[illegible]
[illegible] January 1987

Pursuant to the provisions of Regulations 38(5) and 37(8) of the Town and Country Planning Act 1978, the Council is entitled to recover costs incidental to the hearing of the application, and to charge for advert. The current fee, which covers all of these costs, is $264.00, inclusive GST.

After the closing date for objections a Planning Officer will prepare a report, and as part of that report will reach a conclusion on whether he considers the Council should consent or refuse consent to the application. A hearing will be scheduled and you will be sent a copy of the report. You will be invited to attend the hearing to present your evidence and you can, if you choose, be represented by counsel (for example, your solicitor). After considering all the evidence presented at the hearing, the Council will make its decision on the proposal.

The process from receipt of an application [illegible] the Council's decision is made will take at least 7 weeks. [illegible] of the Council's decision any objector can within one month appeal against the decision to the Planning Tribunal, which is a judicial body with the authority to reverse or amend decisions.

If you [illegible] other information [illegible] Planning Officer, [illegible]

Yours faithfully,

for [illegible]

R D Chapman

Butcher — R13719

To settle this matter it would be appropriate to pay $2,200 towards his costs

[illegible]

Gulen

[illegible] January 1987

[illegible] and [illegible] Oates
[illegible] Road
[illegible]
KAUKAPAKAPA

Dear Mr and Mrs Oates

PROPERTY AT MAKARAKI VALLEY ROAD KAUKAPAKAPA

Thank you for your letter dated 18 January 1987.

The Council approved SPW[illegible]719 with lot 3 being approved as an intensive use lot for green use purposes. The district scheme ordinances have special requirements for building of a dwelling on lots subdivided using the intensive use provisions. This requires a conditional use application (notified planning application) and consent, with the improvements relating to the specified use at the time of scheme plan approval. I enclose a copy of the relevant category.

A notified planning application requires planning consent from the Planning Committee. This involves a hearing at which the evidence of the applicant, that of objectors, if any, and a report by the Planning Officer will be considered.

I enclose Form "A", "Application for Planning Consent". As you [illegible] with [illegible] requirements, along with [illegible]

[illegible]

[illegible] a Planning Officer will [illegible] [illegible] will [illegible] a application [illegible] the Council should consent or refuse consent to the application. A hearing will be scheduled and you will be sent a copy of the report. You will be invited to attend the hearing to present your evidence and you can, if you choose, be represented by counsel (for example, your solicitor). After considering all the evidence presented at the hearing, the Council will make its decision on the proposal.

The process from receipt of an application by the Council until a decision is made will take at least 7 weeks. On receipt of the Council's decision you or any objector can within one month appeal against the decision to the Planning Tribunal, which is a judicial body with the authority to revoke or amend decisions.

If you require any further information, please contact Mr Kirk, Planning Officer, at Council's Orewa office.

Yours faithfully

for: COUNTY MANAGER

D D Sharplin

PLEASE LET US HAVE YOUR COMMENTS WITHIN 8 DAYS

SPH. PK 21/1 SP R 13719.

Please reply. -

1 The Council approved SP R 13719, with ~~the related use for~~ Lt 3, approval as an intensive use use for greenhouse approved, being ~~for [illegible] protection using a 1200m² greenhouse as [illegible]~~

2 The district scheme ordinances have special requirements for the building of a dwelling on lots subdivided using the intensive use provisions as they require a conditional use application and consent, with the requirements relating to the specified use at the time of scheme plan approval. Please forward the attached sheet with the relevant category

3 Outline the conditional use procedure
1 Application submitted with necessary info
2 neighbours notified
3 advertised for period of objections
4 report written
5 Council meeting

4 Also mention cost and time involved

~~[illegible]~~ PKirk 22.1.87 [illegible] 22.1.87

~~The inspectors' comments should be sought re [illegible]~~

R.M. & M.L. Oates
[illegible] Grange Road,
Otumoetai,
TAURANGA.

18th January, 1987.

Rodney County Council.
Town & Country Planning Division,
Centreway Road,
OREWA.

[illegible]TION
[illegible] 20/1/87

Dear Sir/Madam.

We are purchasing a small land holding from P.J. & M.M. Butcher & M.A.H. McFarlane situated in Makarua Valley Road, Waukapakapa. The property is situated on the south side of the road, approximately 1.30HA, and is shown as block 3 on the survey plan. The vendors agent has told us that this piece of land is designated for intensive use by your Council. The vendors agent recently wrote to us informing us the legal description L.T. is to be approved as to survey shortly, and the D.P. will then be 114[illegible].

Our plans for this land is to erect a [illegible] house 2000 to 2500 sq. ft. [illegible] by [illegible] methods. A second and possibly a third [illegible] house will be erected as finance becomes available. The remaining ground will [illegible] for [illegible].

We would [illegible] erect [illegible] approved [illegible] garage workshop type building, which we will live in. This building will eventually become our permanent [illegible], and [illegible] will [illegible] accommodation [illegible] arrival [illegible] will [illegible] we will [illegible] installation, [illegible], [illegible].

