

CODE COMPLIANCE CHECKSHEET

Address: <i>24 A Mannapan Rd</i> <i>Ilavea.</i>	Date: <i>16 9 07.</i>
	Building Consent No: <i>080848</i>

Tick in "Required" column all inspections required by the consent. For each required inspection write "Y" or "N" in the "Completed" and "Passed" columns.

Tick in "Required" column all documentation required. For each required document write "Y" or "N" in the "Supplied" and "Accepted" columns.

Required Inspections	Required	Completed	Passed	Required Documents	Required	Supplied	Accepted
Site - Location of the building on site				Application for Code Compliance form	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Foundation				Copy of electrical certificate			
Piles				Copy of gas certificate			
Pre-slab-building				"As built" drainage plan			
Subfloor framing				Construction Review (PS4) statement for:			
Pre wrap				Structural engineering			
Preclad				Geotechnical engineering			
Weathertightness				Fire engineering			
Preline building				HVAC engineer			
Wet area membranes				Electrical engineer			
Postline				Hydraulic engineer			
Block							
Brick Veneer				Certificate from the alarm installer			
Retaining wall: before backfilling, tanking, protection and field drain				Certificate from the sprinkler installer			
Free Standing Fireplace				Certificate for lift			
In Built Fireplace				HVAC installers certificate			
Final building	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Roofer installers warrantee			
Plumbing and Drainage inspections				Truss design certificate			
Drainage - surface water, foul water				Texture coating/cladding warrantees			
Pre-slab plumbing				Window and door joinery warrantee			
Preline plumbing				Membrane applicators certificate			
Final plumbing							

If inspections have been missed, what supporting info and methods of verification have been provided to compensate for missed inspections. (describe):

Proprietary Flashing Check Not Required.

If specific supporting documents have not been provided, what alternative information of verification method has been provided to compensate. (describe):

Is the work in accordance with the building consent and approved amendments?
If no, has a notice to fix been issued ?
Have items of non compliance been resolved and NTF uplifted ?

Y/N

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

CODE COMPLIANCE CHECKSHEET

Note: if work is not in accordance with consent, (and approved amendments) or NTF matters have not been resolved, suspend application for Code Compliance Certificate

Compliance Schedule

Licensed building practitioners to certify restricted building work

(1) Each licenced building practioner who carries out or supervises restricted building work under a building consent must, on completion of the restricted building work, give to the person specified in subsection (2) a certificate, in the prescribed form, stating that-

- (a) the restricted building work complies with the building consent; and
- (b) if applicable any specified systems in the building to which the restricted work relates are capable of performance standards set out in the compliance schedule attached to the building consent.

	Y/N
Is a new amended compliance schedule required?	<input checked="" type="checkbox"/>
Has it been issued? (refer to note below)	<input type="checkbox"/>
If the new/ revised compliance schedule has not been issued, what action has been taken to ensure it will be issued. Outline:	

Note: if the draft/ revised compliance schedule has not been issued, the Code Compliance Certificate cannot be issued. Suspend issuing CCC until this matter is addressed.

Building Consent requirements.	Y/N
Are there any items specified in the consent that have not been completed?	<input checked="" type="checkbox"/>
Outline	

Reason for granting CCC	Form 6 Received
<i>Very tidy job</i>	<input checked="" type="checkbox"/>
<i>Have let into brick abours, all completed as per consent</i>	
Electrical/Gas Certs received	
CCC can be granted	<input checked="" type="checkbox"/>
CCC cannot be granted	<input type="checkbox"/>

Approve to issue Code Compliance Certificate if all outstanding fees are paid Yes / No

Building Officer:

Signature *Wayne*

Name *WAYNE*

Application for Code Compliance Certificate

Form 6, Section 92 of the Building Act 2004

Please return to the South Taranaki District Council

Private Bag 902, Hawera
Phone 0800 111 323 or 06 278 0555
Facsimile No: 06 278 8757

Consent Details

Applicant:	Application No:	BC080848
Fairview Aluminium	Home Phone:	
PO Box 595	Business Phone:	06 2788991
Hawera	Mobile Phone:	

Project

Description:	Create Windbreak: Close in Pillars of Dwelling
Owner:	M J Drought, M M Drought
Location:	24A Manawapou Road Hawera 4610
Legal Description:	Lot 2 DP 354172
Valuation Reference No:	1227072111

You are hereby advised that

☒ All of the building work under the above Building Consent is believed to have been completed to the extent required by that Building Consent.

You are requested to issue a Code Compliance Certificate accordingly (except where a Code Compliance Certificate has been issued by a building certifier as stated below).

The attached particulars include:

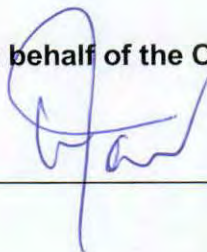
- ☐ Compliance Schedule Specified Systems and Maintenance Programme
- ☐ Building Certificates
- ☐ A Code Compliance Certificate issued by a Building Certifier
- ☐ Producer Statements

ENTERED
Hayne

2.30pm
8/9/09
By confirm of
Bever

Signed for and on behalf of the Owner:

Name:



Contact Phone number:

06 2788991

SOUTH TARANAKI DISTRICT COUNCIL

PURPOSE OF INSPECTION - CODE COMPLIANCE CERTIFICATE

6505

Owner's Name: *Thougt* Consent No. BC: *080548*

Project Address: *124A Whangarei Rd Hawera*

Project: *Create windbreak*

Contact Person: _____

Phone: _____ Cellphone No: _____

Date: *9/9/09* Time of Inspection: _____

ENTERED



BUILDERS NAME: *Fair View AL* REG. NO: _____

	PASS	FAIL	N/A		PASS	FAIL	N/A
SITE / BOUNDARIES			✓	PILE FOOTINGS			✓
FOOTINGS / FOUNDATIONS			✓	PILE DEPTHS			✓
PLACEMENT OF REINFORCING			✓	SUB FLOOR BRACING			✓
BLOCKWORK			✓	SUB FLOOR FIXINGS			✓
SUB SLAB WASTES			✓	SUB FLOOR INSULATION			✓
DAMP PROOF MEMBRANE			✓	CEILING INSULATION			✓
PLACEMENT OF MESH			✓	WALL INSULATION			✓
DAMP PROOF COURSE			✓	AIR SEALS			✓
BOTTOM PLATE FIXINGS			✓	PROPRIETARY FLASHINGS			✓
SEISMIC BRACING			✓	FLASHINGS	✓		
TRUSS FIXINGS			✓	CAVITY SYSTEM			✓
LINTEL FIXINGS			✓	EXTERIOR COATINGS			✓
BRICKWORK			✓	PLUMBING PIPE-OUT			✓
CONCRETE FLOOR SLAB			✓	DRAINAGE			✓
DISABLED ACCESS & FACILITIES			✓	SEPTIC TANK			✓
WARNING SYSTEMS			✓	EFFLUENT FIELD			✓
INBUILT / FREESTANDING FIRE			✓	FIRE WALLS			✓

CERTIFICATES

	YES	NO	N/A		YES	NO	N/A
ELECTRICAL			✓	GAS			✓
PRODUCER STATEMENTS			✓	ENGINEER CALC'S			✓

VISION 33076

FIELD INSPECTION NOTES

All frames let into brick pillars.

All gaps sealed correctly.

Final inspection is Passed

BUILDING OFFICER: *[Signature]* DATE: *9/9/09*



FILE COPY



Building Consent

Form 5, Sections 40 to 52
New Zealand Building Act 2004

Application Details

Applicant:	Application No:	BC080848
Fairview Aluminium	Consent Issue Date:	31/10/2008
PO Box 595	Application Date:	13/10/2008
Hawera		

Project Detail

Description of Project:	Create Windbreak: Close in Pillars of Dwelling
Intended Life (Years):	30
Owner:	M J Drought, M M Drought
Estimated Value:	\$ 12,500.00
Location:	24A Manawapou Road Hawera 4610
Legal Description:	Lot 2 DP 354172
Valuation Reference No:	1227072111

Contractor Details

Builder:	Fairview Aluminium
Designer:	No Designer advised for this application
Plumber:	No Plumber advised for this application
Drainlayer:	No Drainlayer advised for this application

Signed for and on behalf of the Council:

Building Control Officer:

Date: 31/10/2008

Conditions of Building Consent No: BC080848

COMMENCEMENT OF WORK:

The Owner or person undertaking the building work shall give at least 2 working day's notice of the intended commencement of building work.

INSPECTION NOTIFICATION:

The request for inspections is to be made at least 24 hours before any inspection is required.

COMPLIANCE:

This building consent confirms compliance with the New Zealand Building Code. It does not give approval to commence building work until all other approvals have been obtained. Any approvals required for this project are listed on the Project Information Memorandum.

COMPLETION ADVICE:

The owner shall as soon as practical after completion of the building work, notify the Hawera Administration Office that the work has been completed in accordance with this building consent by completing and returning the attached Advice of Completion form.

COMMENCEMENT OF WORK:

This Consent shall lapse and be of no effect if the building work has not started within 6 months or reasonable progress made after 12 months.

REQUIRED INSPECTIONS

24hrs notice is required for all inspection bookings

PROPRIETARY FLASHING INSTALLATION:

The owner or person undertaking the building work shall arrange for an inspection before the installation of any exterior joinery to enable a check for the correct placement of proprietary flashing systems in compliance with the manufacturers specifications and Clause E2 of the Compliance Documents for New Zealand Building Code (External Moisture).

CODE COMPLIANCE CERTIFICATE:

The owner or person undertaking the work shall arrange for a FINAL inspection so compliance with the New Zealand Building Act can be verified, as soon as the work has been completed to enable a CODE COMPLIANCE CERTIFICATE to be issued.

THE ADDITIONAL INFORMATION IS ALSO APPLICABLE TO THIS CONSENT

All building work is to comply with the New Zealand Building Code.

Project Information Memorandum

Sections 31 to 39

New Zealand Building Act 2004

Issued in accordance with Building Consent No: BC080848

This Project Information Memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any requirements of the Building Consent attached.

This Project Information Memorandum has been prepared for the purposes of Section 31 to 39 of the Building Act 2004 and contains all relevant information held by the South Taranaki District Council.

The information provided is based on a search of Council's property records and there may be other information relating to the land, which has not been specifically recorded against this property or known to Council.

Any changes to the approved plans and specifications require an amendment form to be completed with appropriate changes and then submitted and approved by Council prior to any further work being carried out.

All storm water is to be disposed of on site to soak holes.

Where connection to Council's sewer is required a drainage rodding eye is to be installed within one (1) metre of the boundaries for all sewerage lines.

Gas/Electrical certificate is required to be submitted to building consent authority (Council) prior to Code Compliance being issued, where applicable.

Signed for and on behalf of the Council:

Building Control Officer: _____



Date: 31/10/2008

Application for Code Compliance Certificate

Form 6, Section 92 of the Building Act 2004

Please return to the South Taranaki District Council

Private Bag 902, Hawera
Phone 0800 111 323 or 06 278 0555
Facsimile No: 06 278 8757

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The attached particulars include:

___ Compliance Schedule Specified Systems and Maintenance Programme

___ Building Certificates

___ A Code Compliance Certificate issued by a Building Certifier

___ Producer Statements

Signed for and on behalf of the Owner:

Name: _____

Contact Phone number: _____

Wayne Jones

Managing Director

Mob: 027 278 8919

159 Princes Street
PO Box 595
Hawera

tel: 06 278 8991
Fax: 06 278 8996

Site Plan

M. M Draught

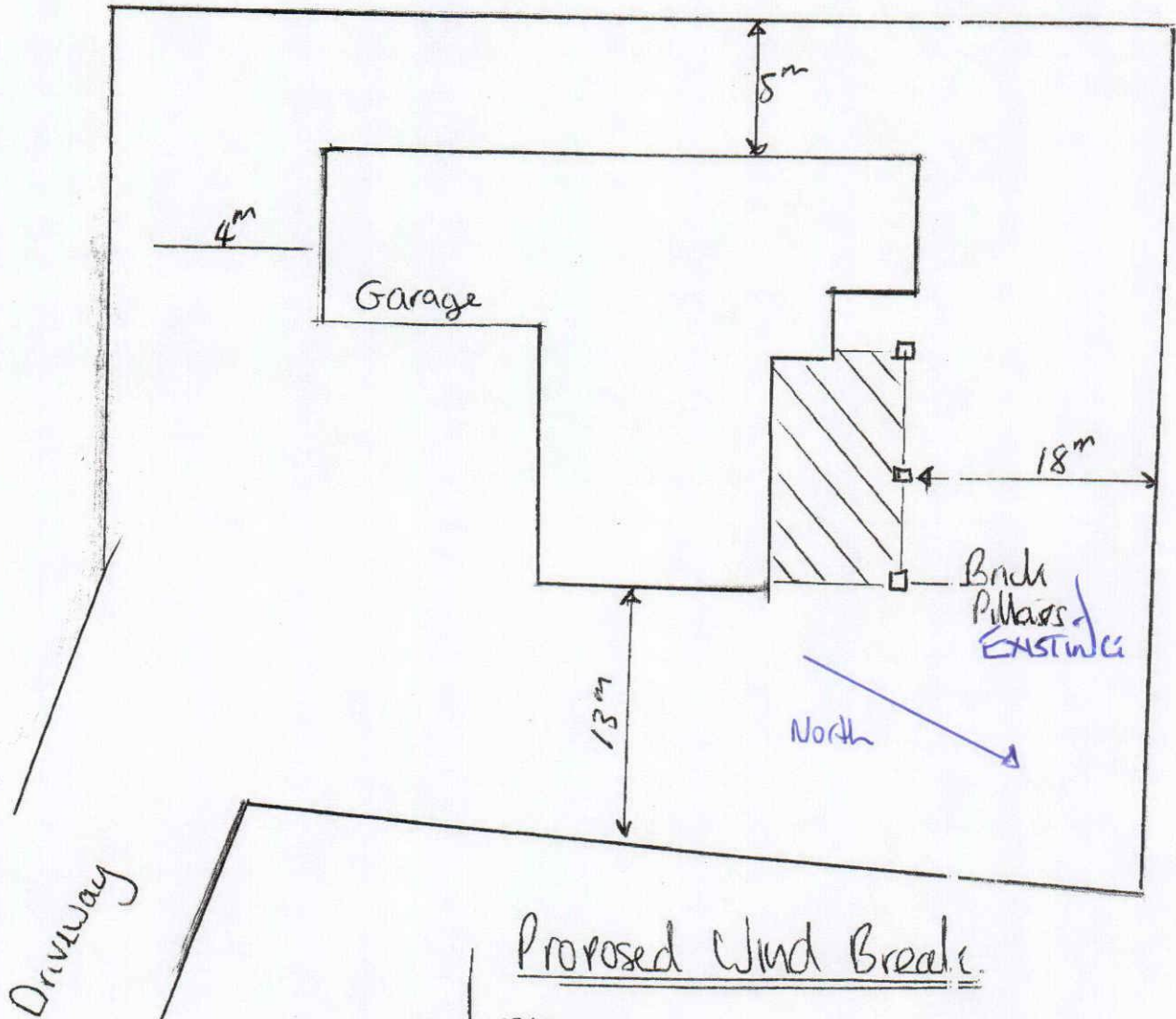
24 A Manawapou Road

31/10/08

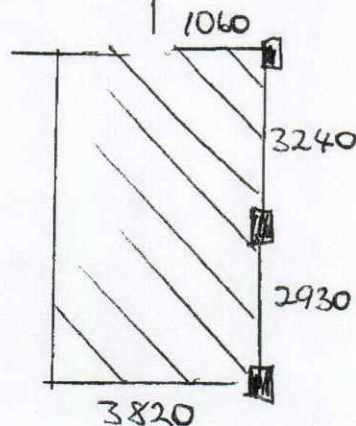


PLAN

080848



Proposed Wind Break



Not to Scale

FAIRVIEW ALUMINIUM

Built for New Zealand Conditions



FAIRVIEW

WINDOWS & DOORS

BUILDING CONSENT PROCESSING SHEET

OWNER: M & M Drought

APPLICATION NO: BC 080848

SITE ADDRESS:
24A Manawapou Rd, Hawera

PROPERTY NO: 1000907

BUILDER:
Fairview Aluminium

REG #:

