering Department refers to the terrain of the proposed lot as being steep and that probably a pole platform house would be required. The applicants state that less than 25% of the block can be so described and that there are several suitable house sites on the block. As the proposed lot is approximately 8 ha effluent disposal will not be a problem.

The McCraes will confirm that there is adequate provision for water for irrigation on the block which they intend to sell to the Wadsworths. The natural basin contour of the section lends itself to the damming of the small stream running through its centre. There has been extensive discussion with agents of the Northland Catchment Commission by the parties concerning dam sites and engineering requirements and the parties understand that after



these discussions it was accepted that there were no problems in obtaining ample water to cater for any horticultural activity envisaged. The construction of the dam itself is small enough apparently not to require engineering certificates.



Proposal --- Subdivision of Pt. Sec. 13, Blk. VII Opoe S.D. into two lots, one to comprise approximately 26.4293 ha. and the other approximately 11.0527 ha. The property is located on the northern side of the West Coast Road, just past Lake Ngatu, and is in the Rural A Zone.

No objections.

9.50 a.m.

Application No. 84/434

Applicants --- Douglas Philip McCrae and Christine Therese McCrae, C/- Patterson and Lord; P.O. Box 283, Kaitiaki.

Proposal --- Subdivision of Pt. Allot. 11 Parish of Oruru, Blk. I Maungataniwha S.D. (21.6054 ha.) to create a separate lot of approximately 8 ha. for sale and the erection of a dwelling thereon. The property is located at the end of Taylor Road, and is in the Rural A Zone.

No objections.

Comment by the Northland Catchment Commission and the Regional Water Board.

10.20 a.m.

Application No. 84/446

Applicant --- Shona Louise Sheddan, C/- Rhonda G. Evans, P.O. Box 19-196, Avondale, Auckland 7.

Proposal --- Subdivision of an area of approximately 4.5 ha. from Pt. Allots. S.E. 28 and N.W. 31, Parish of Maungataniwha East, (22.7613 ha.), and the erection of a dwelling and the establishment of a small cottage industry thereon. The property is located on the eastern side of Thomsons Road and the Taro Stream about 1.5 kms. from its junction with the Fern Flat Road, and is in the Rural A Zone.

No objections.

Comment by Northland Catchment Commission and Regional Water Board.

10.30 a.m.

Application No. 83/424

Applicant --- Dulcie Gladys Urlich, C/- Simpson and Grierson, Private, Bag, Wellesley Street, Auckland.

Proposal --- Subdivision of Pt. Secs. 16, 17, 18, 19 and 20, Blk. X Houhora East S.D. to create six lots ranging in area from 9.34 ha to 14.3 ha and two lots comprising areas of 4.74 ha and 4.1375 ha respectively. The property is located on the north-eastern side of the Far North Road at Houhora between Subritzky Road and Trig Road and is in the Rural C Zone.

No objections.

Comment by the Northland Catchment Commission and Regional Water Board.

10.40 a.m.