As [illegible] we [illegible] building. [illegible] requirements [illegible] [illegible].

[illegible]

[illegible]

[illegible]

Ashley/Kaipara

THAT THE FOLLOWING DECISION OF THE COUNTY SURVEYOR, ACTING ON DELEGATED AUTHORITY FROM COUNCIL, BE RECEIVED:-

(A) THAT SCHEME PLAN R13719 AS APPROVED ON 3 JUNE 1986, BE HEREBY VARIED PURSUANT TO SECTION 291 OF THE LOCAL GOVERNMENT ACT 1974, TO MAKE THE BOUNDARY DIMENSIONS AND AREAS AGREE WITH THOSE SHOWN ON THE SURVEY PLAN SUBMITTED.

THAT THE SURVEY PLAN RELATING TO SCHEME PLAN R13719 OF THE SUBDIVISION OF SECTIONS 21, 22 AND 23, BLOCK II, KAIPARA SD, COMPRISED IN CERTIFICATE OF TITLE 111/247, TOTALLING IN AREA 64.6246 HECTARES, OWNED BY P BUTCHER, BE APPROVED UNDER SECTION 305 OF THE LOCAL GOVERNMENT ACT 1974 SUBJECT TO THE CONDITION OF AMALGAMATION SHOWN IN THE MEMORANDUM ENDORSED THEREON.

(B) THAT THE SURVEY PLAN BE APPROVED AND THAT CERTIFICATES OF THE APPROVING RESOLUTION THAT THE SURVEY PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE OPERATIVE DISTRICT SCHEME AND THE PROPOSED NEW DISTRICT SCHEME FOR THE AREA TO WHICH THE SURVEY PLAN RELATES BE ISSUED.

APPROVED

[redacted]

Dear Sirs

[redacted] R12719 - P BUTCHER, HARAPAU VALLEY ROAD
YOUR REFERENCE: 595

Your estimate of survey fees dated 25 November 1986 relative to lots 7 and 8 on DP216673 for land to vest in the Council as road, has been presented.

My Council has a [illegible]ed to pay survey costs for the road widening, but the amount estimated by you is greatly in excess of what would normally be expected for such a survey. You may care to give a more detailed account to the County Surveyor of the work involved as an initial step in determining the matter.

Yours faithfully

[redacted]

Albany Village

Subdivision Plan R 3719 - P. Butler, Nakawa Valley Road. - Your Ref 098

Your estimate of survey fee in relation to Lots [illegible] on [illegible] for land to [illegible] the Council [illegible] road has been [illegible].

[illegible] agreed [illegible] for the road [illegible] [illegible] such a [illegible] [illegible] more detailed account to the County Surveyor of the work involved ~~[illegible]~~

[illegible]

[illegible]

[illegible]

[illegible] 313719 [illegible] Sir Thomas [illegible]

5 December 1986

Graham Read Partnership
Registered Surveyors
P O Box 134
ALBANY

Attention: [illegible]
Your Ref: [illegible]

[illegible]

[illegible]

[illegible]

[illegible]

For (COUNT) MANA[illegible]

B D Sharplin

[illegible] 9.11.86

[illegible]

[illegible] MARKHAM VALLEY ROAD.