VALUATION NO: 12270/721/11

PLUMBER:

REG #:

VALUE OF WORK \$ 12,500

DESCRIPTION OF PROPOSED WORK:

RAPID NO:

Create Windbreak: Close in Pillars of Dwelling

DATE	ACTIVITY	OFF	HRS	AMT	DATE		INSP REQ	INSP COM	HRS	AMT
13/10	Admin	A		50		SITE				
2/10	PL	HK	1hr			FOOTING				
						FLASHINGS PROPRIETARY FLASHINGS				
						FOUNDATION WALLS CAVITY SYSTEM				
						CONCRETE FLOOR SLAB SUB SLAB WASTES				
						CONCRETE BRICKWORK BLOCKWORK				
						PRELINE - INSULATION/ MOISTURE/STRUCTURE				
						TIMBER SUBFLOOR PRELINE BRACING				
						BRACING PANEL CHECK PRIOR TO DECORATING				
						PRELINE - PLUMBING PIPEWORK				
						DRAINAGE DISABLED FACILITIES				
						FIRES FREESTANDING/ INBUILT				
						FIRE CODES				
						EXTERIOR COATINGS				
						COMPLETION BUILDING/ PLUMBING				
						AMOUNT PAID				
						REFUND/PAY				

FEEES (INCLUSIVE OF G.S.T.)

ADMINISTRATION COMPONENT \$ 50-00 ✓

PIM FEE \$ 21-50 ✓

CODE COMPLIANCE CERTIFICATE \$ 58-50 ✓

INSPECTIONS \$ 150 ✓

PROCESSING COSTS \$ 46 ✓

UTILITY CHECK \$

STRUCTURAL CHECK \$

PHOTOCOPYING \$

WATER CONNECTION \$

SEWER CONNECTION \$

RECEIPT NO: R 246 402

DATE 31/10/08

RECEIPT NO: R

DATE

INVOICE ☒

LETTER ☐

PIM ☐

CONSENT ☒

CCC ☒

NTF ☐

QUALITY CONTROL COMPLETED

CONSENTS OFFICER

NOT APPROVED ☐

APPROVED ☒

OFFICER'S NAME Henry (BLG) / Maria (PLNG)

NOTES:

BUILDING:

HAZARDOUS SECTION ☐ (Checked against the requirements of Section 31 of the Building Act 1991)

CHECKED AGAINST STDC REGISTER ☐

CHECKED AGAINST TRC REGISTER ☐

Compliance schedule

Is compliance schedule required? YES/NO
If yes application/information to be sent with building consent.

HERITAGE STATUS CHECK



Memorandum

To Kim Peters
From Heather Clarke
Date 16 September 2009
Subject Cheque Request for BC080848

Could you please arrange for a Manual Cheque for \$75.00 written out to:

Fairview Aluminium
PO Box 595
Hawera 4640

This cheque is for a refund of 1 Building Consent Inspection that was not undertaken. The consent is BC080848.

Building Consent Inspection Fees \$75.00

PLEASE POST CHEQUE OFF TO ABOVE ADDRESS.

Thanks.

Heather Clarke
Environmental Administration Officer

03 September 2009

Maurice James Drought & Margaret Mabel Drought
24A Manawapou Road
Hawera 4610

Dear Sir/Madam

**Work yet to start relating to Building Consent No. BC080848
Create Windbreak: Close in Pillars of Dwelling, 24A Manawapou Road Hawera
4610**

Our records show that you have not advised us that work has started and we haven't carried out any inspections on the above project. This usually means that the building work on the project is yet to start.

Under the Building Act 2004, Section 52, a building consent **lapses** if work to which it relates does not start within 12 months of its date of issue. In the case of the above project, **the building consent will lapse on 31 October 2009**

If the above building consent lapses and you still wish to start this project, you will need to apply for and obtain a **new** building consent **before** any work can be carried out.

Please contact me **urgently** so that we can determine what you want to happen. If we have not heard from you before the lapse date, your building consent will lapse.

Yours sincerely



Owen Steer
Senior Building Control Officer

PIM NOTES

OWNER: M. M Drought

APPLICATION NO: BC 080848

CONTACT PERSON:

VALUATION NO: 12270/721/11

ADDRESS OF WORK:

PROPOSED USE:

24A Manawapou Rd, Hawera

BUILDER:

Fairview Aluminium

DESCRIPTION OF WORK:

Create Windbreak: Close in Pillars of Dwelling

DATE	ACTIVITY	OFFICER	HOURS	RATE	AMOUNT
24-10-08	Planning	ATP	25	86	2150
				TOTAL	
				PAID	
				BALANCE	

PROPERTY INFORMATION MEMORANDUM PROCESSING

	Date Placed in Tray	Date Completed
Planning	13/10/08	22-10-08
Water and Sewer		
Vehicle Crossing		

☐ Compliance Check with District Plan rules Residential

☐ PIM Note

☐ Compliance Check with Resource Consent number RM granted 1 1

☐ Designations/Protected Trees/Historic sites etc

☐ Site Plan required. Date

Please indicate on the enclosed map the distances from the proposed to all boundaries.

Complies: Yes/No *Yes* Date 22-10-08

Officers' Names

Maria

Henry

SERVICES

WATER MAIN

APPLICATION FORM SENT

SIZEmm LOCATION

CONNECTION REQUIRED YES/NO FEE PAYABLE \$..... SIZE..... mm

SEWER MAIN

APPLICATION FORM SENT

SIZEmm LOCATION

CONNECTION REQUIRED YES/NO FEE PAYABLE \$..... SIZE..... mm

STORMWATER

APPLICATION FORM SENT

MAIN SIZEmm LOCATION

CONNECTION REQUIRED YES/NO FEE PAYABLE \$..... SIZE..... mm

DISCONNECTION AND RECONNECTION FEES (DEMOLITION & REMOVALS)

WATER

SEWER

SIGNATURE

DATE

OTHER (e.g. HEALTH/STRUCTURAL etc)

LICENCES REQUIRED (Health/Dangerous Goods etc)

SIGNATURE

DATE

Tax Invoice/Statement: 6335

GST Reg. No: 52-769-477

Invoice Date: 23 October 2008

PAID

Fairview Aluminium
PO Box 595
Hawera

FILE COPY

Address: Private Bag 902
Hawera
Phone: 06 278 0555
Free Phone: 0800 111 323
Facsimile: 06 278 8757
Email: contact@stdc.govt.nz
Website: www.stdc.co.nz

Application Number: BC080848
Description: Create Windbreak: Close in Pillars of Dwelling
Owner: M J Drought, M M Drought
Location Address: 24A Manawapou Road Hawera 4610

Charge Description	Charge	GST	Amount
Building Consent Administration Fee	\$44.44	\$5.56	\$50.00
Code of Compliance Certificate Fee	\$52.00	\$6.50	\$58.50
Rural/Residential Inspection Fee	\$133.33	\$16.67	\$150.00
Building Consent Processing/Plan Checking	\$76.44	\$9.56	\$86.00
Planning Assessment	\$19.11	\$2.39	\$21.50
Total	\$325.32	\$40.68	\$366.00

We look forward to receipt of your payment to enable completion of your consent.

Remittance Advice**Please post to:**

South Taranaki District Council
Private Bag 902
Hawera 4640

Application Number: BC080848
Applicant: Fairview Aluminium
Amount Due: \$366.00

wayne Jones
Managing Director
Mob: 027 278 8919

This fax was received by GFI FAXmaker fax server. For more information, visit: <http://www.gfi.com>
Fax: 00 27 00 00 00
PO Box 595
Hawera

M Drought

2A Manawapou Road
Hawera

South Taranaki
District Council

AMENDED PLANS

31/10/08



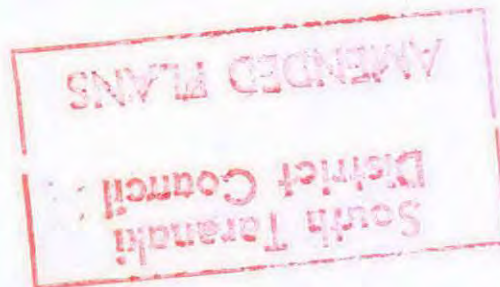
BC N° 080848

Property has existing Brick Pillars,
existing Concrete Floor
existing ~~solar~~ that covers
the brick pillars

aluminium panels supplied by Fairview
will fit between brick pillars and under
the ~~solar~~

APPROVED

CHECK AMENDMENTS



FAIRVIEW ALUMINIUM

 **FAIRVIEW**
WINDOWS & DOORS

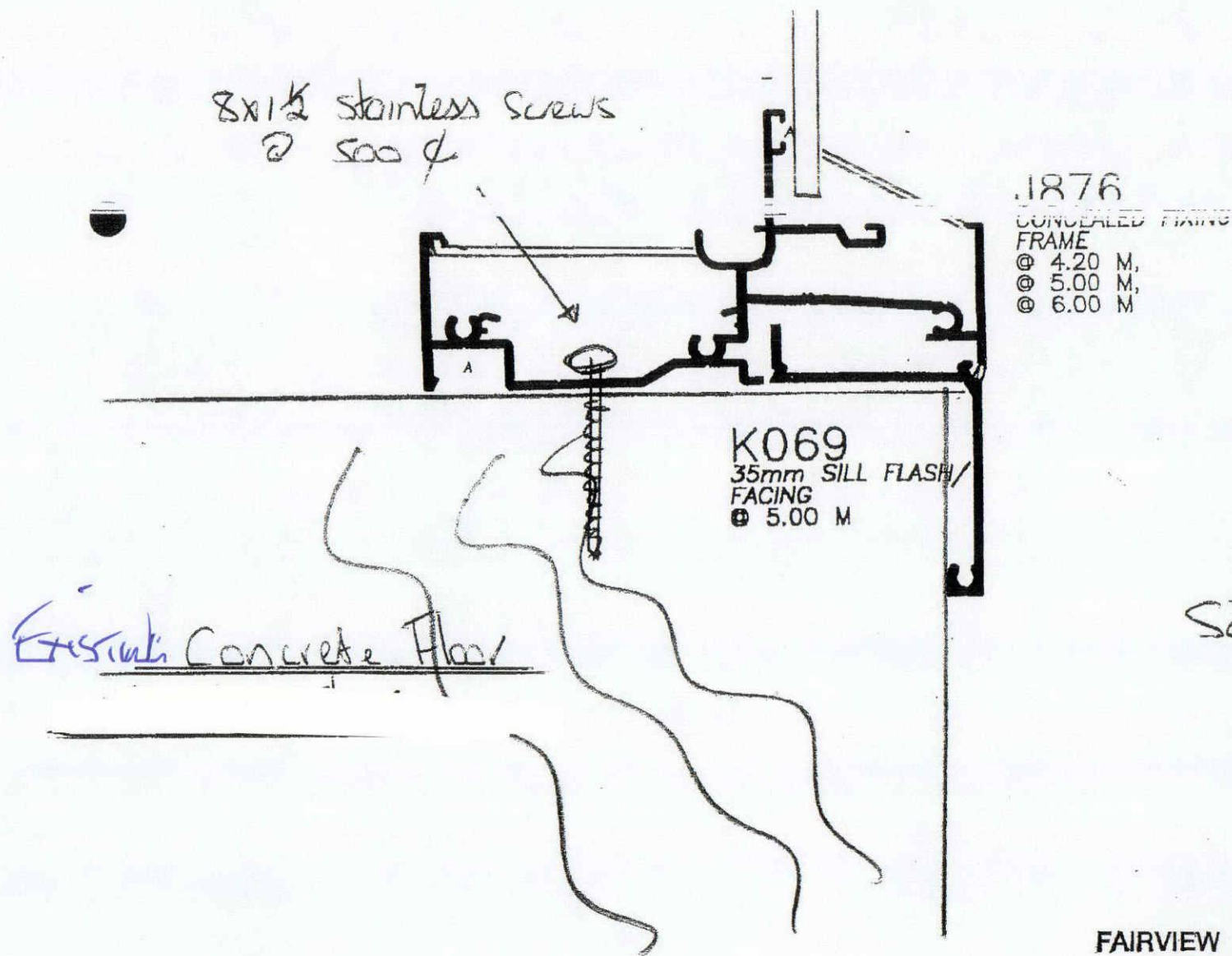
Printed for New Zealand Conditions

Date: 21/10/2008 10:00:31 a.m.

Page: 1/1

From: 062788996

Wall to Concrete. Siding plus Flashings
Fixing to timber walls the same



Scale
1:1

FAIRVIEW ALUMINIUM
P.O. BOX 595, HAWERA
WAYNE JONES
PHONE (06) 278 8991

M.M Drought

24 A Manawapou Road

Fitting details

Cutting chase into the concrete floor

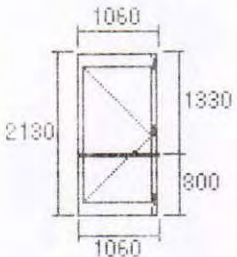
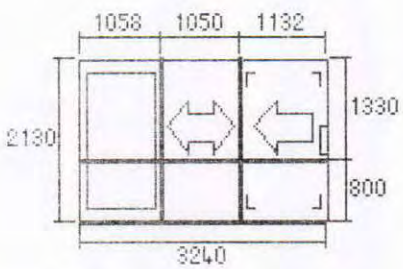
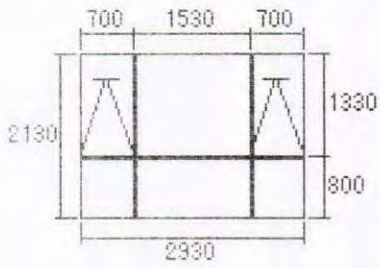
Cutting chase into brick Pillars.

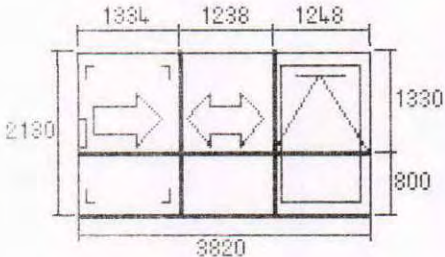
Fixing with 8x1/2 stainless steel screws

@ 500 centres.