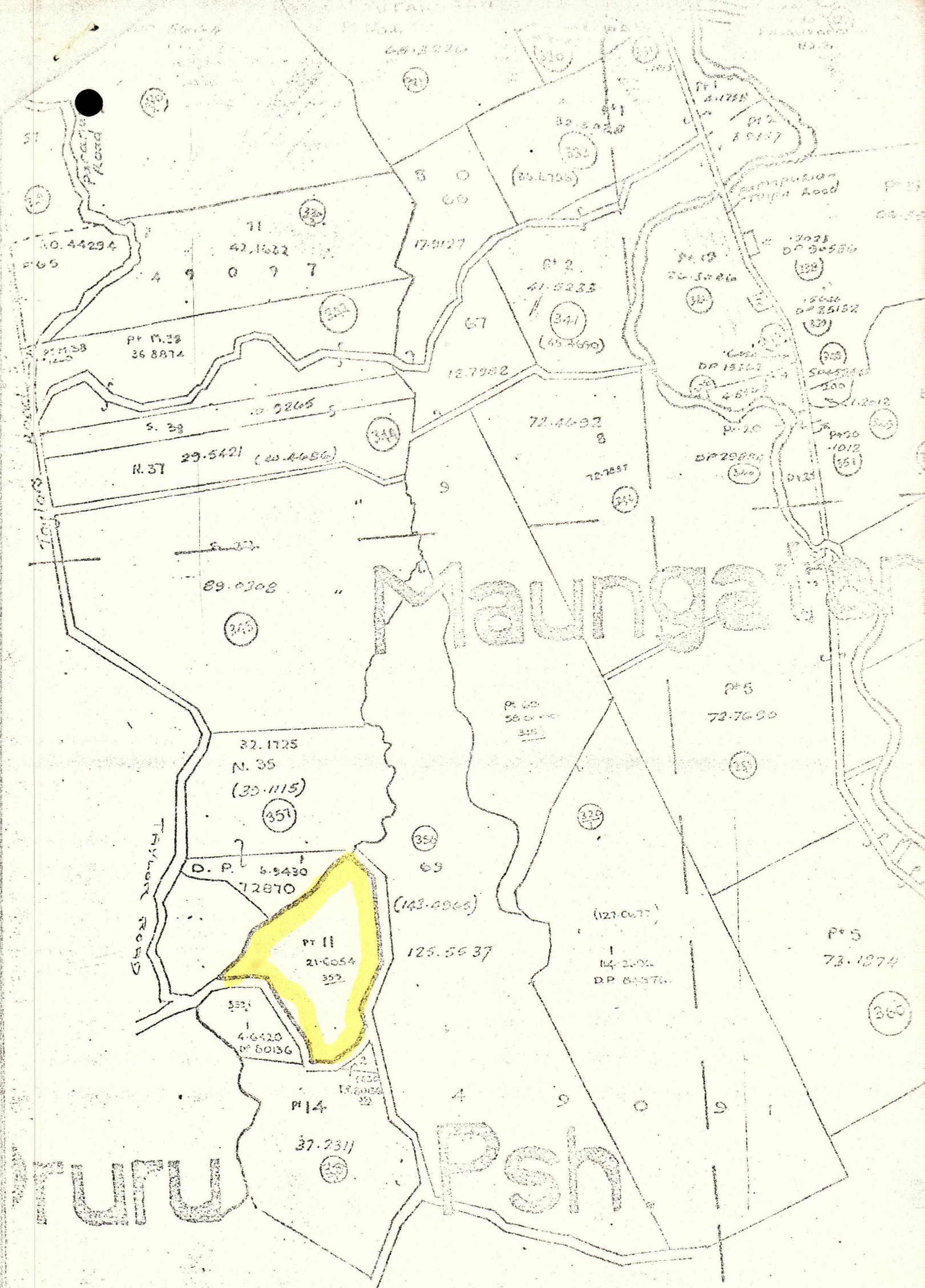
Application No. 84/435

Applicant --- Kerepehi Ngairi Witika, C/- Post Office, Te Kao.

Proposal --- Subdivision of a residential lot of approximately 4,000 m<sup>2</sup> from Te Kao No. 62, Blk. XVI Ihiriverua S.D. (15.1352 ha.) and the erection of a dwelling thereon. The property is located on the southern side of the Te Ahi Road about 1 km from its intersection with the Far North Road, and is in the Rural A Zone.

No objections.





M.S.D. 84/424



ROAD

Pt N 36  
30 7581

S O 3546

E 36  
30 9584

M 36  
32 5089

D P 5016

12 1405

S 36

Pt N 35  
32 1725  
CT 509 177

SO 38173

6 9430

DP 72870

Pt M 35  
8 8397

SO 11712

S 35  
2 4781

Pt 11  
21 6054

1  
4 6420  
DP 80136

2  
0 5630  
DP 80136

S O 22371

14  
37 2310

33  
89 0108  
CT 1308 02

15  
29 5420

32  
51 3168

CT 118 87

22  
24 2611

888 000  
From Mt Eden

PAVING ROAD

68  
5049091

900 000

SP 561

125 507  
100 501

98677

PA

W 16



Paranui

CT 752 173

29.5420

# Appendix IV Map 3

SO

40077

64

0.8091

Pt N 36

30.7561

S O

3546

E 36

30.9584

M 36

32.5089

D P 5016

S 36

12.1405

Pt N 35

32.1725

CT 505 177

900 000

Pt N 35

0.2023

Cem

0.1954 0.018

SO 38173

6.9430

DP 72870

Pt M 35

8.8397

SO 11712

S 35

2.4281

34

56.6559

## PARISH

Pt M 35

8.8397

SO 11712

S 35

2.4281

DP 80136

S O 22371

14

37.2310

33

89.0308

CT 1308 82

15

21

69

SO49091

Stream

Lot 2

Lot 1

Pt 11

21.6054

0.5630

DP 80136

125.5537



Should Council give its consent to this proposal, suggested conditions of consent could be ---

- (1) The submission of a satisfactory soakage test (carried out by a registered drainlayer) for the disposal of sewage effluent.
- (2) That the prospective purchasers of Section 13 apply for a Water Right for their intended horticultural activities.
- (3) The applicant demonstrate how access to the property is to be attained.

Appendix IV, Map 1 shows the location of Section 13.

(b) 9.40 a.m.

Robert Hilton Jones - Application No. 84/433

No objections.

The consent of Council is sought to the subdivision of Part Section 13, Blk. VIII Opoe S.D. into 2 lots of area 26.4293 ha and 11.0527 ha.

The property is located on West Coast Road at Lake Ngatu and is in the Awanui Riding. It is zoned Rural A in the Operative District Scheme and mostly Rural A under the Review, although all of proposed Lot 1 and part of proposed Lot 2 will be with the Ngatu horticultural zone.

The applicant has not supplied any information with regard to the use of the proposed lots. It is understood that the applicant will dispose of Proposed Lot 2, and retain proposed Lot 1 which contains his dwelling.

The property was the subject of an application in 1976 by R.H. Jones to subdivide the then whole of Section 13 into 3 lots. Council declined the proposal but approved of a 2 lot subdivision --- Lot 1 D.P. 85243 and the balance of Part Section 13. This current proposal to divide Pt. Sec. 13 into 2 lots will result in the same number of lots being created from the parent block as the original proposal declined by Council. Council's resolution reads "that Mr. R.H. Jones should only be permitted to subdivide his 77.7 ha property into 2 lots of near equal area."