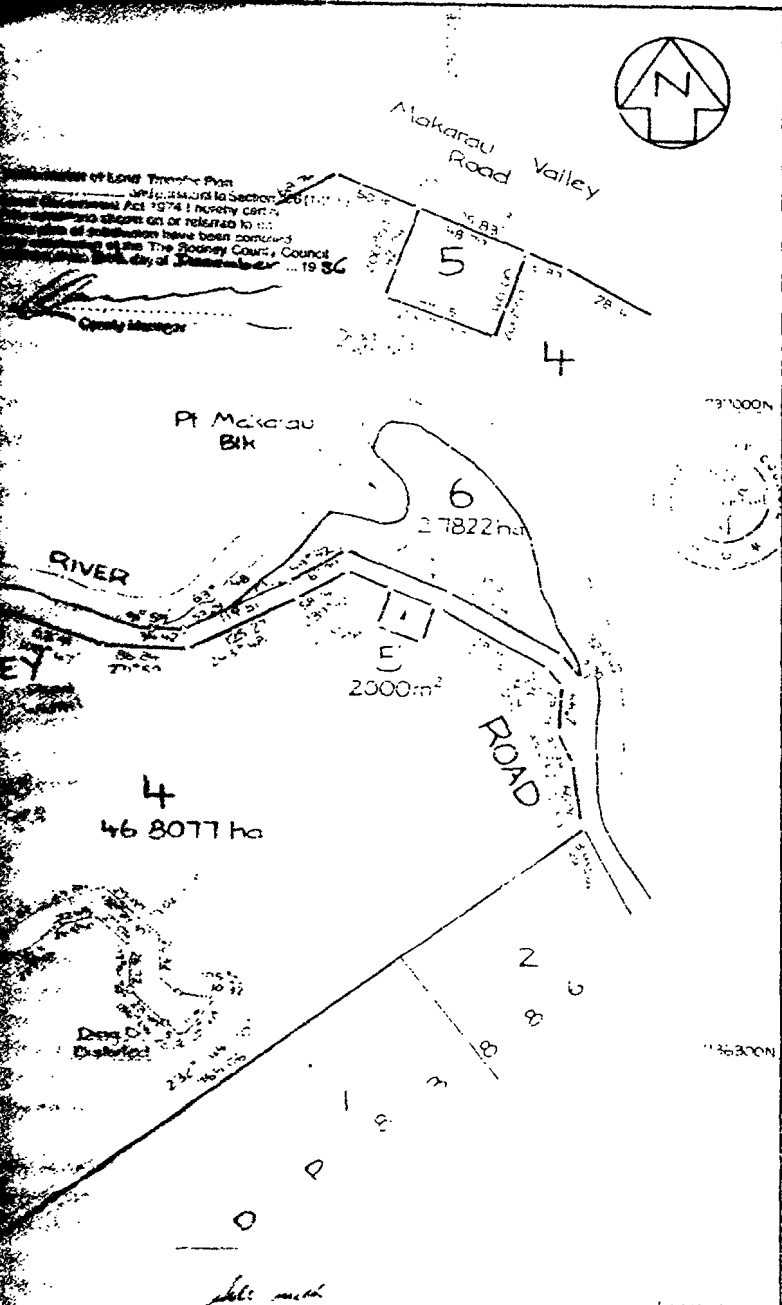
- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]

TRANSMITTAL REMITTANCE

Advice to County Surveyor of remittances received which relate to Scheme Plans of subdivision, Rights of Way applications or similar land dealings.

The sum of $ 1674.00 has been received from or on behalf of AK ADVANCED with respect to Plan No E 334. Please advise which account or accounts this should be credited to. The accompanying letter is/is not attached.

[illegible]	[illegible]	[illegible]
Cashier	Receipt No.	Date


N
Makarau Road Valley
5
4
Pt Makarau Blk
6
27822 ha
RIVER
E
2000m²
ROAD
4
46 8077 ha
2
6
8
1
3
9
0
Deny District
73300N
136300N
K 13719
Graham Read Partnership
Scale 1:2000
Date August 1986
Approved as to Survey
Deposited this
Pursuant to a resolution
County Council passed
of September 1986 approving
Section 305 of the Local
Act 1974 this survey
the conditions of
out hereon and certified
survey plan is in
requirements and provisions
operative district scheme
proposed new district
To which the survey plan
Common Seal of the
Council was affixed
presence of
Chairman
Amalgamation Condition
That Lot 5 hereon be
ownership as Lot 6
one Certificate of Title
for both parcels
Memorandum of
Purpose
Shown
Right to convey water
A
B
New CT Issued
Lot 1
Lot 2
Lot 3
Lot 4
Total Area 64·6246ha
Comprised in C.T. 1111/241
Graham Kenneth
Registered Surveyor and holder of
may act as a registered
of the Surveyors Act 1966
from surveys executed by me or
survey are correct and have been
Regulations 1972
Dated at Albany
this 22nd
at August 1986
Field Book
Reference Plans D P's 83057
37285, 45332
M L 30148
M L 30149
Examined
Contact
File
Received
Instructions

P.O. Box 134, ALBANY VILLAGE PH. [illegible]
REF: 098

1st December, 1986.

The County Manager,
Rodney County Council,
Private Bag,
ORSWA.

Attention: Mr. [illegible] Matheson

TP

Dear Sir,

[illegible]

[illegible] have been advised by Mr. [illegible] that the matter of [illegible] contribution [illegible] by [illegible] as a condition of approval is under some negotiation relative to the road which was vested as road due to realignment, [illegible] that the [illegible] would be [illegible] at this [illegible].

I would therefore request [illegible] the [illegible] at your earliest convenience [illegible] to my proposal as to [illegible].

Yours faithfully,

[illegible]

[illegible]
[illegible] ROAD DEVELOPER.

call it quits for compo and
survey costs if we let him
off any contribution.

Gordon

• Land Development Consultants

P.O. Box 134, ALBANY VILLAGE PH. 415-0929, 415-0803

REF: 098

R13719

25th November, 1986.

Mr. P. Butcher.
P.O. Box 77,
AUCKLAND.

Dear Phil,

RE: TOWN SURVEY FOR - MILLBROOK VALLEY ROAD

As requested by you we have made an assessment, based upon our records, of the actual cost that would have been incurred to survey the areas shown as lots [illegible] on [illegible], being land to be vested as road.