FAIRVIEW




DATE QUOTED : 29/09/08	QUOTE No: 191	PAGE: 1
CASH SALE	FAIRVIEW ALUMINIUM JOINERY 159 PRINCESS STREET HAWERA CORNER PRINCESS & GREY ST PHONE No.: 06 278 8991 FAX No.: 06 278 8996	
CLIENT NUMBER: 5		
DATE MODIFIED: 29/09/08		
MR AND MRS MORRIS DROUGHT		
ITEM	"PLEASE CHECK CAREFULLY"	QTY
1	ENTRY DOOR	1
		COLOR: OFF WHITE 8015 GLASS: GY GLASS HIGH TYPE: DOOR UNITS LINER: NOT INCLUDED WIDTH: 0 FRAME: HINGED 90 DOM SIZE: 2130 x 1060 FLASHING: NO FLASHING
2	STACKER SLIDER	1
		COLOR: OFF WHITE 8015 GLASS: GY GLASS HIGH TYPE: DOOR UNITS LINER: NOT INCLUDED WIDTH: 0 FRAME: DOOR STACKER SIZE: 2130 x 3240 FLASHING: NO FLASHING
3	WINDOW PANEL	1
		COLOR: OFF WHITE 8015 GLASS: GY GLASS HIGH TYPE: DOOR UNITS LINER: NOT INCLUDED WIDTH: 0 FRAME: FRAME 90 DOM SIZE: 2130 x 2930 FLASHING: NO FLASHING

DATE QUOTED : 29/09/08		QUOTE No: 191	PAGE: 2
4	STACKER SLIDER		1
		COLOR: OFF WHITE 8015 GLASS: GY GLASS HIGH TYPE : DOOR UNITS LINER: NOT INCLUDED WIDTH: 0 FRAME: DOOR STACKER SIZE : 2130 x 3820 FLASHING: NO FLASHING	
5	FITTING THE ABOVE 4 UNITS		1
6	Non recoverable waste		1
TOTAL UNITS: 4 TRUSTING THIS IS AS YOU REQUIRE, Yours Faithfully REP NAME #5 FAIRVIEW ALUMINIUM JOINERY			


M040029 Hogg

1/1(b)

RESOURCE CONSENT APPLICATION

Application Number: RM <u>040029</u>	Non-Notified	Notified	Building Consent
Applicant: <u>G. Hogg.</u>			
Property: <u>40 mmanapou Rd. Hawera.</u>			
Described: <u>1227d/721/06</u>			
Proposal: <u>subdivision</u>			
Application Received <u>13/2/04</u>	Receipt No.:		
Deposit Paid <u>/ /</u> \$	 PROC <u>RC8</u>		
Application Type (Please complete)			

Sent to Engineer
13/2/04 Return 20/2/04

NOTIFICATION/NON-NOTIFICATION	
Type of Resource Consent:	<u>Subdivision</u>
Activity:	<u>Four lot Residential Subdivision</u>
Activity Status:	<u>Discretionary</u>
Reasons for Notification or Non-Notification	
ENVIRONMENTAL EFFECTS ARE MINOR	<input checked="" type="checkbox"/>
ENVIRONMENTAL EFFECTS ARE WITHIN PERMITTED BASELINE	<input type="checkbox"/>
AFFECTED NEIGHBOURS HAVE GIVEN CONSENT	<input type="checkbox"/>
Planning Manager	<u>[Signature]</u>
Approved/Not Approved	<u>Approved</u>
	
G. J. Young Group Manager Environmental Services	

Report by: Applicant:

Address of Property:

Zone: Type of Activity:

Statutory and District Plan Requirements:

Evaluation:

- ☐ Environmental Effects are minor
☐ Environmental Effects are within Permitted Baseline
☐ Affected Parties have given their written approval and any effects on them cannot be taken into account

Recommendation:

For the Following Reasons:

- 1)
2)
3)

Subject to the Following Conditions:

- 1)
2)
3)

Planner: Planning Manager:

APPROVED/NOT APPROVED	
Date	G.J Young. Group Manager Environmental Services

RESOURCE CONSENT APPLICATION CHARGE OUT SHEET

Schedule of Work

Date	Activity	Officer	Charge Out	Hours	Amount
13/6	Admin / Set up 6.6 non-rot6 dec fee	PM	62.	.25	15.50
					45 =
	Site Visit	BS	95	1/4	23.75
18/3/04	Planning Report	BS	88	1/4	107.50
	Valuation Report				450.00
	Loss discount				150.00
15/6/04	Section 223 Approval				60.00
19/7/04	Section 223 Approval				60.00
13/1/05	Section 224 Approval				60.00

~~833.50~~
 691.75
~~1683.50~~
 \$ 491.75

DO NOT SCALE - IF IN DOUBT, ASK

0 10 20 30 40 50 60 70 80 90 100 150 200

ORIGINAL SIZE A2

649050 mN

648975 mN

648900 mN

648825 mN

303525 mE

303600 mE

303675 mE

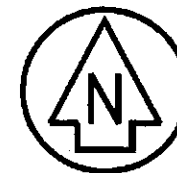
303750 mE

303825 mE

DENBY ROAD

MANAWAPOU ROAD

KAURI CRES



649050 mN

648975 mN

648900 mN

648825 mN

303525 mE

303600 mE

303675 mE

303750 mE

303825 mE

EXISTING EASEMENT: RIGHT TO DRAIN SEWAGE

EXISTING EASEMENT: RIGHT TO CONVEY WATER

1
4431m²

2
4431m²

3
5568m²

4
5568m²

REV	AMENDMENTS	DATE	INT
FELDSBOOK	2257		
SURV	Initials	Date	Initials
DES	P.Mc	12/02/04	DR
APPROVED		DATE	
COPYRIGHT			
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GLYN HOGG MANAWAPOU ROAD SUBDIVISION SCHEME STDC

DISCLAIMER
This plan is produced for the sole purpose of obtaining a Subdivision Consent under the Resource Management Act 1991. The dimensions, areas, boundary positions and property details are subject to final survey. The use of this drawing for any other purpose is at the owners risk.



CAD Ref:	8259SC
XRefs:	
Status	
Stamp	
Date	12/02/04
Stamp	
SCALES:	750
Job No.	8259SC
Sheet No.	1
Revision	0

FORM 5
Reg. 8

APPLICATION FOR RESOURCE CONSENT (SUBDIVISION) UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991

TO: The South Taranaki District Council
Private Bag 902
Hawera

Mr G Hogg hereby applies for the Subdivision Consent described below.

- 1. The names of the owner and occupier (*other than the applicant*) of any land to which the application relates are as follows:**

As at date of application:
Mr G Hogg

- 2. The location to which this application relates is:**

Street Address: Manawapou Road
Legal Description: Lot 3 DP18010
Total Area: 2.0001ha
Certificates of Title: TNJ4/443
Zoning: Residential in the South Taranaki District Plan

- 3. A description of the activity to which the application relates is:**

This land was previously owned in conjunction with Lot 4 DP18010 and has recently been transferred to Mr Glyn Hogg.

Glyn has started to build a house on the Proposed Lot 1 and plans to further develop the site by subdivision and creating three further lots. Each of the lots will have frontage to Manawapou Road. Lot 2 will have direct access and Lots 3 and 4 will be served by a "leg in" access 5m wide.

In 1993 when we subdivided the land for the Pease Brothers – DP18010 – we allowed for the possible future development of all the lots by providing an easement in gross along the south boundary for the possible connection of any development to the existing Council sewer in Denby Road. At that time we took no levels over the land to determine if this could be achieved by a gravity sewer. It was not anticipated that the lots on DP18010 would be subdivided into the large areas as proposed by Glyn but rather that each would be more closely divided making the cost of providing a sewer to service the land. We are to take levels over the site and will be able to advise you shortly if it is practical to connect to the sewer by a gravity system. However even if it is possible to connect to the sewer in Denby Road Council may wish to consider if it is appropriate at this time considering the small number of lots created and the large capital cost involved. It may be more appropriate to give the subdivider the choice of connecting – if possible – or using septic tanks placed in such a position that easy connection can be made in the future. Considering the potential for future subdivision it is not unreasonable to expect Council to make a substantial capital contribution to the capital works if connection is required.



If connection to Denby Road be practical but not required it may be advantageous to have easements created to allow for future connections.

This land is possibly outside the Hawera water supply area and may require extraordinary connections. At present Pt Sec 213 Patea District to the south has a connection to the main in Manawapou Road via an easement on the northwestern side of the applicants land. Our records do not show the size of the water main in Manawapou Road and it may be that an upgrade is required to be able to adequately supply this land. Again the total cost of this should not be at the applicants expense.

There is no footpath on the south side of Manawapou Road and the applicant has been made aware that the provision of one may be a requirement. If it is required it will leave a substantial "gap" to the northwest along the frontage of the school.

There is kerb and channel along Manawapou Road and no upgrade should be required.

4. Further applications for Resource Consent that may be required in relation to this proposal.

5. An assessment of any effects that the proposed activity may have on the environment is attached in accordance with Section 88 and the Fourth Schedule of the Act.

This is the first part of potential development in this area. The scale of the development is, however, such that there will be minimal effect on the environment. The land is appropriately zoned for this use.

6. I attach information in accordance with Section 219 of the Act sufficient to adequately define:

- (a) The position of all new boundaries - refer to plan.
- (b) The areas of all new allotments (*not required for cross leases, company lease, or unit plans*) - refer to plan
- (c) The location and areas of new reserves to be created including any esplanade reserves to be set aside on a survey plan under Section 230 of the Act.
- (d) The location and areas of land below mean high water springs of the sea or of any part of the bed of a river or lake which is to be vested in the Crown under Section 235 of the Act;
- (e) The location and areas of to be set aside as new road.

7. Other information required to be included in the application by the District or Regional plan or regulations.

Signature of applicant or person authorised to sign on behalf of applicant:

R H B Gilbert as Agent

Date:

Address for service of applicant:

MWH NZ Ltd
P O Box 168
Wanganui

Telephone:

06 3491130

Facsimile:

06 3491179

ANNEXURES

- a) Planning Report
- b) Copies of the scheme plan
- c) Other

**MWH**

MONTGOMERY WATSON HARZA

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UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991****TO: The South Taranaki District Council**
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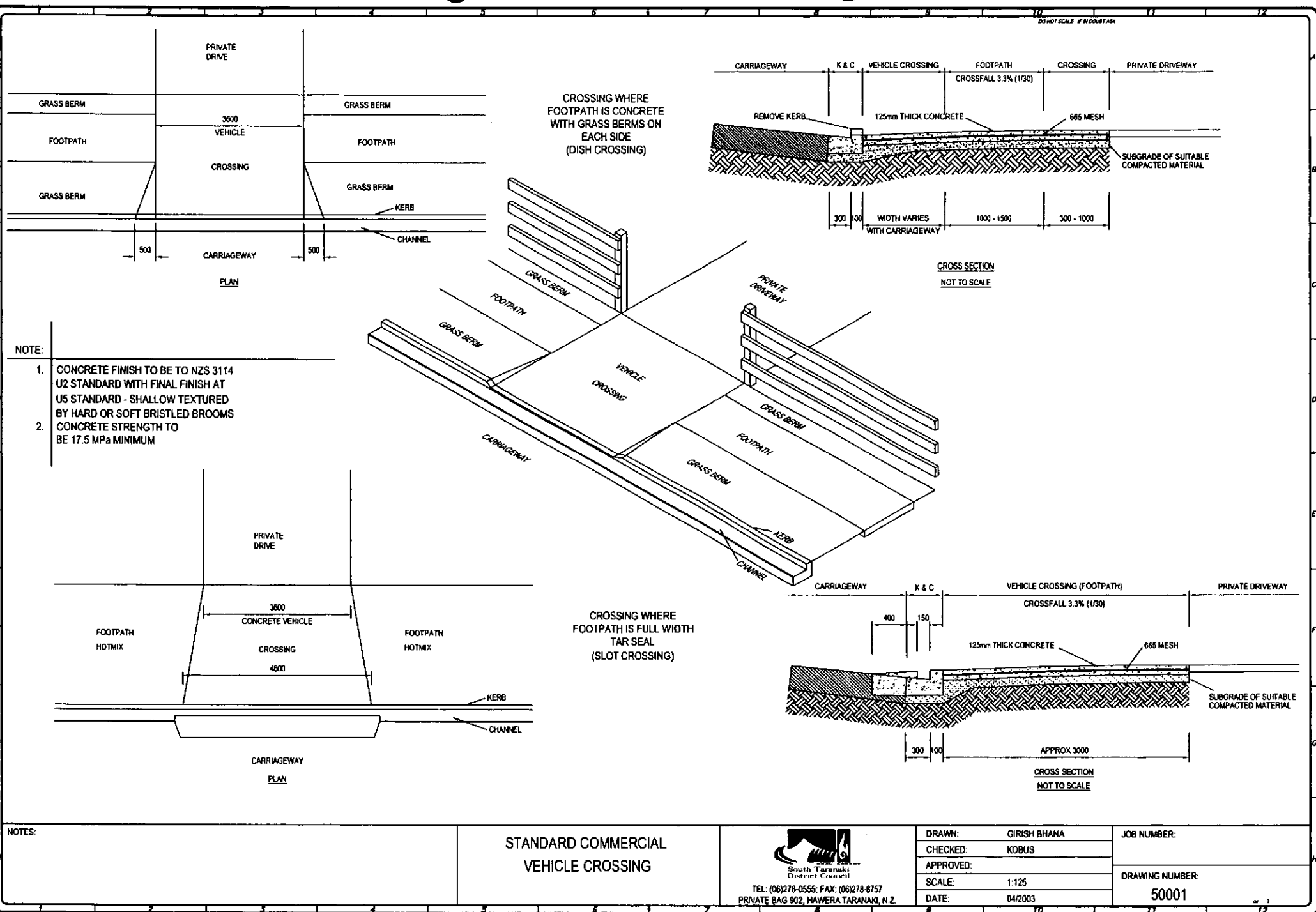
06 3491179



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If a grade of 1:150 is used from Denby Road and taken through to the end of the easement at the eastern boundary of Lot 4 DP18010 the RL of the invert is 101.54m or some 2m below the existing ground. If laterals are run off this then at the boundary of Lots 1 and 2 with Lots 3 and 4 the invert would be 100.27 at the Lot 1 /Lot 4 boundary and 100.54 at the Lot 2/Lot 3 boundary. It is therefore possible to connect this land to the sewer in Denby Road. However Council may wish to consider if it is appropriate at this time to require the installation of a sewer to serve this land considering the small number of lots created and the large capital cost involved. It may be more appropriate to give the subdivider the choice of connecting or using septic tanks placed in such a position that easy connection can be made in the future. Considering the potential for future subdivision it is not unreasonable to expect Council to make a substantial capital contribution to the capital works if connection is required. If Council require that a sewer be laid from Denby Road to serve this subdivision then Glyn is only required to lay a sewer sufficient to serve his subdivision. This may not be at a sufficient depth to serve the balance of the land on DP18010. We have estimated the cost of the sewer to serve this land at \$30000.