It is difficult to see how Council can make a decision on a land use basis however if it is so inclined to give consent then the question of water rights depending upon land use should be dealt with.

Appendix IV Map 2 shows the location of the property.

(c) 9.50 a.m.

Douglas Philip and Christine Therese McCrae - Application No. 84/434

No objections.

The consent of Council is sought to the subdivision of Pt. Allotment 11, Blk. I Maungataniwha Survey District, to provide 2 lots of 13.6 hectares and 8 hectares, and to erect a dwelling on one of these lots.

The property is located at the southern end of Taylor Road in the Oruru Riding. It is zoned Rural A in the Operative District Scheme and Review.

The applicants have an established orchid growing business on the proposed Lot 2, but no indication of and use for the proposed Lot 1 has been given.

The terrain on proposed Lot 1 is steep and covered in scrub. The site of the proposed dwelling has not been noted, but it is probable that a pole platform house would be required.

Concern is expressed over the relative positions of the road and access track. From a site inspection it would appear that the road branches off to the right immediately before the access to proposed Lot 2 and proposed Lot 1 has no physical legal road access. The prospective purchaser of Lot



1 advises that this "road" is in fact a Post Office access road and is not the legal road as shown on the plan. This means that access to Lot 1 is in fact across the proposed Lot 2. It will therefore be necessary for the applicant to demonstrate how physical legal access is to be attained.

Should Council decide to give its consent to this proposal, suggested conditions could be ---

- (1) That the applicants satisfy Council as to the proposed land use of proposed Lot 1.
- (2) That the applicants submit a satisfactory soakage test (carried out by a registered drainlayer) to prove adequate effluent disposal.
- (3) That the applicant provide information as to how physical legal access is to be attained and that this be secured prior to the issue of a Certificate of Compliance under Section 306 of the Local Government Act 1974.

Appendix IV Map 3 shows the location.

(d) 10.20 a.m.

Shona Louise Sheddan - Application No. 84/446

Consent is sought for the subdivision of an area of approximately 4.5 ha. from Pt. S.E. 28 and Pt. N.W. 31, Blk. VI Maungataniwha S.D., and the erection of a dwelling thereon. The property is located on Shepherds Road (formerly Thompsons Road) in the Oruru Riding and is zoned Rural A in the Council's Operative District Scheme and the review.

The area to be subdivided lies on the eastern side of Shepherds Road, across the Toro Stream. As the road is elevated from the stream and the land across the stream is steep and bush-clad, the applicant will need to supply information on the construction of the proposed access.

It is understood that the applicant is arranging for the preparation of a scheme plan of the subdivision which will more clearly illustrate the relationship between the road reserve, the stream and the proposed lot.

The applicant has advised that she intends setting up a cottage industry involving quilting, leadlighting, and keeping the main part of the property in native bush.

The Catchment Commission has commented ---

"There needs to be a bit more information on this one. It appears, from what I understand, a sky hook is needed."

Should Council give its consent to this proposal, some conditions of consent should be ---

1. That the construction of the proposed access to the lot be to the County Engineer's satisfaction (note how the access is to be achieved should be clearly shown at the hearing).
2. That the applicant indicate that a suitable building platform exists on the proposed lot.
3. That the applicant submit a satisfactory soakage test (carried out by a registered drainlayer) to prove adequate soakage is available and that effluent will not seep into the Toro Stream.

Appendix IV Map 4 shows the location.

(e) 10.30 a.m.

Dulcie Gladys Urlich - Application No. 83/424

No objections.

Consent is sought to the subdivision of Pt. Secs. 16, 17, 18, 19, and 20



Memo to County Engineer.

Planning Application  
DP & ET McCRAE  
84/434.

Proposal : To subdivide Part  
Allotment 11, Taylor Road,  
Paramuri to provide two  
lots of 13.6 ha and 8 ha.

The applicants at present  
have an established orchid  
growing business on what  
would be Lot 2. No  
information has been supplied  
as to what the prospective  
purchasers of Lot 1 will  
be doing other than erect  
a dwelling.

The site is reasonably  
steep and covered in scrub,  
and if there is a level  
building site I didn't see  
it. Probably a pole  
platform house would be  
required.

I express concern over the  
question of the road. At  
the moment the track ends  
at a gate leading to  
the McCraes property. At  
that stage the track (ROAD)  
is more or less straight  
with another track making  
a right hand turn just



before the gate. In other words the situation on site is not as shown on the Scheme Plan. I therefore believe that the boundaries of the legal road need to be determined.

More information regarding the proposed use of the land is needed before a decision can be reached.