1. [illegible] [illegible]

2. Field work
   Surveyor's [illegible] time for accessing [illegible] for geodetic origin, traversing, searching for old survey marks, fix of fence lines, [illegible] travelling — [illegible] hrs. [illegible]

3. Office work
   (a) Principal - job administration, reports, correspondence. — 5 hrs. [illegible]
   (b) Surveyor - reduction of field data, calculations, plotting, draughting, traverse sheets & reports. — 40 hrs — 1,155.00

4. Other costs:
   Pegs, traverse marks, vehicle mileage, plan forms, prints & photocopying — [illegible]
   Leads & Survey fees — [illegible]

   TOTAL COST — [illegible]

We enclose a copy of our [illegible] for your reference.

509
866
1.375 HA.

LOT 2 = 7.0850 HA

= $80,000

$ 11.291 46

1.375 HA = $ 15525.76

$ 185,000 : 64.73 HA.

2858.03 $ 3929 79.

Dear Sir,

[illegible] Road Widening - [illegible] Property

Thank you for your letter dated 13 July 1988 which was received on 26 July 1988, and I apologise for the delay in replying.

Mr [illegible] at the Council's Depot Office has commented on the various agreements made at the time of the road upgrading along part of your frontage. Taking the points raised in your letter in order:

1. It was agreed that the affected road boundaries would be re-fenced and this was done.

2. The Council removed all the trees and the stumps were buried as discussed. As always when burying stumps and rubbish some air pockets are to be expected and some may form. These are close to the surface.

3. No agreement was made for the Council to seal the driveway. [illegible] and requested you arrange for this work at your cost. [illegible] the Council's [illegible] [illegible] with [illegible] [illegible] [illegible] [illegible]

[illegible]

[illegible] the fence lines.

[illegible] did not agree to what the [illegible]

3. The Council will arrange and pay the re-survey and other [illegible] costs on the re-alignment boundary.

Should you wish to discuss this further please contact Mr Andrew at the Council's Hunmai District Office (telephone 09-412912p).

Yours faithfully

for: COUNTY MANAGER

R D Sharplin

[illegible] Sally 15 [illegible]

Mr Andrew of the Council's Housing Office [illegible]

has commented on the various agreements

made at the time of the original

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

been [illegible] as decreased. As always

when buying stamps and [illegible]

[illegible] air tickets, [illegible] to be adopted

[illegible]

[illegible] with the Guard's cooking contractor when he was on the job and thereby serve [illegible] establishment costs.

7) [illegible]

3) You may have lost some land to [illegible]
as road but will gain other areas
that used to be road. Until the
[illegible] is complete the [illegible]
[illegible]

4) [illegible] will pay the [illegible] average [illegible]
other legalization costs on the enlarged
[illegible]

[illegible]

[illegible] Council's Housing Dept

Telephone [redacted] 09 - 412 9120

RECEIVED

PLEASE REPLY BELOW

- B help with the amount
  1. We did reference
  2. We did remove all trees
  3. No agreement that way, we did put this onto the roading gang who gave him a fair deal
  4. We should do the it our self.
- 1. He will open land as S Bear taken out
  2. No way we did the lot
  3. Can't see the difference
  4. At a price what was very cheap
  5. Did not know about this

Rd info

RECEIVED
28 JUL 1986
RODNEY COUNTY COUNCIL

Makarau Valley Road
KAUKAPAKAPA

15 July 1986

Rodney County Council
Private Bag
OREWA

Attention: Mr Gordon Nathesen

Dear Sir

[illegible]

Since then the road has relapsed:

- my drive was cut terribly and I was forced to have [illegible]
- half my road boundary was referenced
- my water was cut in six places where it crossed the road [illegible]
- macrocarpa stumps were buried in a gully adjacent to the road and these are now appearing
- rubble was pushed over several other [illegible] making it necessary for me to reference those boundaries
- where earthworks on my property were necessary, they were done in a bare clay condition which required fertilisation and sowing of seed.

At the time the construction of the road was taking place, I pointed out two sections of the road to both Graham Andrew and his foreman, Monti, that were going to collapse on the newly formed road - this has now taken place and my boundary fence will probably collapse on to the road in the next few months - as will the tarseal has ripped up.

To conclude, I realise that Council would have been unaware of my contribution already given to the upgrading of the Makarau Valley Road, thus I feel it is unjustified to impose this condition as I have:

1. [illegible] land as a result of the road's being relocated [illegible]
2. [illegible] to reference [illegible] of the road boundary itself [illegible]
3. [illegible] further [illegible] concerning where the road is going to collapse
4. [illegible]

[illegible]

[illegible]

[illegible]

G Thomas

PLEASE REPLY BELOW

Pls refer to SDC for comment.