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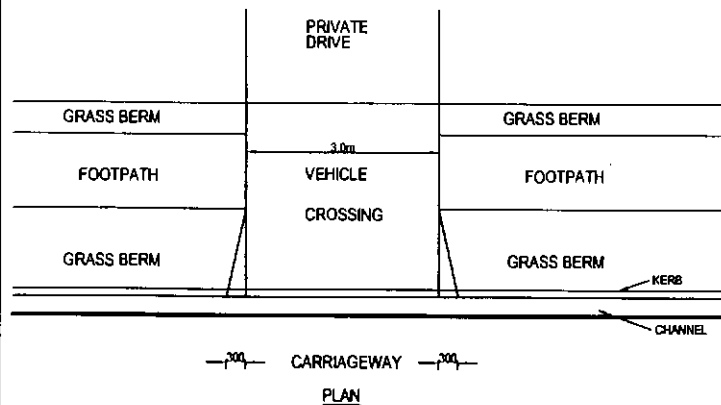
06 3491130

Facsimile:

06 3491179

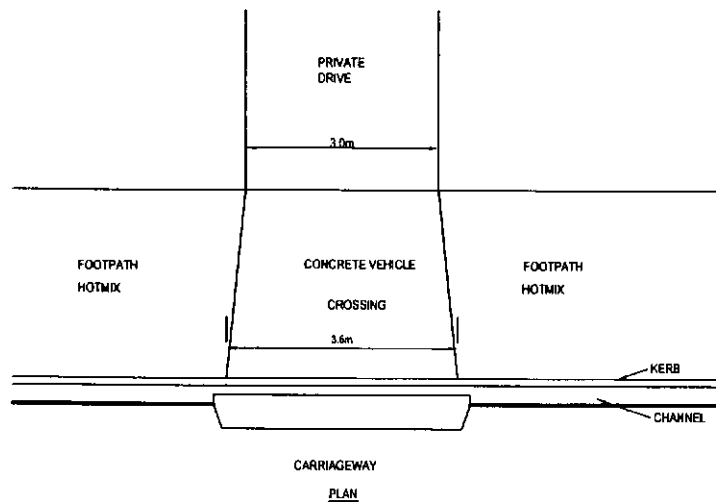
ANNEXURES

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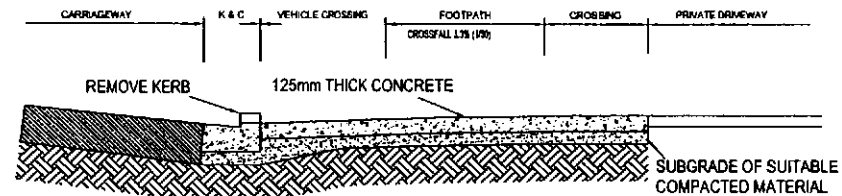


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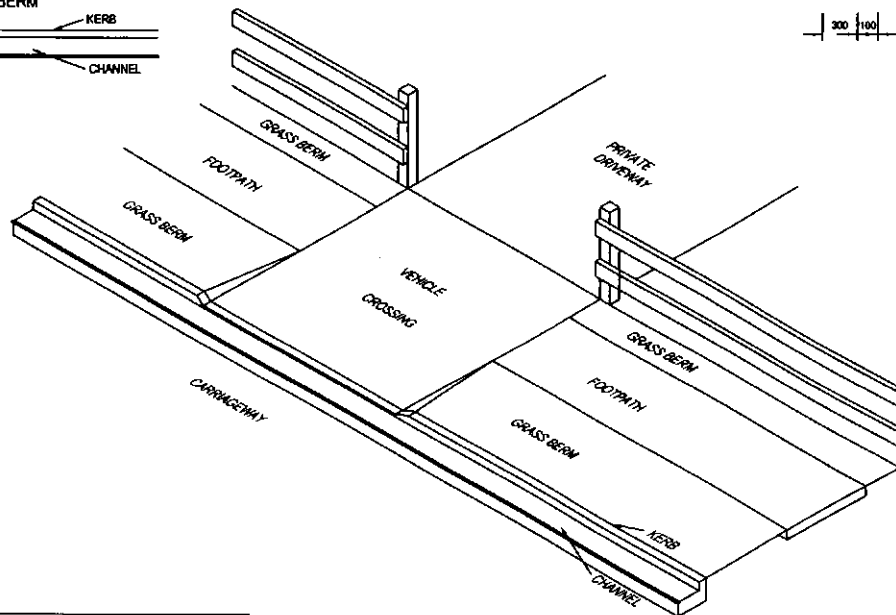
1. CONCRETE FINISH TO BE TO NZS 3114 U2 STANDARD WITH FINAL FINISH AT U5 STANDARD - SHALLOW TEXTURED BY HARD OR SOFT BRISTLED BROOMS
2. CONCRETE STRENGTH TO BE 17.5 MPa MINIMUM



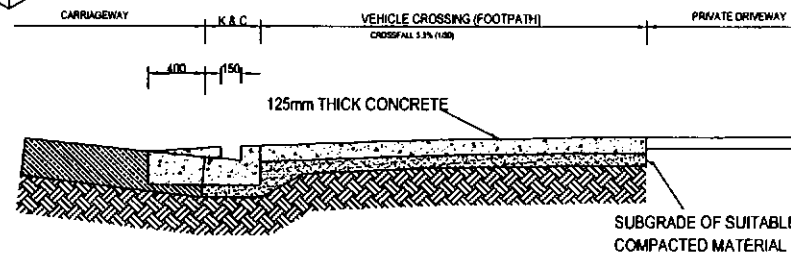
CROSSING WHERE
FOOTPATH IS CONCRETE
WITH GRASS BERMS ON
EACH SIDE
(DISH CROSSING)



300 100 WIDTH VARIES WITH CARRIAGEWAY 1000 - 1500 300 - 1000



CROSSING WHERE
FOOTPATH IS FULL WIDTH
TAR SEAL
(SLOT CROSSING)



300 100 APPROX 3000

NOTES:

**STANDARD DOMESTIC
VEHICLE CROSSING**



TEL: (06)278-0555; FAX: (06)278-8757
PRIVATE BAG 802, HAWERA TARANAKI, N.Z.

DRAWN: GIRISH BHANA
CHECKED: KOBUS
APPROVED:
SCALE: 1:125
DATE: 04/2003

JOB NUMBER:

DRAWING NUMBER:

50002

FORM 5
Reg. 8

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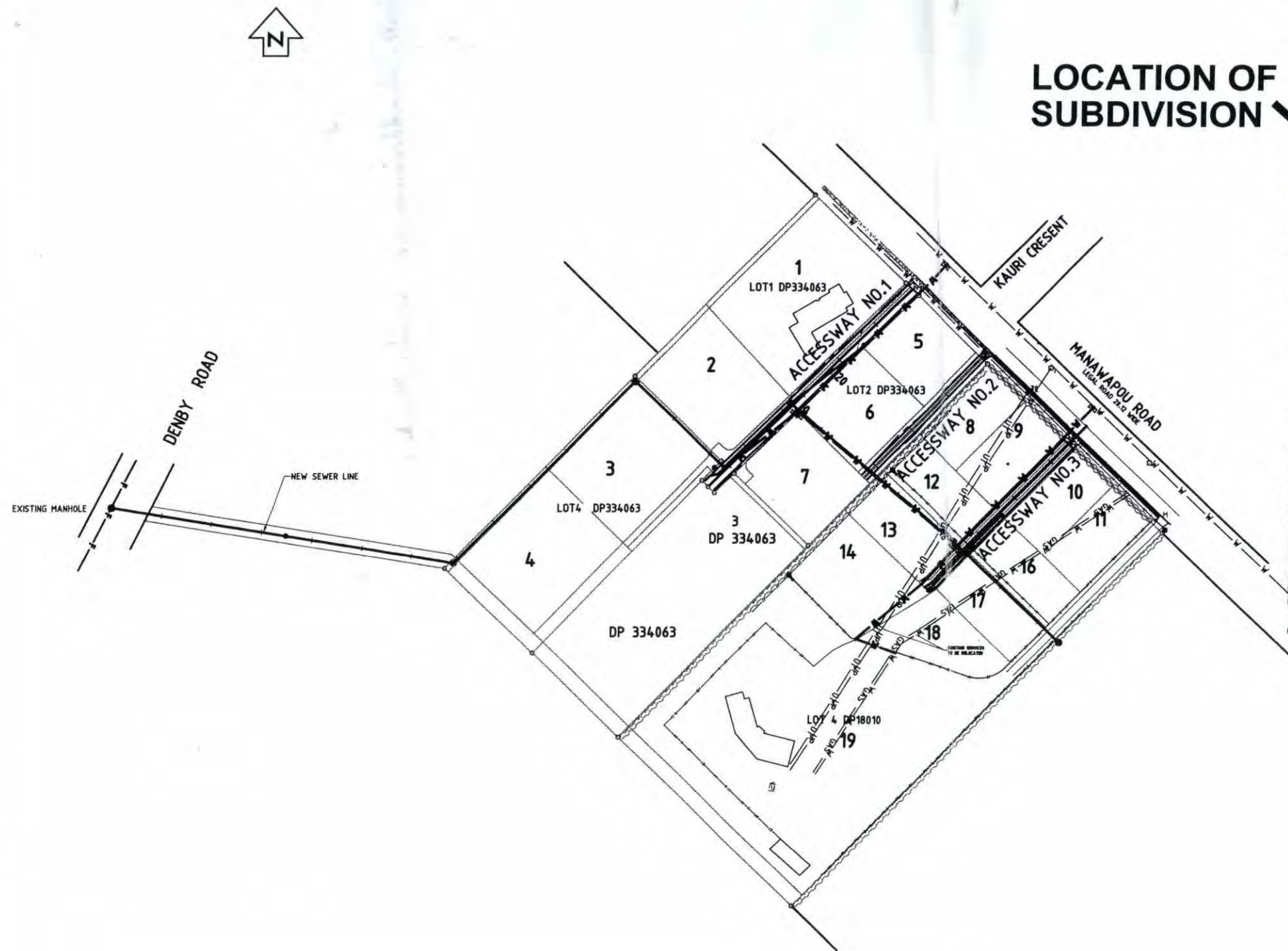
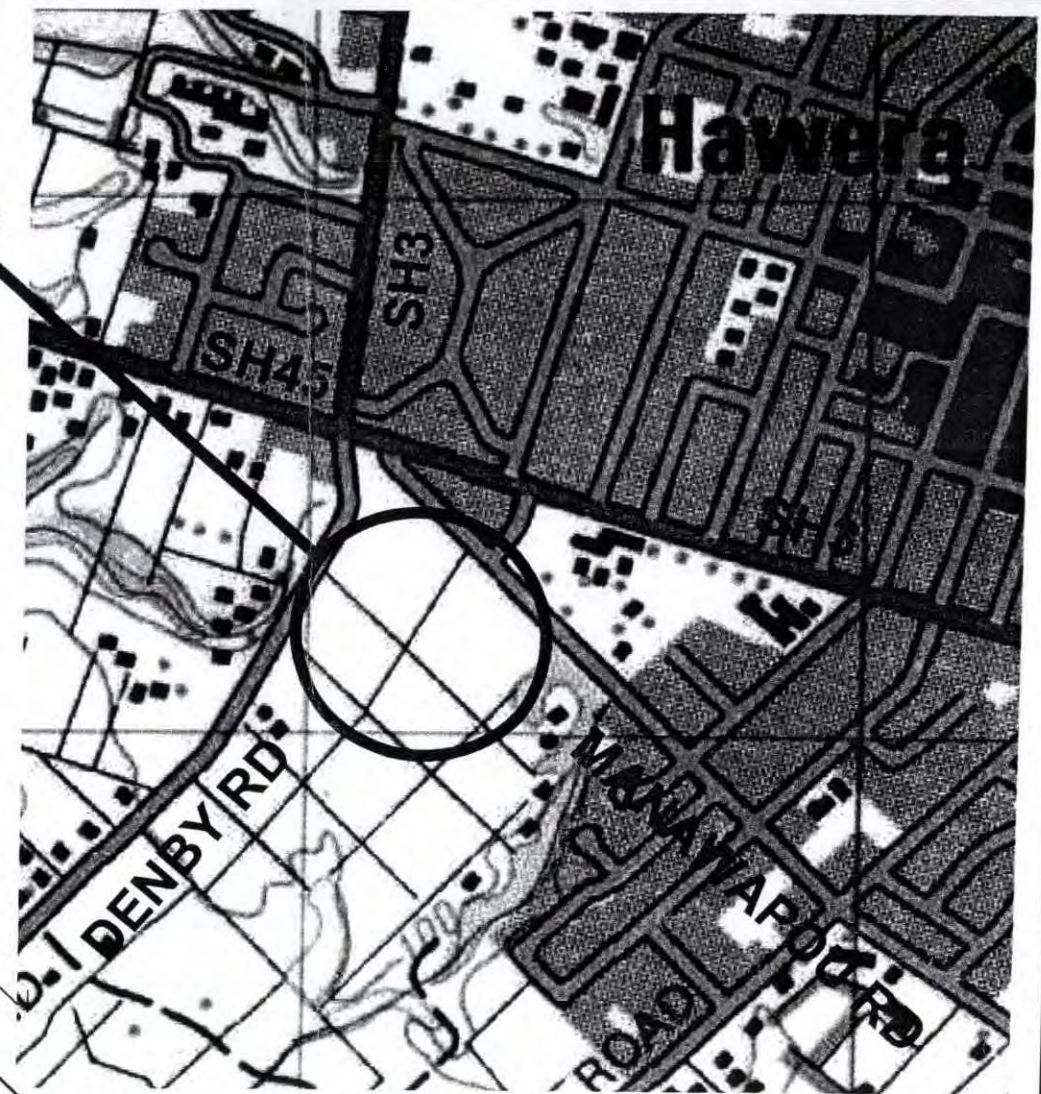
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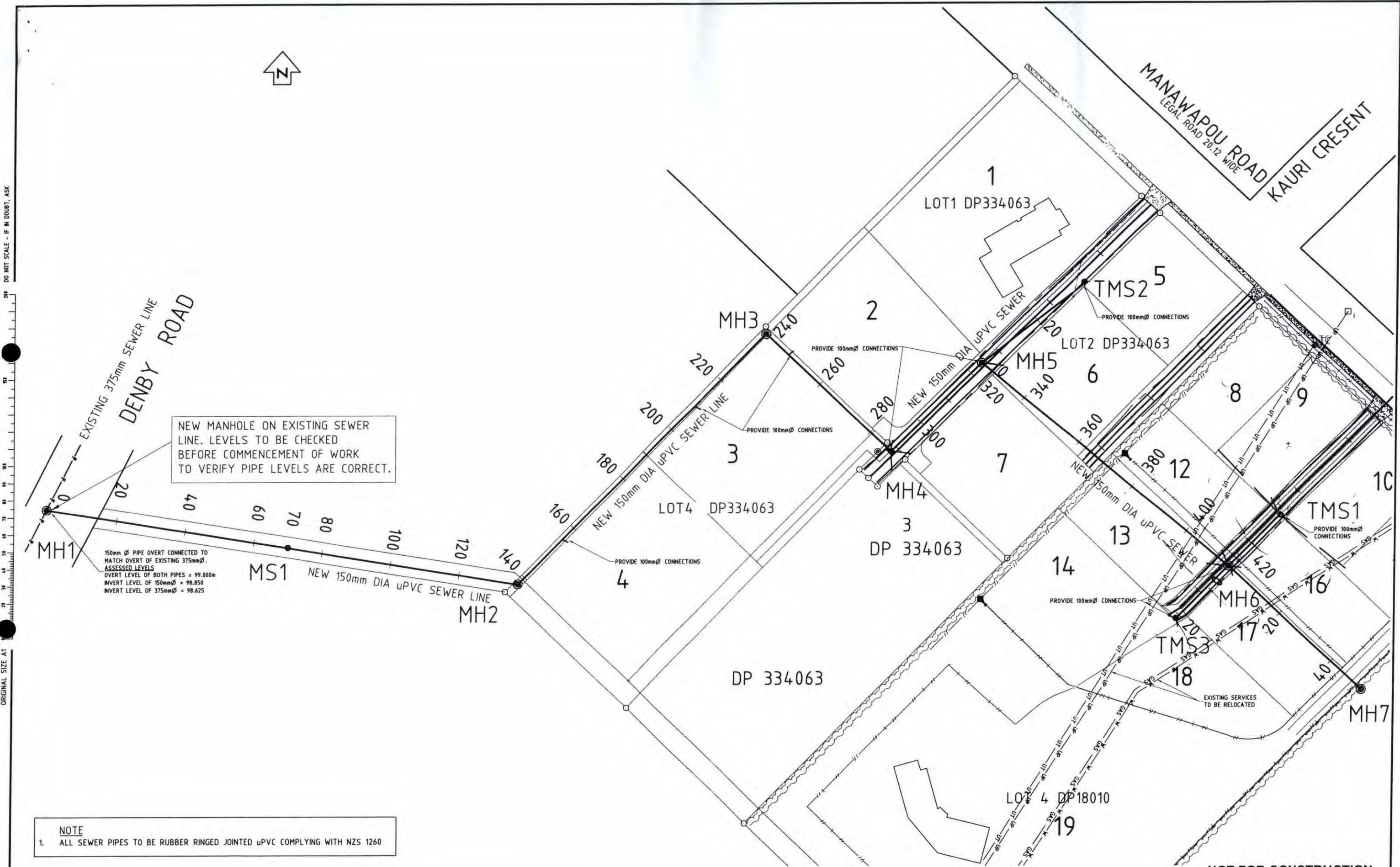
LOCATION OF
SUBDIVISION