C. B. I.

C. B. I.



# Northland United Council

Whangarei N Z

Telephone 82-579

Private Bag

23 January 1984

Chief Executive Officer  
Mangonui County Council  
P.O. box 57  
KAITAIA

|             |        |
|-------------|--------|
| RECEIVED    |        |
| 24 JAN 1984 |        |
| CONC. NO    | M 2486 |
| ATTN.       | Sao    |
| FILE        |        |

ATTENTION : Planning Officer

Dear Sir,

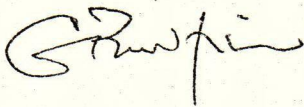
Re: APPLICATION(S) FOR PLANNING CONSENT under the TOWN AND COUNTRY PLANNING ACT 1977

Applicant(s):

|                 |           |
|-----------------|-----------|
| JC Friend       | IH Roope  |
| GH Murray       | F Noble   |
| RH Jones        | Te U Wiki |
| DP & CT McCrae  |           |
| KN Witika       |           |
| A Wall & Others |           |
| H & J Lawson    |           |

I hereby acknowledge receipt of application(s) for planning consent and public notice(s), relative to the above, received by me on 17 Jan 1984

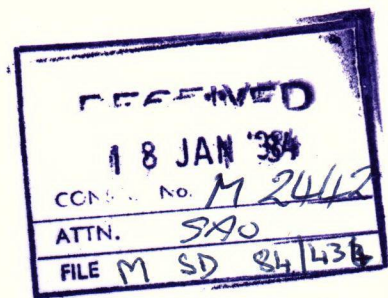
Yours faithfully,



G.C. Innes  
Regional Planning Director

per: G. Bradfield





***Patterson & Lord***  
BARRISTERS & SOLICITORS

C. A. Patterson LLB  
C. N. Lord LLB

Telephone 1100  
P.O. Box 283  
Professional Chambers,  
117 Commerce Street,  
KAITAIA, N.Z.

Our ref: CAP:JMM

18th January 1984

Your ref:

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

Dear Sir,

re: Application for Planning Consent - D.P. & C.T. McCrae

Thank you for your letter of 17th January. We note that the \$100 deposit was paid to you on 21st November.

Yours faithfully,  
PATTERSON & LORD

(C.A. Patterson)



20/12/83

The Mayor thanked Mr. Bohan for his address, commenting on the susceptibility of this area to flooding, tropical cyclones, etc., and the legal responsibility of Council.

## 6. CORRESPONDENCE

### 1. Far North Promotion Society

Requesting provision of temporary premises at the Community Centre from 10th February.

Reported that Mr. Bull had advised the Community Centre Committee that space was available.

"That office space be provided to the Far North Promotion Society on a temporary basis from 10th February, 1984, subject to approval being received from the Centre Manager."

Julian/Hawthorn

Carried

## 7. GENERAL BUSINESS

### 1. Far North Community Arts Council

Advice received from Mrs. Worthy of resignation of secretaryship from 31st December, 1983, and that Mrs. L. Nunn would take over that duty.

### 2. Annual Accounts - 31/3/83

Annual accounts for year ended 31/3/83 certified correct by the Audit Office.

"That the Financial Statements for the year ended 31st March, 1983, be considered and finally adopted."

Morton/West

Carried

### 3. Curtain Quotation - Furniture House

Quotation received from Furniture House for all exterior windows of the new Municipal Office as follows --

Supply and fitting on curtain tracks --

|                                      |         |
|--------------------------------------|---------|
| Verosol fabric at \$ 20.80 per metre | 1568.70 |
| Comanche fabric at \$ 6.50 per metre | 829.80  |

"That the quotation for the Verosol fabric for the sum of \$ 1,568.70 be accepted."

Morton/Matthews

Carried

### 4. Elected Members' Seminar - Canberra

A four day seminar for local body elected members to be held in Canberra in March, 1984, cost \$ 724 per son.

### 5. Social Clubs' Christmas Functions

"That a Christmas donation of \$ 50.00 be made to the office staff and \$ 100.00 to the Borough outside staff."

Julian/McDonald

Carried

### 6. January Meeting

Agreed that Council meet as a 'Committee as a Whole' on Tuesday, 24th January, 1984.

Noted that the second Monday of each month was not suitable for Cr. Morton due to Hospital Board Meetings.

Left in hands of staff.

### 7. Christmas Greetings

His Worship wished Staff, Councillors, Press, Wives and Husbands a Merry Christmas and Best Wishes for the New Year.

Cr. West reciprocated on behalf of Councillors and the Chief Executive Officer on behalf of Staff.



17th January, 1984.

Messrs Patterson & Lord,  
P.O. Box 283,  
KAITAIA.

Dear Sirs,

APPLICATION FOR PLANNING CONSENT -

DOUGLAS PHILIP & CHRISTINE THERESE McCRAE:

This is to notify you that the above application for planning consent dated 15th November, 1983, is being notified in the Northland Age on Thursday, 19th January, 1984, and that copies of the application with supporting data have been served on the Northland United Council, the Commissioner of Works, and District Commissioner of Works, Ministry of Works and Development.

The Council now requires a deposit of \$ 100.00 to be lodged, and if you have not already done so, this amount should be remitted as soon as possible to avoid delay in setting a date for the hearing.

Any objector is obliged to furnish you with a copy of the objection prior to the last date for objection, i.e. 4.00 p.m. on Friday, 10th February, 1984.

Yours faithfully,

\_\_\_\_\_  
I.R. Tate

Senior Administration Officer

for CHIEF EXECUTIVE OFFICER



M

Attention I.R. Tate

16th January, 1984.

The Manager,  
Northland Age,  
P.O. Box 45,  
KAITIAIA.