[illegible]
30 7 86

[illegible]

[illegible]

Hakarau Valley Road
KAIKAPAKAPA

15 July 1986

Rodney County Council
Private Bag
ORERA

Attention: Mr Gordon Matheson

Dear Sir

RE: [illegible]

[illegible]

[illegible]

[illegible]

[illegible]

- my fence was not [illegible] and I had to pay [illegible] have this done
- half my road boundary was relocated
- my water was cut in six places where [illegible] the road
- unnecessary stumps were buried in a gully adjacent to the road and trees are now appearing
- rubble was pushed over several other areas making it necessary for me to relocate these boundaries
- where earthworks on my property where necessary, they were left in a very untidy condition which required tractorilling and raking of weed.

At the time the construction of the road was taking place, I pointed out two sections of the road to both Graham Andrew and his foreman, Monti, that were going to collapse on the newly formed road - this has now taken place and my boundary fence will probably collapse on to the road in the next few months - as well the tarseal has ripped up.

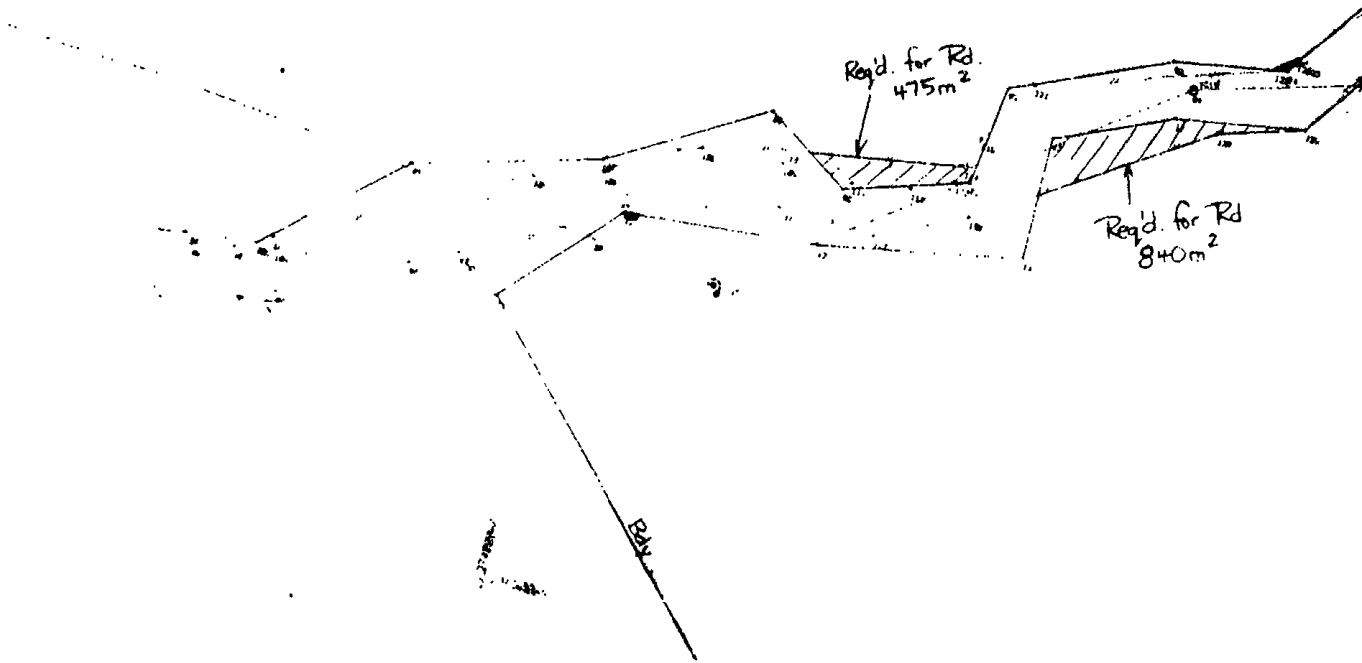
To conclude, I realise that Council would have been unaware of my contribution already given to the upgrading of the Makarau Valley Road, thus I feel it is unjustified to impose this condition as I have:

1. Lost some land as a result of the road being relocated
2. Had to reference most of the new road boundary myself
3. Am faced with further cost referencing where the road is about to collapse
4. Had to tarseal my own driveway
5. Been asked by Council that the [illegible] be borne by myself.

[illegible]

Philip Butchers

P. Butcher



[illegible]. SURVEY PLAN RELATING TO SCHEME PLAN R13846
OWNERS, H EVANS AND P J AND E E SPRIGGS, COTTERILL STREET AND TOTARA ROAD, [illegible] QUAIA RIDING (MAP G25)

Recommended:

THAT THE FOLLOWING DECISION OF THE COUNTY SURVEYOR, ACTING ON DELEGATED AUTHORITY FROM COUNCIL, BE RECEIVED:-

THAT THE SURVEY PLAN RELATING TO SCHEME PLAN R13846 OF THE SUBDIVISION OF LOTS 49 AND 50, DP 35560, COMPRISED IN CERTIFICATES OF TITLE 304/[illegible] AND 304/[illegible], [illegible] 2,826 m², OWNED BY H EVANS AND P J AND E E SPRIGGS, BE APPROVED UNDER SECTION [illegible] OF THE LOCAL GOVERNMENT ACT 1974.