LOCALITY DIAGRAM

NOTES

- PIPES, CABLES AND OTHER UTILITIES, FOUNDATIONS, LEVELS, REFERENCE MARKS AND OTHER OBSTRUCTIONS INDICATED ON THIS DRAWING ARE BASED ONLY ON READILY AVAILABLE RECORD PLANS AND OTHER INFORMATION. THIS INFORMATION MAY NOT BE COMPLETE, ACCURATE NOR UP TO DATE. PRIOR TO CARRYING OUT ANY EXCAVATION OR OTHER PHYSICAL WORK, CONTRACTORS SHALL OBTAIN THE LATEST INFORMATION FROM UTILITY PROVIDERS AND CARRY OUT DETAILED EXPLORATORY WORK, TRACING, LOCATING, PROTECTION, ISOLATION AND ALTERATIONS AS ARE REQUIRED UNDER NZS 3910 CLAUSE 5.13.
- ALL UPVC PIPES FOR SEWERS TO BE RUBBER RING JOINTED TO COMPLY WITH NZS 1260

										TAB/DWG : Layout1 / 8259_C01.dwg			FIELDBOOK			<div> MWH</div>			GLYN HOGG MANAWAPOU ROAD SUBDIVISION HAWERA			NOT FOR CONSTRUCTION											
										SERVER : WANGANUI INZ\WANTS01			Name									Date			Status Stamp			FOR CONSENT					
										XREFS : XREF_plan			SURVEYED			PMc			26.10.04			Date Stamp			24.02.2005								
										COPYRIGHT © These drawings shall only be used for the purpose for which they were supplied. Any re-use is prohibited and no part of this document may be reproduced or distributed without the written permission of MWH NZ Ltd.			DESIGNED			SWB			01/05			SCALES (A1) 1:1000 1:2000 (A3)			Job No. 8259			Sheet No. C01			Rev. B		
													DRAWN			SWB			01/05														
													CHECKED			GW YOUNG			02/05														
B TO COUNCIL FOR APPROVAL													APPROVED			GW YOUNG			02/05														
REV										AMENDMENTS			SWB INITIAL			02/05 DATE			GWY INITIAL			02/05 DATE											
													CHECKED						APPROVED														



NOT FOR CONSTRUCTION

REV	TO COUNCIL FOR APPROVAL	AMENDMENTS	SWB	02/05	GWY	02/05
			INITIAL	DATE	INITIAL	DATE
			CHECKED		APPROVED	

TAB/DWG : Layout1 / 8259_C02.dwg
SERVER : WANGANUI (NZWANTS01)
XREFS : XREF_plan

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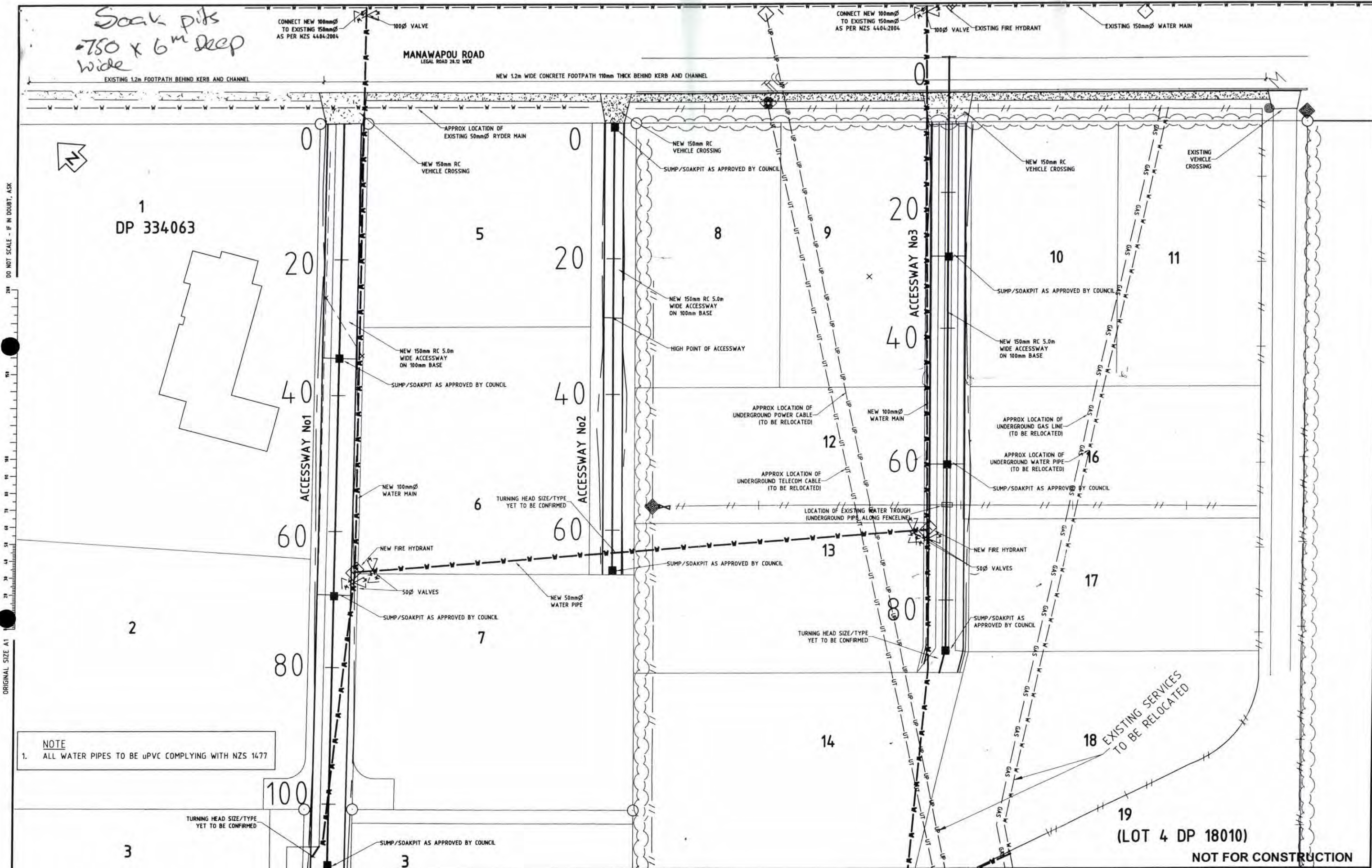
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SURVEYED	PH	20.10.04
DESIGNED	SWB	01/05
DRAWN	SWB	01/05
CHECKED	GW YOUNG	02/05
APPROVED	GW YOUNG	02/05



GLYN HOGG
MANAWAPOU ROAD SUBDIVISION HAWERA
SEWER LAYOUT PLAN

Status Stamp	FOR CONSENT		
Date Stamp	24.02.2005		
SCALES (A1) 1:500 1:1000 (A3)			
Job No.	Sheet No.	Rev.	
8259	C02	B	

DO NOT SCALE - IF IN DOUBT, ASK
ORIGINAL SIZE A1



NOTE
1. ALL WATER PIPES TO BE uPVC COMPLYING WITH NZS 1477

TAB/DWG : Layout1 / 8259_C03.dwg SERVER : WANGANUI\NZWANTSD1				FIELDBOOK		Name		Date	GLYN HOGG MANAWAPOU ROAD SUBDIVISION HAWERA			Status Stamp	FOR CONSENT	
XREFS : XREF_plan				SURVEYED		PHC		20.10.04	MANAWAPOU ROAD SUBDIVISION HAWERA			Date Stamp	24.02.2005	
COPYRIGHT © These drawings shall only be used for the purpose for which they were supplied. Any re-use is prohibited and no part of this document may be reproduced or distributed without the written permission of MWH NZ Ltd.				DESIGNED		SWB		01/05	PLAN OF ACCESSWAYS, STORMWATER & WATER RETICULATION			Scale (A1)	1:250	1:500 (A3)
				DRAWN		SWB		01/05				Job No.	8259	Sheet No.
				CHECKED		GW YOUNG		02/05						C03
				APPROVED		GW YOUNG		02/05						B
REV				TO COUNCIL FOR APPROVAL										
AMENDMENTS				SWB		GWY								
				INITIAL		DATE								
				CHECKED		APPROVED								

DO NOT SCALE - IF IN DOUBT, ASK

200

150

100

50

0

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200

250

300

350

400

450

500

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600

650

700

750

800

850

900

950

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1050

1100

1150

1200

1250

1300

1350

1400

1450

1500

1550

1600

1650

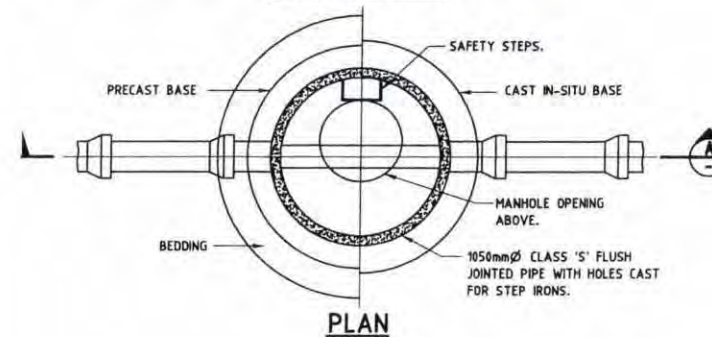
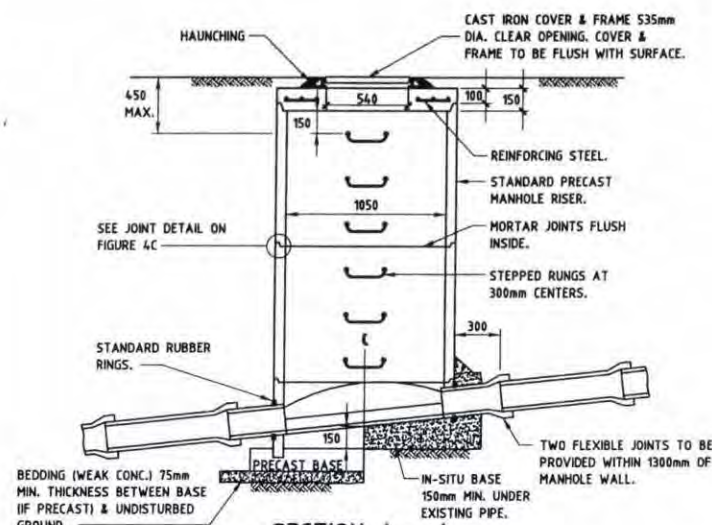
1700

1750

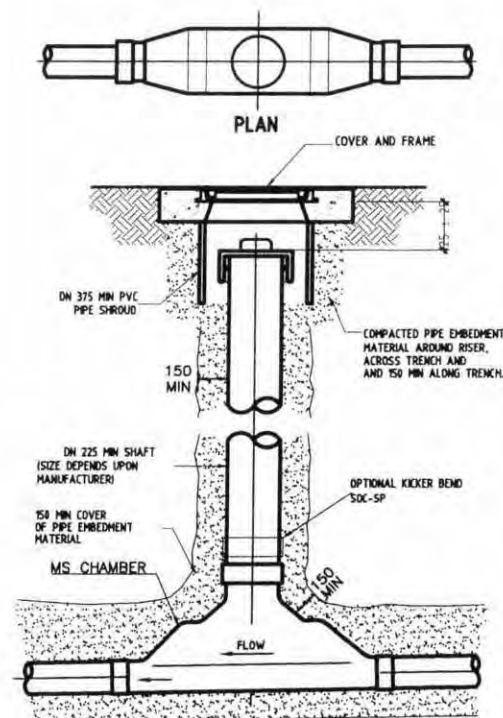
1800

1850

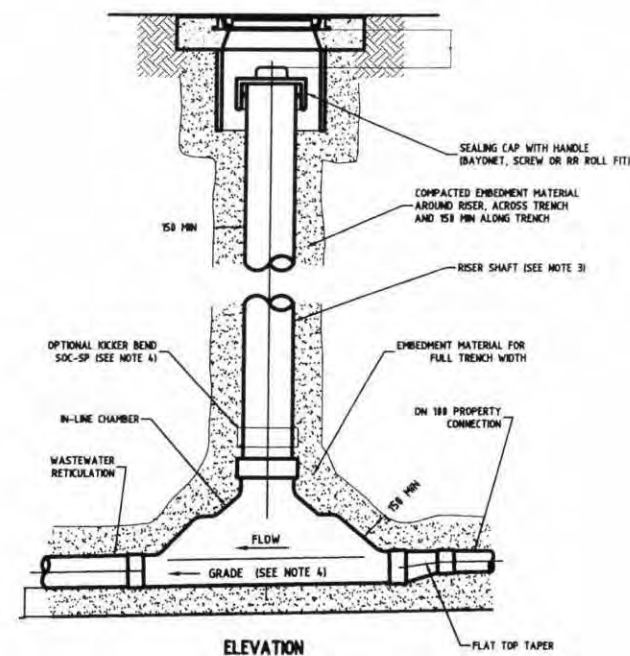
1900



MANHOLE DETAIL
1: 25(A1) 1:50(A3)