Dear Sir,

... Would you kindly arrange publication of the  
attached "Public Notice" in your issue of ~~Monday~~ Thursday,  
17th January, 1984.  
19th

Yours faithfully,

I.R. Tate

Senior Administration Officer  
for CHIEF EXECUTIVE OFFICER

Enc.

N.B. Date of publication  
altered after discussion  
with Mr Ray McCartain  
11.45 a.m 16/1/84



THE TOWN AND COUNTRY PLANNING ACT 1977

MANGONUI COUNTY DISTRICT SCHEME

PUBLIC NOTIFICATION OF APPLICATIONS FOR PLANNING CONSENT

Details of the applications for planning consent listed below may be examined at the Local Authority office during normal office hours. Objections can be made by notice in writing in Form J prescribed in the First Schedule to the Town and Country Planning Regulations 1978 or to the like effect and should be addressed to reach the Mangonui County Council, P.O. Box 57, Kaitaia, not later than 4.00 p.m. on Friday, 10<sup>th</sup> February, 1984.

A copy of any objection must also be sent to the applicant.

Application No. 84/431

Applicant -- John Conrad Friend, C/- Post Office, Mangonui.

Proposal -- The erection of a second dwelling on Allot. M3 Waitarau Psh., Blk. IX Mangonui S.D. and Blk. II Maungataniwha S.D. (16.1874 ha.). The property is located at the far end of Dangens Road, Peria, and is in the Rural A Zone.

Application No. 84/432

Applicant -- George Hayward Murray, C/- Fountain, Manning & Co., P.O. Box 43, Kaitaia.

Proposal -- Issue of a separate title for Section 13, Blk. XII Rangaunu S.D. comprising some 2.1119 ha., and which is physically separated from the other lands comprised in the same certificate of title by a distance of approximately 10 kms. The property is located on the northern side of the Mangatete River with bridge access off Duncan Road, and is in the Rural A Zone.

Application No. 84/433

Applicant -- Robert Hilton Jones, C/- Patterson & Lord, P.O. Box 283, Kaitaia.

Proposal -- Subdivision of Pt. Sec. 13, Blk. VII Opoe S.D. into two lots, one to comprise approximately 26.4293 ha. and the other approximately 11.0527 ha. The property is located on the northern side of the West Coast Road, just past Lake Ngatu, and is in the Rural A Zone.

Application No. 84/434

Applicants -- Douglas Philip McCrae & Christine Therese McCrae, C/- Patterson & Lord, P.O. Box 283, Kaitaia.

Proposal -- Subdivision of Pt. Allot. 11 Parish of Oruru, Blk. I Maungataniwha S.D. (21.6054 ha.) to create a separate lot of approximately 8 ha. for sale and the erection of a dwelling thereon. The property is located at the end of Taylor Road, and is in the Rural A Zone.

Application No. 84/435

Applicant -- Kerepehi Ngairi Witika, C/- Post Office, Te Kao.

Proposal -- Subdivision of a residential lot of approximately 4,000 m<sup>2</sup> from Te Kao No. 62, Blk. XVI Muriwhenua S.D. (15.1352 ha.) and the erection of a dwelling thereon. The property is located on the southern side of the Te Ahu Road about 1 km. from its intersection with the Far North Road, and is in the Rural A Zone.

Application No. 84/436

Applicants -- Alan Wall, Esther Crabtree, Philip Nordblom, Terence Tretheway & Leon Langerak, C/- Alan Wall, Beach Road, Ahipara.

Proposal -- Subdivision of Lots 1, 2 and 3 and Pt. 7 D.P. 58562, Blk. IV Ahipara S.D. to create some 34 lots for residential purposes. The property is located on the Ahipara hill off Beach Road, and is partly in the Residential Zone and partly in the Rural B Zone.



Application No. 84/437

Applicants --- Helen and Jeff Lawson, Parapara, R.D. 3, Kaitaia.

Proposal --- Subdivision of a residential lot of approximately 8,000 m<sup>2</sup> from Pt. 30 Taipa Parish, Blk. IV Mangonui S.D., and the erection of a dwelling thereon. The property is located on the southern side of State Highway No. 10 opposite the Taipa Area School, and is in the Rural A Zone.

Application No. 84/438

Applicant --- Ida Harriet Roope, C/- D.M. Kay, Peria, R.D. 3, Kaitaia.

Proposal --- Subdivision of Allot. 17 Oruru Parish, Blk. II Maungataniwha S.D. to create 7 lots of approximately 4 ha. each, and 1 lot of approximately 10.7 ha., and the erection of a dwelling on each of the said lots. The property is located on the Oruru Road opposite the Peria Cemetery between the Peria School and the Saleyards, and is in the Rural A Zone.

Application No. 84/439

Applicant --- Frank Noble, Te Kao, R.D. 4, Kaitaia.

Proposal --- Subdivision of two residential lots of approximately 1,000 m<sup>2</sup> each from Pt. Te Kao No. 40 Block, Blk. XVI Muriwhenua S.D. (43.3524 ha.) and the erection of a dwelling on each lot. The property is located on the south-western side of the Far North Road between Everitt Road and the Te Kao Settlement, and is in the Rural A Zone.

Application No. 84/440

Applicant --- Te Umuroa (Timo) Wiki, C/- Ngaire Slade, C/- Post Office, Te Kao.