[illegible] SURVEY PLAN [illegible] THE SURVEY PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS AND [illegible] OF THE [illegible] DISTRICT [illegible] THE DEPARTMENT OF LAND [illegible] SURVEY PLAN [illegible].

[illegible]

[illegible]. SURVEY PLAN RELATING TO SCHEME PLAN R[illegible]
OWNERS, P BOTTERILL, MAYCRAIG ROAD
[illegible]

Recommended:

THAT THE FOLLOWING DECISION OF THE COUNTY SURVEYOR, ACTING ON DELEGATED AUTHORITY FROM COUNCIL, BE RECEIVED:-

[illegible] SURVEY PLAN R 14,9[illegible] [illegible] JULY 1986, BE [illegible] [illegible] SECTION [illegible] OF THE LOCAL GOVERNMENT ACT 1974, [illegible] AREAS [illegible] SURVEY PLAN [illegible].

[illegible] SURVEY PLAN [illegible] SCHEME PLAN [illegible] OF THE SUBDIVISION OF [illegible] 20, BLOCK [illegible], [illegible] 20, COMPRISED IN CERTIFICATE OF TITLE [illegible] [illegible] OF [illegible], OWNED BY [illegible], BE [illegible]

295 OF THE LOCAL GOVERNMENT ACT 1974 SUBJECT TO THE [illegible] IN THE MEMORANDUM ENDORSED THEREON.

(B) THAT THE SURVEY PLAN BE APPROVED AND THAT CERTIFICATES OF THE APPROVING RESOLUTION THAT THE SURVEY PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE OPERATIVE DISTRICT SCHEME AND THE PROPOSED NEW DISTRICT SCHEME FOR THE AREA TO WHICH THE SURVEY PLAN RELATES BE ISSUED.

41. SURVEY PLAN RELATING TO SCHEME PLAN R33292
OWNERS: P AND O K VISSER, LEIGH ROAD
OMAHA RIDING (MAPS H22 AND 23)

Recommended:

THAT THE FOLLOWING DECISION [illegible]

[illegible]

[illegible]

[illegible]

(B) THAT THE SURVEY PLAN BE APPROVED AND THAT CERTIFICATES OF THE APPROVING RESOLUTION THAT THE SURVEY PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE OPERATIVE DISTRICT SCHEME AND THE PROPOSED NEW DISTRICT SCHEME FOR THE AREA TO WHICH THE SURVEY PLAN RELATES BE ISSUED.

Telephone Hibiscus Coast (09) 0942 65 169
Head Office: Centennial Road, Orewa

Reference Number: R13719 Building Inspector: Mr Thomas
PG

26 September 1986

Graham Read Partnership
Registered Surveyors
P O Box 134
ALBANY VILLAGE

Your Ref: 098

Dear [illegible]

[illegible]

Thank [illegible]

[illegible]

Yours faithfully

for COUNTY MANAGER

[illegible] Chorpin

Makirau Road

Kaikapakapa (Maps N 12 & B and O12 & 12)

(A)

13719 3 June 1986

13719 Sections 21 22 & 23 Blk 11
Kaipara SD
[illegible] /247 64.6246 ha
[illegible]

(B)

Gulbu -

Pre above condition (b)(i) satisfied

306 [illegible] on [illegible] of ending contribution

[illegible]

Land Development Consultants

P.O. Box 134, ALBANY VILLAGE PH. 415-8929, 415-8803

098

12th September, 1986.

Copy	Action TP

The Count Manager,
Sydney County Council,
Private Bag,
[illegible].

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

Yours [illegible] Butcher

$55.00

M6670

Regional House 121 Hobson Street Auckland New Zealand Telephone [illegible] Telegraphic Address [illegible]

For enquiry please contact:

Our Ref. 14/4/3/14/1
Your Ref:
Please quote references in your reply

5 September 1986

12 SEP 1986

Graham Read Partnership
P O Box 134
ALBANY

ATTENTION: G M L READ

Dear Sir

RE: WATER AVAILABILITY - P BUTCHER, PROPOSED SUBDIVISION, MAKARAU VALLEY ROAD

The intent of the following letter is to give some indication of water availability, based on currently-available information, for the purposes of seeking subdivisional approval.

This letter is not a water right. It outlines the present estimated water resources capability. It does not relate to longer term water availability, which may change from time to time due to a number of influences.

In your letter of 18 August concerning the proposed subdivision of Mr Butcher's property, you mention that Lots 1 and 2 are to be used for horticulture, with a combined useable area of 12 hectares. Four water rights (14/10/Kr/2960, Kr/2961, Ak/2962, Ak/2963) to dam two tributaries of the Makarau River and take 208 cubic metres per day of water from these dams, were granted to Mr Butcher's property in 1984. A gross requirement of 2,000 cubic metres of water per hectare per irrigation season (approximately 100 days) means Mr Butcher would need $\frac{12 \times 2,000}{100} = 240$ cubic metres per day, of which 208 cubic metres per day has been allocated to him in his existing water rights.