MAINTENANCE SHAFT



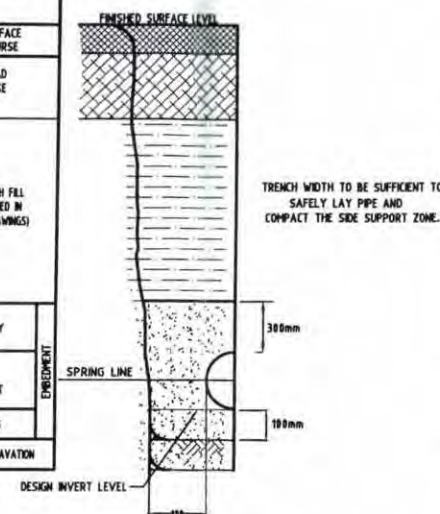
TERMINAL MAINTENANCE SHAFT
WITH PROPERTY CONNECTION AHEAD

MATERIAL		ZONE
ROAD SURFACE	NON ROAD SURFACES	
ROAD SURFACE LAYER	TO MATCH EXISTING	SURFACE COURSE
TO MATCH EXISTING ROAD BASE OR TO TERRITORIAL AUTHORITY REQUIREMENTS		ROAD BASE
TRENCH FILL TO TERRITORIAL AUTHORITY REQUIREMENTS	TRENCH FILL TO TERRITORIAL AUTHORITY REQUIREMENTS	TRENCH FILL (AS SPECIFIED IN DESIGN DRAWINGS)
OR	OR	
INORGANIC FILL MATERIAL WITH 75 MAXIMUM STONE SIZE	INORGANIC FILL MATERIAL WITH 75 MAXIMUM STONE SIZE	
EMBEDMENT MATERIAL IN ACCORDANCE WITH DESIGN DRAWINGS AND TERRITORIAL AUTHORITY (SEE NOTE 4)		OVERLAY
BEDDING MAY BE OMITTED IF TRENCH BASE IS GRANULAR SAND OR GRAVEL OF SUITABLE GRADING.		SIDE SUPPORT
		BEDDING
		OVER-EXCAVATION

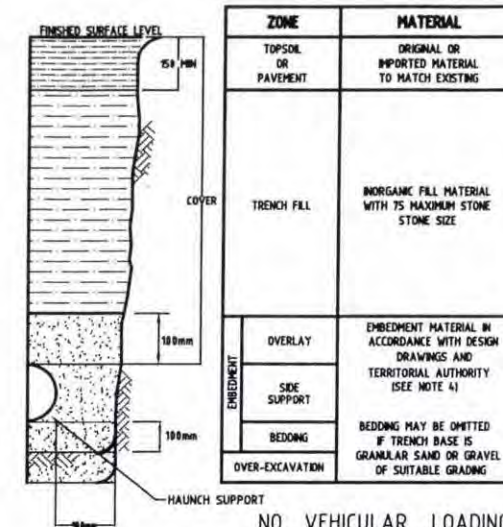
VEHICULAR LOADING

NOTES:

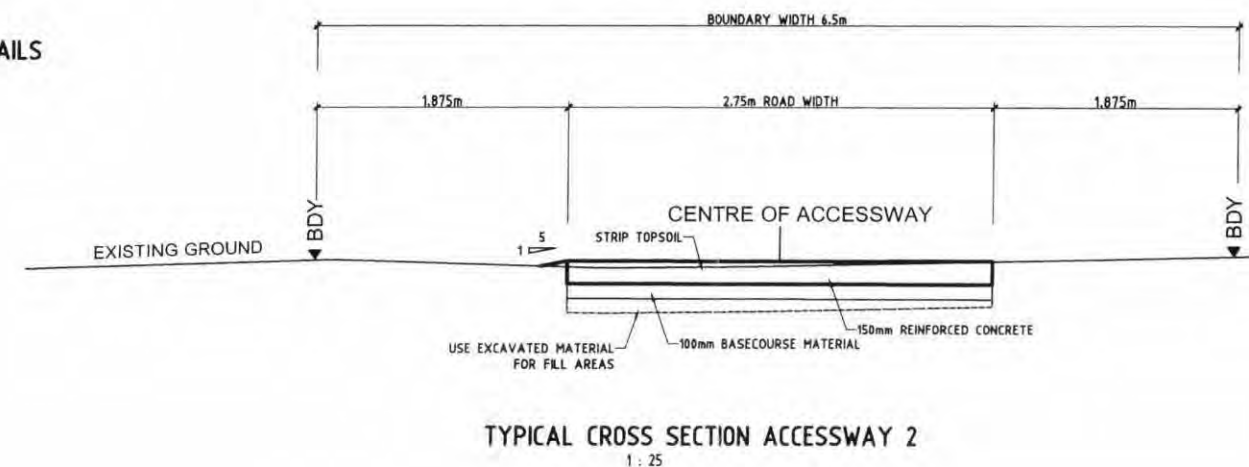
- ALL DIMENSIONS IN MILLIMETRES.
- SPECIFY SPECIAL BEDDING TO SUIT THE CONDITIONS IF THE TRENCH FLOOR HAS:
 - IRREGULAR OUTCROPS OF ROCK OR
 - BEEN DISTURBED BY UNCONTROLLED GROUND WATER.
- COMPACT AND EVENLY GRADE FINISHED TRENCH FLOOR.
- EMBEDMENT, TRENCH FILL AND COMPACTION TO MEET THE REQUIREMENT OF DESIGN DRAWINGS OR SPECIFICATIONS.
- USE GEOTEXTILE FILTER FABRIC WHERE SPECIFIED.
- SIDES OF EXCAVATION TO BE KEPT VERTICAL TO AT LEAST 150 ABOVE THE PIPE.



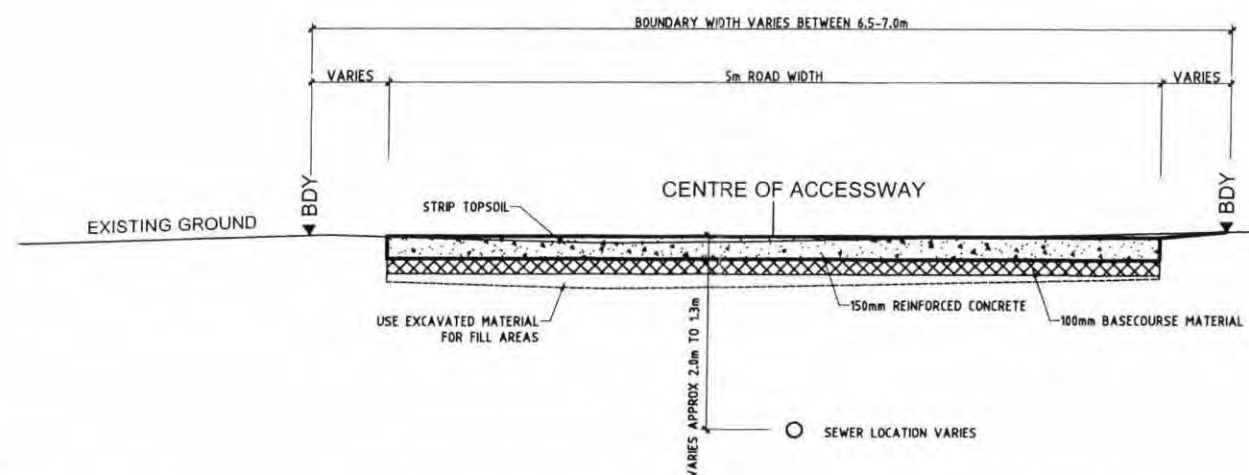
BEDDING DETAILS
1: NTS



NO VEHICULAR LOADING
INCLUDES LOCATIONS WHERE OCCASIONAL VEHICLE LOADING OCCURS EG RESERVES AND FOOTWAYS



TYPICAL CROSS SECTION ACCESSWAY 2
1: 25



TYPICAL CROSS SECTION ACCESSWAYS 1 AND 3
1: 25 (A1) 1:50 (A3)

NOT FOR CONSTRUCTION

REV	TO COUNCIL FOR APPROVAL	AMENDMENTS	SWB	02/05	GWY	02/05
			CHECKED	DATE	INITIAL	DATE

TAB/DWG : Layout1 / 8259_C05.dwg
SERVER : WANGANUI (NZWANTS011)
XREFS :

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FIELDBOOK	Name	Date
SURVEYED	PHC	20.10.04
DESIGNED	SWB	01/05
DRAWN	SWB	01/05
CHECKED	GW YOUNG	02/05
APPROVED	GW YOUNG	02/05

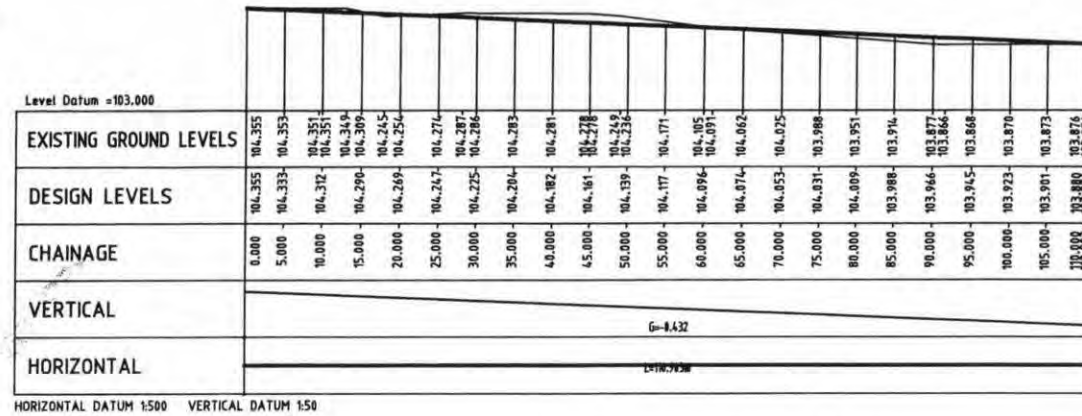


GLYN HOGG
MANAWAPOU ROAD SUBDIVISION HAWERA
DETAIL SHEET

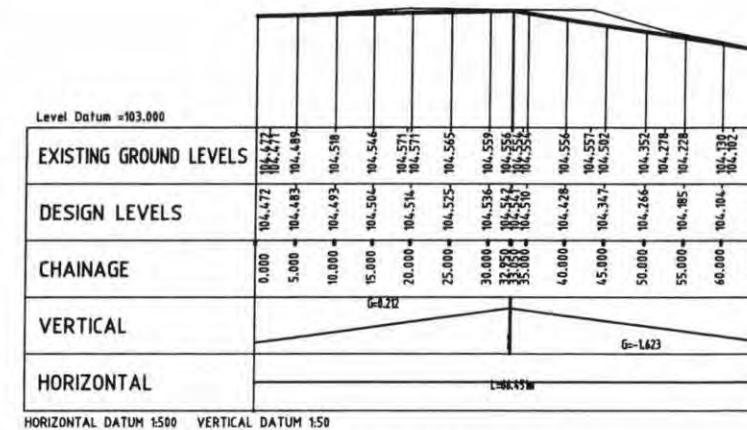
FOR CONSENT		
Stamp	Stamp	Stamp
24.02.2005		
SCALES (A1) AS NOTED		
Job No.	Sheet No.	Rev.
8259	C05	B