Proposal --- Subdivision of a residential lot of approximately 4,000 m<sup>2</sup> from Te Kao 83 Block, Blks. XII and XVI Muriwhenua S.D., and the erection of a dwelling thereon. The property is located on the eastern side of the Far North Road at the northern end of the Te Kao Settlement, and is in the Rural A Zone.

Dated at Kaitaia this 17th day of January, 1984.

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



# Mangonui County Council

LW

NORTHLAND

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

County Council,  
KAITAIA

Ref:

## THE TOWN AND COUNTRY PLANNING ACT 1977

### NOTICE OF APPLICATIONS FOR PLANNING CONSENT

Dear Sir,

The attached copies of applications for planning consent have been received by the Mangonui County Council.

The originals of the applications, together with supporting information and/or plans, are held in the Council's office and may be inspected there during normal office hours.

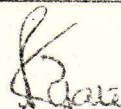
The applications are being advertised, and a copy of the public notification is also attached, and objections will be received by the Council until 4.00 p.m. on Friday, 10th February, 1984.

Any objection shall be in writing in Form J prescribed in the First Schedule to the Town and Country Planning Regulations 1978 or to like effect and should be addressed to the Mangonui County Council, P.O. Box 57, Kaitaia.

A copy of every objection must also be sent to the applicant as soon as possible.

DATED at Kaitaia this 17th day of January, 1984.

for the MANGONUI COUNTY COUNCIL



SENIOR ADMINISTRATION OFFICER,  
for CHIEF EXECUTIVE OFFICER.

#### ENCLOSURES:

| <u>Appln. No.</u> | <u>Applicant</u>   | <u>Address</u>                                    |
|-------------------|--------------------|---------------------------------------------------|
| 84/431            | J.C. Friend        | C/o Post Office, Mangonui                         |
| 84/432            | G.H. Murray        | C/o Fountain, Manning & Co., P.O. Box 43, Kaitaia |
| 84/433            | R.H. Jones         | C/o Patterson & Lord, P.O. Box 283, Kta.          |
| 84/434            | D.P. & C.T. McCrae | C/o Patterson & Lord, P.O. Box 283, Kta.          |
| 84/435            | K.N. Witika        | C/o Post Office, Te Kao.                          |
| 84/436            | A. Wall & Others   | C/o A. Wall, Beach Road, Ahipara.                 |
| 84/437            | H. & J. Lawson     | Parapara, R.D. 3, Kaitaia                         |
| 84/438            | I.H. Roope         | C/o D.M. Kay, Peria, R.D. 3, Kaitaia              |
| 84/439            | F. Noble           | Te Kao, R.D. 4, Kaitaia.                          |
| 84/440            | Te U. Wiki         | C/o N. Slade, C/o Post Office, Te Kao.            |

#### DISTRIBUTION:

The Principal Officer, Northland United Council, c/o Whangarei City Corp., P.B., Whangarei.  
Commissioner of Works, Ministry of Works & Development, Box 12.041, Wellington North.  
District Commissioner of Works, Ministry of Works & Development, Box 5040, Auckland.  
Resident Engineer, Ministry of Works & Development, P.O. Box 641, Whangarei.  
The Chief Executive Officer, Northland Catchment Commission and Regional Water Board, P.O. Box 886, Whangarei.  
The Tai Tokerau District Maori Council, P.O. Box 716, Whangarei.



# **Patterson & Lord**

BARRISTERS & SOLICITORS

Telephone 1100

P.O. Box 283

Professional Chambers,

117 Commerce Street,

KAITAIA, N.Z.

C. A. Patterson LLB

C. N. Lord LLB

Our ref: CAP:JMM

16th November 1983

Your ref:

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

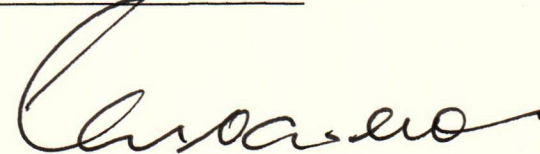
|             |           |
|-------------|-----------|
| RECEIVED    |           |
| 17 NOV 1983 |           |
| COPI        | No M 2083 |
| AT N. 5 A 0 |           |
| FILE        |           |

Dear Sir,

re: Application for Planning Consent - D.P. & C.T. McCrae

We filed this application with copies of a scheme plan on 10th November. The proposed purchasers of the land wish to have permission to build a house and accordingly we have amended the application and enclose herewith an amended copy.

Yours faithfully,  
PATTERSON & LORD



(C.A. Patterson)



22/11/83 MANGONUI COUNTY MISCELLANEOUS RECEIPT  
 RECEIVED 100.00 RECEIPT NO. 7141257  
 FROM D P & C T MCCRAE  
 FOR PLANNING CONSENT

|                  | CODE    | AMOUNT |
|------------------|---------|--------|
| PLANNING CONSENT | 1703568 | 100.00 |
| RENTS            | 1745600 |        |
| SUNDRY DEBTOR    |         |        |

## LOCAL AUTHORITY OFFICES

COMMERCE STREET, KAITAIA

MANGONUI COUNTY TEL. 65 P.O. BOX 57  
 KAITAIA BOROUGH TEL. 315 P.O. BOX 94

E. J. OAKS, TREASURER



SECRET  
NO FORN DISSEM  
EXCLUDED FROM AUTOMATIC DOWNGRADING AND DECLASSIFICATION

SECURITY INFORMATION  
NO FORN DISSEM

MR ~~IA/E~~



# **Patterson & Lord**

**BARRISTERS & SOLICITORS**

Telephone 1100

P.O. Box 283

Professional Chambers,

117 Commerce Street,

KAITAIA, N.Z.