The original water rights were granted for irrigation of 44 hectares of orchard. Assuming Lots 1 and 2 are still to be planted in orchard, there should be sufficient water available. However, if more intensive use is planned, e.g. market gardens, glasshouses, then greater quantities of water would be required, depending on the crop and area planted.

[illegible] the dams has still not been [illegible] on the property. We remind you that, under the standard conditions of the water rights granted, once the dams are built we receive a design certificate and a certificate of completion from a Registered Engineer.

This letter serves only as an indication of water availability at the present time. It is not a guarantee that, on application, a water right will be granted (the grant of water rights is subject to a statutory procedure of application, objection and appeal), nor is it a guarantee, should a water right be granted at any time, that any quantity of water specified in the grant will be available.

If you require further information, please contact the undersigned.

Yours faithfully

K E Connolly
Manager
AUCKLAND REGIONAL WATER BOARD

Per:

Y Kelly (Miss)
WATER RESOURCES OFFICER

YK:M

[illegible] County Manager [illegible]
[illegible]
Telephone [illegible]
[illegible] Office

District/Authority/Council [illegible] K15719 [illegible] Mr Thomas
Reference Number [illegible] MC

11 September 1986

Messrs Graha[illegible] Pond Partnership
Registered Surveyors
P O Box 136
ALBANY VILLAGE

[illegible]
[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

Yours faithfully

for: COUNTY MANAGER

R L Marplin

• Land Conservation Consultants

P.O. Box 134, ALBANY VILLAGE PH. 415-0929

REF: 038

TP

5th September, 1986.

Rodney County
Private Bag,
[illegible]

[illegible]

[illegible]

[redacted]

[redacted] Thomas

[redacted]

2 September 1986

Messrs Graham Read Partnership
Registered Surveyors
P O Box 134
ALBANY

Attention: D Allen
Your Reference: 098

Dear Sirs

SURVEY PLAN RELATING TO SCHEME PLAN [illegible]
OWNER: P BUTCHER

I enclose the transparency of the above survey plan and request that the certificate be amended to read.

" THAT THE SURVEY PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE OPERATIVE DISTRICT SCHEME AND THE PROPOSED NEW DISTRICT SCHEME FOR THE AREA TO WHICH THE SURVEY PLAN RELATES."

If you have any queries please contact Mr Matheson, County Surveyor, at Council's Orewa office.

Yours faithfully

for [redacted]

[illegible]

[illegible] DISTRICT [illegible]

[illegible] SECRETARY

[illegible]

The Survey Plan relating to the above Scheme Plan has been received for approval under Section 309 of the Local Government Act 1974.

Would you please advise which of the following Certificates should be given with the approval:-

1. Where there is an Operative District Scheme and also a Proposed New District Scheme: (or substantial Scheme Change).

   THAT THE SURVEY PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE OPERATIVE DISTRICT SCHEME AND THE PROPOSED NEW DISTRICT SCHEME FOR THE AREA TO WHICH THE SURVEY PLAN RELATES.

2. Where there is an Operative District Scheme but no Proposed New District Scheme;

   THAT THE SURVEY PLAN IS IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE OPERATIVE DISTRICT SCHEME FOR THE AREA TO WHICH THE SURVEY PLAN RELATES.

3. Where the Survey Plan was in accordance with the Operative District Scheme at the date of approval of the Scheme Plan;

   THAT THE SURVEY PLAN WAS IN ACCORDANCE WITH THE REQUIREMENTS AND PROVISIONS OF THE OPERATIVE DISTRICT SCHEME IN FORCE FOR THE AREA TO WHICH THE SURVEY PLAN RELATES AT THE DATE OF APPROVAL OF THE SCHEME PLAN.

4. [illegible] THAT THE SURVEY PLAN IS IN ACCORDANCE WITH A CONSENT (OR CONSENTS) [illegible] THE DATE [illegible] THE [illegible]

• Engineering Surveyors
• Land Development Consultants

P.O. Box 134, ALBANY VILLAGE PH. 415-8929

REF: 098

TP

[illegible] Gordon [illegible] road [illegible]
upgrading contribution.