DO NOT SCALE - IF IN DOUBT, ASK

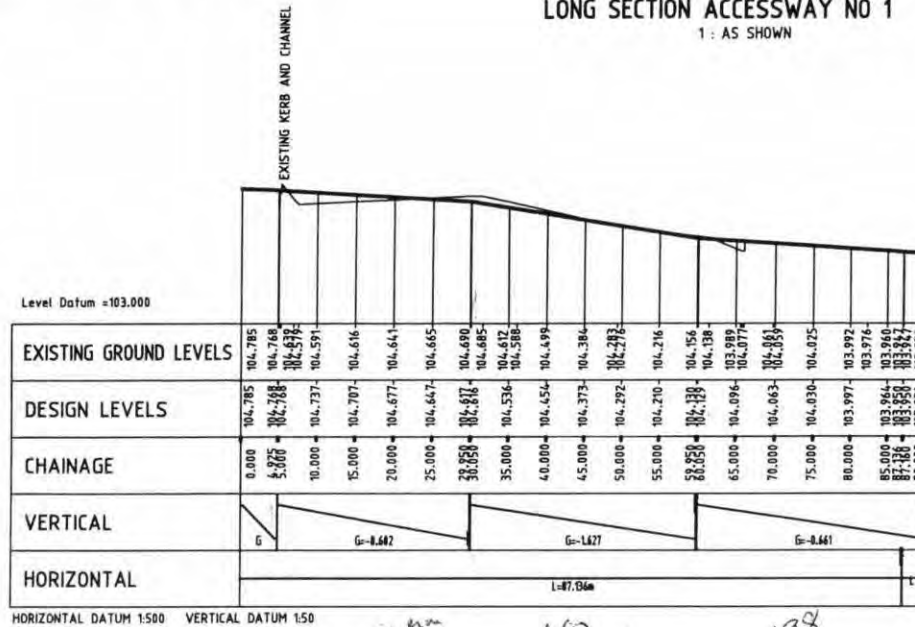
ORIGINAL SIZE A1



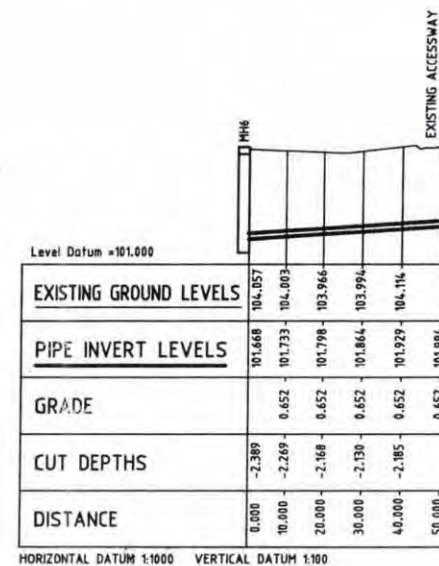
LONG SECTION ACCESSWAY NO 1
1: AS SHOWN



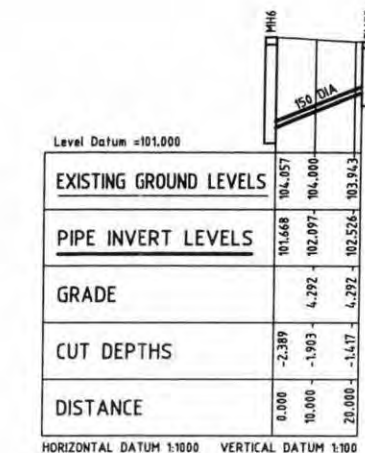
LONG SECTION ACCESSWAY NO 2
1: AS SHOWN



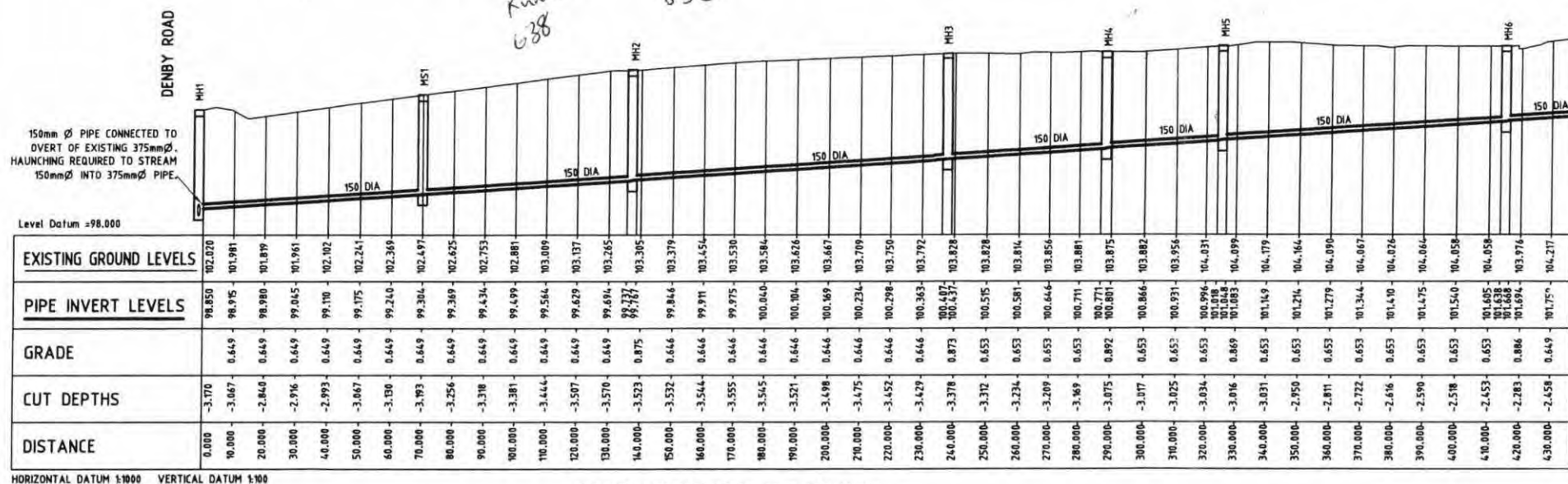
LONG SECTION ACCESSWAY NO 3
1: AS SHOWN



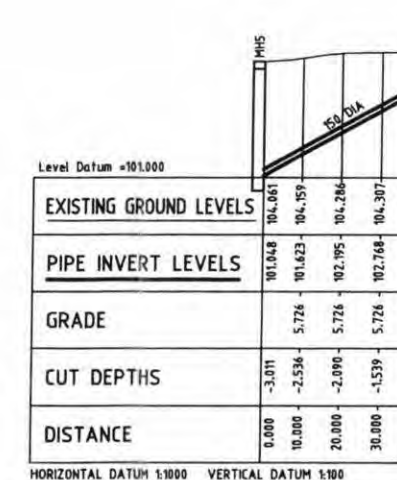
SEWER LONG SECTION MH6 TO MH7
1: AS SHOWN



SEWER LONG SECTION MH6 TO TMS3
1: AS SHOWN



SEWER LONGSECTION MH1 TO TMS1
1: AS SHOWN



SEWER LONG SECTION MH5 TO TMS2
1: AS SHOWN

NOT FOR CONSTRUCTION

TAB/DWG : Layout1 / 8259_C04.dwg SERVER : WANGANUI (NZ)WANGUI01		FIELDBOOK SURVEYED : PHC 20.10.04 DESIGNED : SWB 01/05 DRAWN : SWB 01/05 CHECKED : GW YOUNG 02/05 APPROVED : GW YOUN	
--------------------------------------------------------------------	--	-------------------------------------------------------------------------------------------------------------------------------------	--

GLYN HOGG

Sewer

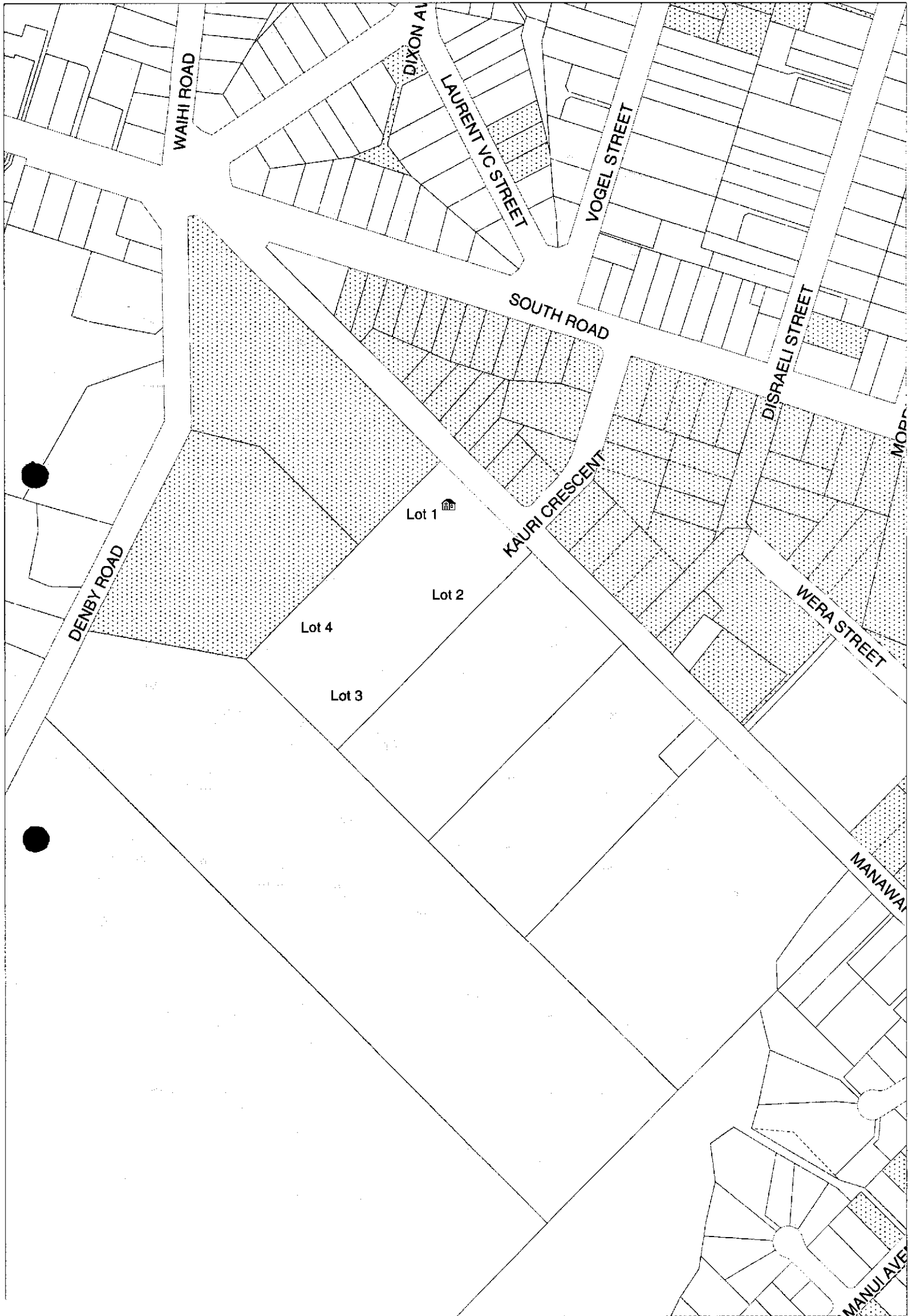
- Septic Tanks O.K.
- No Council contribution to Capital works - option either install sewer or use septic tanks.

Water

- 100mm main in Denby Road - no upgrade needed
- No Council contribution

Roading

- Footpath required along whole frontage (Grass berm also)





Central File Ref

RM 040029

Memorandum

To Kim Peters
From Alison Gibson
Date 16 December 2005
Subject **CHEQUE REQUISITION**

Will you please raise a cheque for me?

Payee: Glyn Hogg
Amount: \$10,000.00
GL Code: 95300000000
Description: Refund of bond

Please return the cheque to Blair.

Thanks

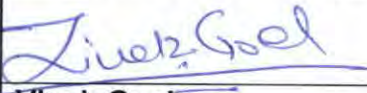

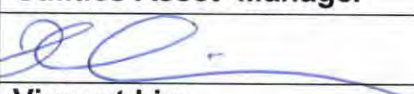
Alison Gibson
PLANNING MANAGER

*Money electronically deposited into applicants account
12/05*

Subdivision Consent Application – Condition Report

Name Glyn Hogg (File ref : 040029)

Address Manawapou Road, Hawera

Consent condition Sr. No	Condition Summary	Inspection Notes	Report
4	Stormwater detailed Report	Site inspected. Found Soak holes for disposal located at right places	Condition Met
6	Vehicle access for Lot 1 and 2	Site inspected.	Condition met
7	Vehicle crossing for Lot 3 and Lot 4	Site inspected	Condition met
8	1.2 Metre wide concrete footpath along the frontage	Site inspected	Condition met
9	ROW for lot 3 & 4 as per NZS	Site inspected	Condition met
10	Detailed plans for approval from Group Manager Engineering Services	Plans inspected	Condition met
11	Completion report from Engineer	a) The council arranged a CCTV inspection for the pipelines. Reported OK	Condition met
Date	Friday, 16 December 2005	Recommendation	
Signature		<p>The site inspected for stage 1 including ROW NO 1 only. The bond may be released if it concerns this portion of development.</p> <p><u>P.S.</u></p>	
Name	Vivek Goel		
Position	Development Control Engineer		
Signature			
Name	Chamath Piyabandu		
Position	Utilities Asset Manager		
Signature			
Name	Vincent Lim		
Position	Roading Manager		

Memorandum

To Vivek Goel, Development Control Officer
From Blair Sutherland, Senior Planner
Date 8 December 2005
Subject **Glyn Hogg Subdivision – Manawapou Road, Hawera**

Refund of Bond

On 10 January 2005 the applicant, Glyn Hogg, entered into a bond with the Council to cover conditions 4 and 6-11 which are attached.

The applicant has applied to have the bond refunded on the basis that all of the requirements have been met.

I have attached a copy of the conditions and the plans for the right of way which the applicant claims have been approved by the Engineering Services group.

Please indicate whether the conditions have been met to your satisfaction to enable the release of the bond of \$10,000.00.

Please contact me with any queries.

Blair Sutherland
Senior Planner

15 February 2005



The Manager
South Taranaki District Council
Private Bag
Hawera
New Zealand

PLAN DEPOSIT NOTICE

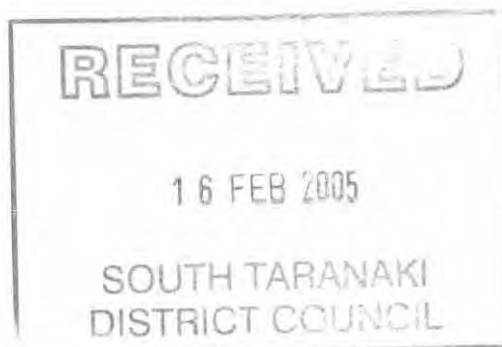
Surveyors Reference: 8259A/8259T.DWG

Deposited Plan No DP 334063 of Lots 1 - 4 being Subdivision of Lot 3 DP 18010 Land Registration District of Taranaki lodged by Gilberd, Robert Hugh Browse was deposited on 03/02/2005.

The following new Certificates of Title have been issued:

Legal Description	Area	Certificate of Title
Lot 1 Deposited Plan 334063	4969 square metres	139562
Lot 2 Deposited Plan 334063	4035 square metres	139563
Lot 3 Deposited Plan 334063	5442 square metres	139564
Lot 4 Deposited Plan 334063	5555 square metres	139565

Processing Centre Manager



8259A/8259T

Tax Invoice

Customer Number **RM040029**

FILE COPY



G HOGG
C/- MWH
P O BOX 168, WANGANUI
YOUR REF: 801/118529

Private Bag 902, Hawera
Phone: 0800-111-323
Fax: 06-278 8757

Tax Invoice GST Reg. No 52-769-477

Issue Date: 13/01/05

Tax Invoice **76701**

Qty	Description	Rate	Amount
	SECTION 224 APPROVAL		60.00 *

(* Incl Gst \$6.67)

TOTAL NOW DUE

\$60.00

STDInvoice 16SEP02

Remittance Notice

Customer Number: **RM040029**

Invoice Number: **76701**

Name: **G HOGG**

**South Taranaki
District Council**
Private Bag 902, Hawera



LAST DAY FOR PAYMENT

20 FEB 05

TOTAL NOW DUE

60.00



Amount Paid if Different
from Total Due:

\$ _____



CERTIFICATE

S. 224 (c) Resource Management Act 1991

Lots 1 – 4 being subdivision of Lot 3 DP 18018

IN THE MATTER of Section 224 (c) of the Resource Management Act 1991 and Deposited Plan No 334063.

It is hereby certified that pursuant to Section 224 (c) of the Resource Management Act 1991, all the conditions of the subdivision consent have been complied with to the satisfaction of the South Taranaki District Council.

DATED this 13th day of *January* 2005

Graham Young
Group Manager Environmental Services

SURVEY PLAN APPROVAL

Approved under Sections 223 and 224 of the Resource Management Act 1991

Applicant: Glyn Hogg Appn. No: R4 040029

Address of Subdivision: 40 Manawapou Rd. Hawera

Section 223 Approval

The Group Manager Environmental Services acting under delegated authority, approved the above Plan of Subdivision under Section(s) 104 + 108 of the Resource Management Act 1991 on the 18th day of March 2004.

The Survey Plan presented is in accordance with the Plan of subdivision approved and therefore can be approved under Section 223 of the Resource Management Act 1991.

RECOMMENDATION

THAT the survey plan detailed above be approved under Section 223 of the Resource Management Act 1991.

Planner

Approved: Senior Planner

Glyn Hogg

Glyn Hogg

Approved under delegation

Date: 19/7/04

Glyn Hogg
Graham Young
Group Manager Environmental Services
Authorised Officer

Date: 19/7/04

Section 224 Approval

to be applied for at a later date.

All conditions have been met for the above subdivision

Glyn Hogg
Planner

Glyn Hogg
Approved: Senior Planner

Date: 12/1/05

RECOMMENDATION

THAT the subdivision be approved under Section 224 of the Resource Management Act 1991.

Approved under delegation

Glyn Hogg
Graham Young
Group Manager Environmental Services
Authorised Officer

Date: 13/1/05

Survey Plan Received

No. of Days

Survey Plan Completed

Sent for invoicing and monitoring

RM 040029

12 January 2005

Hugh Gilbert
NWH New Zealand Limited
PO Box 168
Wanganui

Dear Hugh

Survey Plan – Glyn Hogg, 40 Manawapou Road, Hawera

Please find attached the final survey plan approved pursuant to Section 224 of the Resource Management Act 1991.

Attached is an invoice for the certificate.

If you have any queries, please do not hesitate to contact me.

Yours sincerely

Blair Sutherland
Senior Planner



MWH



MWH Ref: 801/008259

10 January 2005

South Taranaki District Council
Private Bag 902
HAWERA

Attention: Graeme Young

Dear Graeme

**Glyn Hogg - Manawapou Rd Stage I
LT Plan 334063**

We have received advice from Glyn's Solicitors, McKechnie, Quirke & Lewis, that the bond has been paid to cover the outstanding works and it should now be possible for the Section 224 Certificate to issue.