C. A. Patterson LLB

C. N. Lord LLB

Our ref: CAP:JMM 21st November 1983

Your ref:

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

SC

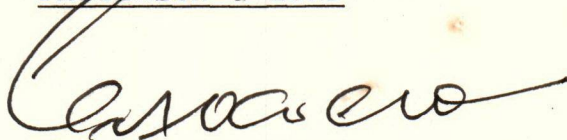
|              |  |
|--------------|--|
| RECEIVED     |  |
| 22 NOV 1983  |  |
| COMM. NO. /h |  |
| ATTN. SAO    |  |
| FILE         |  |

Dear Sir,

re: D.P. & C.T. McCrae - Application for planning consent

Further to our letters of 10th and 16th November we now enclose our clients' cheque for \$100 processing fee.

Yours faithfully,  
PATTERSON & LORD



(C.A. Patterson)



THE TOWN AND COUNTRY PLANNING ACT 1977

APPLICATION FOR PLANNING CONSENT

TO: The Mangonui County Council,  
KAITAIA.

WE, DOUGLAS PHILIP McCRAE of Paranui, farmer and CHRISTINE THERESE McCRAE his wife HEREBY APPLY for consent to sub-divide our property at Paranui by cutting out a section of approximately 8 hectares to sell and to have a house erected thereon. The property comprises 21.6 hectares and is Part Allotment 11 Parish of Oruru and is situated <sup>at the end of Taylor Road.</sup> ~~on the Paranui Road.~~ We are the owners of the property.

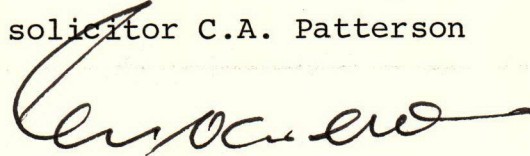
*Rural A Zone*

Name of Owner: Douglas Philip McCrae and  
Christine Therese McCrae

Name of Proposed occupiers of 8 hectares: Bryan Gordon Wadsworth and  
Margaret Christina Wadsworth

DATED at Kaitaia this 15th day of November 1983.

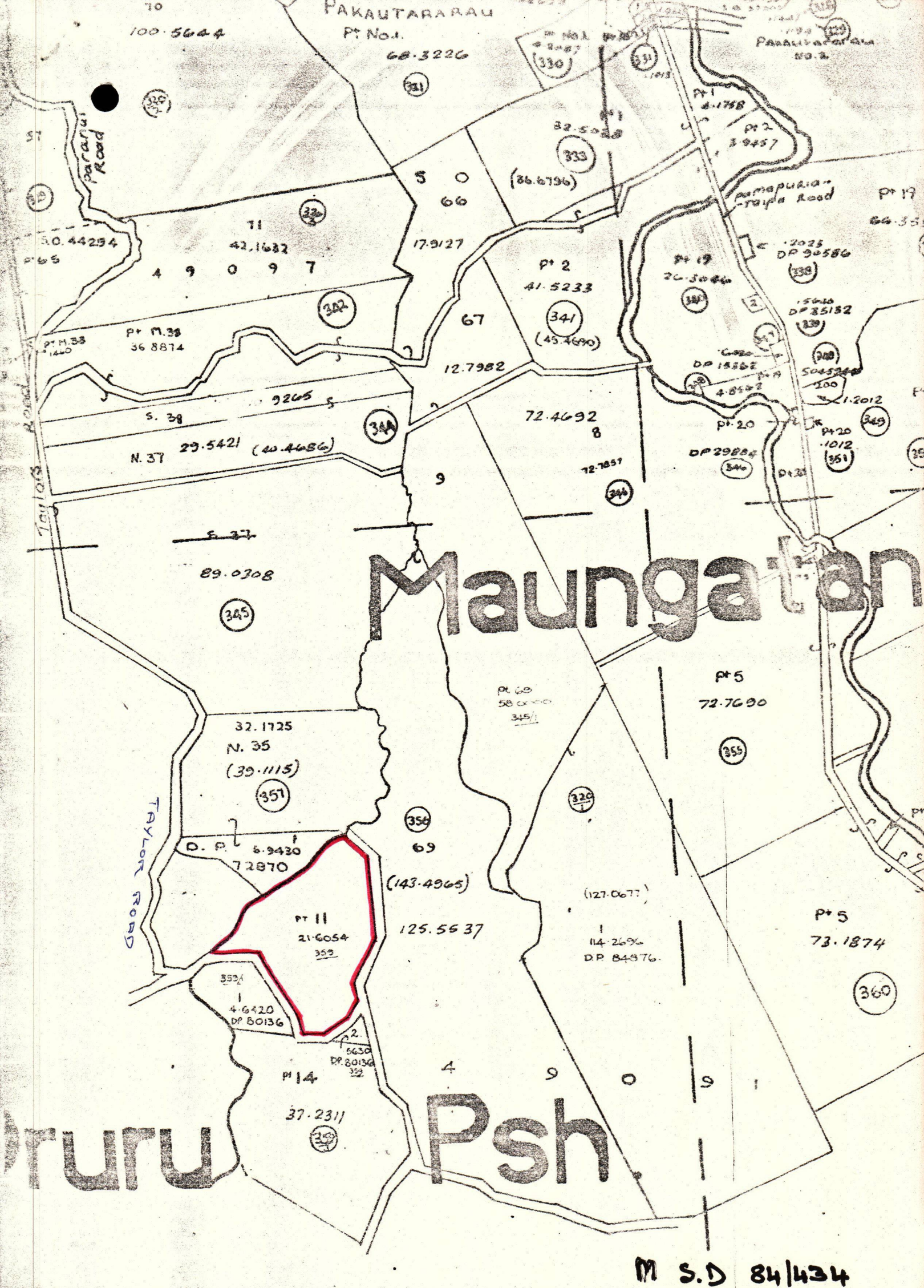
D.P. & C.T. McCrae by their  
solicitor C.A. Patterson