He is dissatisfied with road reconstruction work carried out by RCC :-

1. [illegible] standard
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]

[illegible]

Gordon

9.7.86

[illegible] SUBJECT TO THE [illegible] OF THE RESOLUTION AND THAT THE FULL TEXT OF THE RESOLUTION BE [illegible] ON ALL [illegible]

THAT SURVEY PLAN [illegible] BEING THE PROPOSED SUBDIVISION OF SECTIONS [illegible] AND [illegible] BLK II KAIPARA S.D. COMPRISED IN CERTIFICATE OF TITLE [illegible] TOTALLING IN AREA [illegible] HECTARES, OWNED BY P BUTCHER BE APPROVED PURSUANT TO SECTION 279 OF THE LOCAL GOVERNMENT ACT 1974, SUBJECT TO THE FOLLOWING CONDITIONS:-

(a) BEFORE COUNCIL WILL APPROVE THE SURVEY PLAN PURSUANT TO SECTION 3025 OF THE ACT, THE OWNER SHALL:-

(i) SHOW AS ROAD TO VEST ANY AREAS OF LAND NOW USED AS ROAD RESULTING FROM REALIGNMENT OF MAKARAU ROAD.

(i) SHOW LOT 5 REDUCED TO AN AREA OF NOT MORE THAN 2,000 M2.

(i) PURSUANT TO SECTION 275 2)(da) OF THE ACT, HAVE ENDORSED ON THE SURVEY PLAN THE FOLLOWING CONDITION OF AMALGAMATION:-

THAT LOT 5 [illegible] AND THE CERTIFICATE OF TITLE BE ISSUED TO INCLUDE THE [illegible] TITLE A

[illegible]

[illegible]

[illegible] AND [illegible] WITHIN SIX (6) MONTHS [illegible] SURVEY PLAN APPROVAL [illegible] SECTION 308 [illegible] FOR WHICH [illegible] APPLIES.

NOTE: THE BUILDING OF A HOUSE ON LOTS 3, 5 AND 6 WILL BE SUBJECT TO THE GRANTING OF CONDITIONAL USE CONSENT IN TERMS WITH THE CRITERIA OF ORDINANCE 7.1.5(b)

CONTD

[illegible] - Cr Kaiow-ch [illegible]

[illegible]

[illegible] Graham Reid Partnership Ltd
Registered Surveyors
PO Box 134
ALBANY

Attention: G K L Reed
Your Ref: 098

Dear Sirs

SCHEME PLAN RI3719 : OWNER: P BUTCHER

I enclose a copy of a letter received from the District Land Registrar which advises that it would be practicable to issue an amalgamated certificate of title over Lots 3 and 4 in accordance with Council's proposal.

If you have any queries regarding the above matter please contact Mr Hutchinson, County Surveyor, at Council's Owen Office.

Yours faithfully

[illegible]

[illegible]

[illegible] Conlan.

PLEASE REPLY BELOW

[illegible] A 626615

[illegible] 1 of DLR letter

[illegible]

[illegible]

[illegible]

R 1

PO Box [illegible]

ALBANY

[illegible]

[illegible]

K 13-19

[illegible]

[illegible]

[illegible]

[illegible]

In Reply, please quote

A626613

5 June 1986

The County Manager
Rodney County Council
Private Bag
OREWA

Dear Sir

COMPULSORY AMALGAMATION

I refer to your letter of 27 May 1986 (your reference R1/719..

I advise that it would be premature to issue an unilaterated certificate [illegible] in accordance with your County's proposal [illegible] of the Local Government Act 1974.

[illegible]

[illegible]
[illegible]
[illegible] R13719 [illegible] Mr Garbett
[illegible] TA

12 June 1986

Graham K[illegible]
Registered [illegible]
PO Box [illegible]
[illegible]

Yours faithfully

ACTING CITY MANAGER

R J [illegible]

Encl.

SCHEME PLAN [illegible] OWNER: P [illegible]

I, SIDNEY GEORGE HARGIS, Acting County Manager of the MOONEY COUNTY COUNCIL hereby certify that the following resolution was passed at a meeting held on Tuesday, 3 June 1986 :-

" THAT THE SCHEME PLAN BE APPROVED SUBJECT TO THE CONDITIONS SET OUT IN THE RESOLUTION AND THAT THE FULL TEXT OF THE RESOLUTION BE ENDORSED ON ALL [illegible]

[illegible]

[illegible]

([illegible] PAY TO COUNCIL THE SUM OF $4,[illegible] (FOUR THOUSAND [illegible] HUNDRED AND SEVEN [illegible] FOUR DOLLARS) TOWARDS THE COST OF [illegible] ADDITIONAL FORMATION ALONG NIAGARA ROAD SERVING THE LAND IN THE SUBDIVISION, SUCH SUM TO BE PAID WITHIN SIX (6) MONTHS OF SCHEME PLAN APPROVAL OR WHEN THE SECTION 304 CERTIFICATE IS APPLIED FOR, WHICHEVER FIRST OCCURS.

...2

NOTE: THE BUILDING OF A HOUSE ON LOTS 3, 5 AND 6 WILL BE SUBJECT TO THE GRANTING OF CONDITIONAL USE CONSENT IN TERMS OF THE CRITERIA OF [illegible] 1.5(c)."

[illegible])

A[illegible] [illegible])

[illegible] [illegible] of the [illegible])

Council [illegible] Sec. [illegible] of the)

Local Government Act 1976.)

ACTING COUNTY MANAGER