  
.....

Address for service:

C/- Patterosn & Lord,  
P.O. Box 283,  
KAITAIA.







|                                        |                |                                                                     |  |                                                                                                                                                              |                                      |
|----------------------------------------|----------------|---------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| Valuation Reference<br><b>50 359 2</b> |                | Computer Codes<br>extns. <b>0</b> chang <b>1</b> indic <b>11100</b> |  | Date of Revision<br><b>1/ 7/82</b>                                                                                                                           | Date form printed<br><b>24/ 8/82</b> |
| VI <b>15500</b>                        | Special Values | Nature of Improvements<br><b>DWG OB OI FG</b>                       |  | Occupier (within the meaning of the Rating Act)<br><b>MCCRAE DOUGLAS PHILIP</b><br><b>MCCRAE CHRISTINE THERESE</b><br><b>PARANUI R C 3</b><br><b>KAITAIA</b> |                                      |
| LV <b>20000</b>                        |                |                                                                     |  |                                                                                                                                                              |                                      |
| CV <b>35500</b>                        |                |                                                                     |  |                                                                                                                                                              |                                      |
| <b>8 TREES - 500</b>                   |                |                                                                     |  |                                                                                                                                                              |                                      |
| <b>HECTARES</b>                        |                | Address of Property/Situation<br><b>PARANUI RD</b>                  |  | Name of District<br><b>MANGONUI COUNTY</b>                                                                                                                   |                                      |
| <b>21.6054</b>                         |                |                                                                     |  |                                                                                                                                                              |                                      |

The sequence of data here is: Owner (if other than Occupier), Special Rating Area information (if any), Description of Property.

**PT ALLOT 11 ORURU PSH BLK I MAUNGATANIWHA SD**



THE TOWN AND COUNTRY PLANNING ACT 1977

APPLICATION FOR PLANNING CONSENT

TO: The Mangonui County Council,  
KAITAIA.

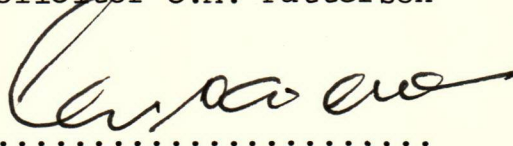
WE, DOUGLAS PHILIP McCRAE of Paranui, farmer and CHRISTINE THERESE McCRAE his wife HEREBY APPLY for consent to sub-divide our property at Paranui by cutting out a section of approximately 8 hectares. The property comprises 21.6 hectares and is Part Allotment 11 Parish of Oruru and is situated on the Paranui Road. We are the owners of the property.

Name of Owner: Douglas Philip McCrae & Christine  
Therese McCrae

Name of Occupier: Above

DATED at Kaitaia this 11th day of November 1983

D.P. & C.T. McCrae by their  
solicitor C.A. Patterson



.....

Address for service: C/- Patterson & Lord,  
P.O. Box 283,  
KAITAIA.



# **Patterson & Lord**

**BARRISTERS & SOLICITORS**

Telephone 1100

P.O. Box 283

Professional Chambers,  
117 Commerce Street,  
KAITAIA, N.Z.

C. A. Patterson LLB

C. N. Lord LLB

FILE NO. ....

Our ref: CAP: JMM

10th November 1983

Your ref:

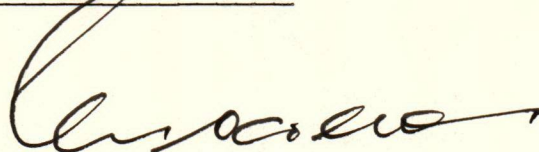
The Chief Executive Officer,  
Mangonui County Council,  
P.O. Box 57,  
KAITAIA.

Dear Sir,

re: Application for Planning Consent - D.P. & C.T. MacCrae

We enclose application for consent together with 8 copies of the scheme plan. Will you please advertise as soon as possible.

Yours faithfully,  
PATTERSON & LORD



(C.A. Patterson)