If this is correct we would appreciate the early issue of this certificate so the plan can be deposited. The letter from McKechnie, Quirke & Lewis indicates that they are expecting to sign consents by the middle of next week. We note their fax is dated the 7 January 2005.

If there are any questions regarding this could you please contact the writer urgently.

Yours faithfully
MWH New Zealand Limited

Hugh Gilbert
Survey Manager Taranaki

FILE REF	520/21		DATE	12 JAN 2005	
FOR INFORMATION	Glyn		TIME		
SOUTH TARANAKI DISTRICT COUNCIL					
12 JAN 2005					
ACTION/NFA					
NAME	INITIAL	DATE	NAME	INITIAL	DATE
Glyn			Blair		
Aison					

Lt05 STDC_G Hogg Consent_HG.doc

MWH New Zealand Limited
8 Bates Street
P O Box 168
Wanganui
New Zealand

Telephone : 64-6-349 1130
Facsimile : 64-6-349 1179
Website : www.mwhglobal.com/nz

Delivering Innovative Projects and Solutions Worldwide

05012007

Tax Invoice

Customer Number **RM040029**



FILE COPY

G HOGG
C/- MWH
P O BOX 168, WANGANUI
YOUR REF: 801/118529

Private Bag 902, Hawera
Phone: 0800-111-323
Fax: 06-278 8757

Tax Invoice GST Reg. No 52-769-477

Issue Date: 10/01/05

Tax Invoice **76505**

Qty	Description	Rate	Amount
	USE Miscellaneous No G.S.T BOND FOR SUBDIVISION		10,000.00 0G

TOTAL NOW DUE

\$10,000.00

STD Invoice 16SEP02

PAID

Remittance Notice

South Taranaki
District Council
Private Bag 902, Hawera

Customer Number: **RM040029**

Invoice Number: **76505**

Name: **G HOGG**



LAST DAY FOR PAYMENT

20 FEB 05

TOTAL NOW DUE

10,000.00

Amount Paid if Different
from Total Due:

\$

PAID

Memorandum



To: Blair

CC:

From: Clive Margetts
Reticulation Officer

Date: 6/12/2004

Re: RM 040029

Blair

Further to our discussion, please include the retention of stormwater from the ROW in the proposed bond for the road.

Clive

Blair Sutherland

From: Vincent Lim
Sent: Monday, 6 December 2004 13:23
To: Blair Sutherland
Subject: G Hogg-subdivision

Hi Blair,

Roading condition regarding the construction of the R.O.W can be varied by providing a cash bond of \$10,000 and construction of ROW within a 12 months period.

Vincent Lim
Roothing Manager
South Taranaki District Council

Tax Invoice

Customer Number **RM040029**



G HOGG
C/- MWH
P O BOX 168, WANGANUI
YOUR REF: 801/118529

Private Bag 902, Hawera
Phone: 0800-111-323
Fax: 06-278 8757

Tax Invoice GST Reg. No 52-769-477

Issue Date: 29/11/04

Tax Invoice **76098**

Qty	Description	Rate	Amount	
1	Miscellaneous RESERVE FUND CONTRIBUTION	22875.00	22,875.00	*

(* Incl Gst \$2,541.67)

TOTAL NOW DUE

\$22,875.00

STD Invoice 16SEP02

Remittance Notice

South Taranaki
District Council
Private Bag 902, Hawera

Customer Number: **RM040029**

Invoice Number: **76098**

Name: **G HOGG**

LAST DAY FOR PAYMENT

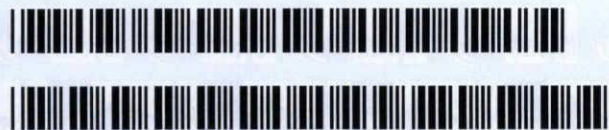
20 DEC 04

TOTAL NOW DUE

22,875.00

Amount Paid if Different
from Total Due:

\$ 0



Memorandum

To Engineering Services Group
Clive
.....
From Planning Unit
Date *19/7/04*
Subject **SUBDIVISION CONSENT APPLICATION**

Please find attached the following application for subdivision consent:

Name: *Glyn Hogg*

Address: *40 Manawapou Rd*

..... *Hawera*

.....

Please return your comments to me by:

If you require more information or need more time to report, please let me know as soon as possible.

The survey plan for the above subdivision has been lodged. Please indicate which conditions have been satisfied.

T Blair

PLANNER/PLANNING MANAGER

040029

ROADING

	YES	NO
Is a new or upgraded vehicle crossing required? If yes, please specify which lot(s) and to what standard		
Are any road works required as a direct result of traffic generated by the proposal? If yes, please detail		
Is a Road Maintenance Agreement required? If yes, please provide this Agreement.		
Any other comments that are considered relevant		
SIGNED:		

RETICULATION

	YES	NO
Are water and sewerage services available within 200 metres of the subdivision? If yes, please detail connection requirements for each lot.		
Is any infrastructure required to be constructed or upgraded by the applicant? If yes, please specify		
Any other comments that are considered relevant		
SIGNED:		

22 March 2004

Hugh Gilbert
MWH New Zealand Ltd
P O Box 168
Wanganui

Dear Hugh

Subdivision Consent Application – Glyn Hogg, 40 Manawapou Road, Hawera


Your application was considered by the Group Manager Environmental Services under delegated authority on 18 March 2004, and he has resolved as follows:

THAT consent be granted to Glyn Hogg to subdivide the property at 40 Manawapou Road, Hawera (land legally known as Lot 3 DP 18010), creating four lots, Lot 1 of 0.4982 hectares, Lot 2 of 0.4377 hectares, Lot 3 of 0.5297 hectares and Lot 4 of 0.5342 hectares, pursuant to Sections 104 and 108 of the Resource Management Act 1991.


For the following reasons:

- 1. The subdivision will not generate any adverse effects on the surrounding environment.*
- 2. The subdivision complies with all of the relevant provisions of the District Plan.*


Subject to the following condition:

- 
- 1. That all lots be individually connected to the Council's water supply to the satisfaction of the South Taranaki District Council and at the applicant's expense.*

- 2. That either:*


A separate sewer connection is provided for each lot and at the applicant's expense.

Or


A septic tank system is provided for each lot and is positioned to aid connection to reticulated services in the future.

OK
Subject to
new subdivision
proposed
to submit
CD

3. That the sewer or septic tank system in condition 2 be designed by a suitably qualified person and the design be submitted to the Council for the approval of the Group Manager Engineering Services prior to commencing any physical works.

4. That all stormwater be retained on site and that a report from a suitably qualified person detailing how this will be achieved be submitted to the Council for the approval of the Group Manager Engineering Services. — Will be bonded

5. That all other services for the subdivision including power-lines, gas distribution pipes and communication lines, be installed underground.

6. That vehicle crossings serving Lots 1 and 2 be formed to the Council's Standard Domestic Vehicle Crossing specifications.

7. That a vehicle crossing serving the right of way to Lots 3 and 4 be formed to the Council's Standard Commercial Vehicle Crossing specifications.

8. That a 1.2 metre wide concrete footpath be formed along the full length of the property's road frontage to the satisfaction of the South Taranaki District Council and that a grass berm be provided over the remainder of the road frontage.

9. That the right of way serving Lots 3 and 4 be constructed to comply with the NZS Code of Urban Subdivision.

10. That a plan showing details of all works to be completed for conditions 8 and 9 is submitted to the Council for the approval for the Group Manager Engineering Services prior to any work being undertaken.

11. That at the completion of all work specified in conditions 5 – 9 confirmation is supplied from a suitably qualified person stating that all work has been completed to the appropriate standard.

12. That a Reserve Fund contribution of 7.5% of the value of Lots 2, 3 and 4 be paid to the Council, being;

Lot 2 \$7,875 (including GST)

Lot 3 \$7,500 (including GST)

Lot 4 \$7,500 (including GST)

Being a total contribution of \$22,875 (including GST).

Advice Note: Although it is not a condition of this consent it is recommended that easements to convey services to any future planned lots be provided at this stage.

Council draws your attention to the rights of objection to which this consent is subject, as set out in Section 357 of the Resource Management Act 1991.

Enclosed is an invoice for the costs associated with processing this consent. You will note the invoice includes a refund of \$150.00. This is because your application was processed outside our timeframe of 15 working days. Also enclosed is information relating to the requirement to protect archaeological sites. Any future development on the subdivided land should be sensitive to the protection of archaeological sites.

Please note, subdivision consent does not imply or guarantee consent in respect of future development on (or use of) the sites.

If you have any queries as to the above decision, please do not hesitate to contact me.

Yours sincerely

Blair Sutherland
Planner

DO NOT SCALE - IF IN DOUBT, ASK

200
150
100
90
80
70
60
50
40
30
20
10
0

ORIGINAL SIZE A2

DENBY ROAD

PT SEC 213 PATEA DIST

2 DP18010

1 DP18010

MANAWAPOU ROAD

4 DP18010

1
4982m²

2
4377m²

4
5342m²

3
5297m²

- HEIGHT DATUM
1) DATUM: HAWERA STANDARD SURVEY
2) ORIGIN MARK: SS28 S010583
RL 103.75

REV	AMENDMENTS	DATE	INT
1	Initials	Date	Initials
2	Initials	Date	Initials
3	Initials	Date	Initials
4	Initials	Date	Initials
5	Initials	Date	Initials
6	Initials	Date	Initials
7	Initials	Date	Initials
8	Initials	Date	Initials
9	Initials	Date	Initials
10	Initials	Date	Initials

APPROVED
DATE

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GLYN HOGG
MANAWAPOU ROAD
SUBDIVISION SCHEME
STDC

DISCLAIMER
This plan is produced for the sole purpose of
obtaining a Subdivision Consent under the
Resource Management Act 1991.
The dimensions, areas, boundary positions and
property details are subject to final survey.
The use of this drawing for any other purpose
is at the owners risk.



CAD Ref: 8259SCA
XRefs:

Status
Stamp

Date
Stamp 16/02/04

SCALES: 750

Job No. 8259SCA
Sheet No. 1
Revision 1

Memorandum

To Engineering Services Group
.....*Wincent*.....
From Planning Unit
Date *19/7/04*
Subject **SUBDIVISION CONSENT APPLICATION**

Please find attached the following application for subdivision consent:

Name:*Glyn Hogg*.....

Address:*40 Manawapou Rd*.....

.....*Hawera*.....

.....

Please return your comments to me by:*5*.....

If you require more information or need more time to report, please let me know as soon as possible.

The survey plan for the above subdivision has been lodged. Please indicate which conditions have been satisfied.

Blair

PLANNER/PLANNING MANAGER

ROADING

	YES	NO
Is a new or upgraded vehicle crossing required? If yes, please specify which lot(s) and to what standard		
Are any road works required as a direct result of traffic generated by the proposal? If yes, please detail		
Is a Road Maintenance Agreement required? If yes, please provide this Agreement.		
Any other comments that are considered relevant		
SIGNED:		

RETICULATION

	YES	NO
Are water and sewerage services available within 200 metres of the subdivision? If yes, please detail connection requirements for each lot.		
Is any infrastructure required to be constructed or upgraded by the applicant? If yes, please specify		
Any other comments that are considered relevant		
SIGNED:		

22 March 2004

Hugh Gilbert
MWH New Zealand Ltd
P O Box 168
Wanganui

Dear Hugh

Subdivision Consent Application – Glyn Hogg, 40 Manawapou Road, Hawera

Your application was considered by the Group Manager Environmental Services under delegated authority on 18 March 2004, and he has resolved as follows:

THAT consent be granted to Glyn Hogg to subdivide the property at 40 Manawapou Road, Hawera (land legally known as Lot 3 DP 18010), creating four lots, Lot 1 of 0.4982 hectares, Lot 2 of 0.4377 hectares, Lot 3 of 0.5297 hectares and Lot 4 of 0.5342 hectares, pursuant to Sections 104 and 108 of the Resource Management Act 1991.

For the following reasons:

- 1. The subdivision will not generate any adverse effects on the surrounding environment.*
- 2. The subdivision complies with all of the relevant provisions of the District Plan.*

Subject to the following condition:

- 1. That all lots be individually connected to the Council's water supply to the satisfaction of the South Taranaki District Council and at the applicant's expense.*
- 2. That either:*

A separate sewer connection is provided for each lot and at the applicant's expense.

Or

A septic tank system is provided for each lot and is positioned to aid connection to reticulated services in the future.

3. That the sewer or septic tank system in condition 2 be designed by a suitably qualified person and the design be submitted to the Council for the approval of the Group Manager Engineering Services prior to commencing any physical works.
4. That all stormwater be retained on site and that a report from a suitably qualified person detailing how this will be achieved be submitted to the Council for the approval of the Group Manager Engineering Services.
5. That all other services for the subdivision including power-lines, gas distribution pipes and communication lines, be installed underground.
6. That vehicle crossings serving Lots 1 and 2 be formed to the Council's Standard Domestic Vehicle Crossing specifications.
7. That a vehicle crossing serving the right of way to Lots 3 and 4 be formed to the Council's Standard Commercial Vehicle Crossing specifications.
8. That a 1.2 metre wide concrete footpath be formed along the full length of the property's road frontage to the satisfaction of the South Taranaki District Council and that a grass berm be provided over the remainder of the road frontage.
9. That the right of way serving Lots 3 and 4 be constructed to comply with the NZS Code of Urban Subdivision.
10. That a plan showing details of all works to be completed for conditions 8 and 9 is submitted to the Council for the approval for the Group Manager Engineering Services prior to any work being undertaken.
11. That at the completion of all work specified in conditions 5 – 9 confirmation is supplied from a suitably qualified person stating that all work has been completed to the appropriate standard.
12. That a Reserve Fund contribution of 7.5% of the value of Lots 2, 3 and 4 be paid to the Council, being;

Lot 2	\$7,875 (including GST)
Lot 3	\$7,500 (including GST)
Lot 4	\$7,500 (including GST)

Being a total contribution of \$22,875 (including GST).

Advice Note: Although it is not a condition of this consent it is recommended that easements to convey services to any future planned lots be provided at this stage.

Council draws your attention to the rights of objection to which this consent is subject, as set out in Section 357 of the Resource Management Act 1991.

Enclosed is an invoice for the costs associated with processing this consent. You will note the invoice includes a refund of \$150.00. This is because your application was processed outside our timeframe of 15 working days. Also enclosed is information relating to the requirement to protect archaeological sites. Any future development on the subdivided land should be sensitive to the protection of archaeological sites.

Please note, subdivision consent does not imply or guarantee consent in respect of future development on (or use of) the sites.

If you have any queries as to the above decision, please do not hesitate to contact me.

Yours sincerely

Blair Sutherland
Planner

DO NOT SCALE - IF IN DOUBT, ASK

200
150
100
90
80
70
60
50
40
30
20
10
0

ORIGINAL SIZE A2

DENBY ROAD

MANAWAPOU ROAD

1 DP18010

2 DP18010

1
4982m²

2
4377m²

4
5342m²

3
5297m²

4 DP18010

PT SEC 213 PATEA DIST

- HEIGHT DATUM
1) DATUM: HAWERA STANDARD SURVEY
2) ORIGIN MARK: SS28 S010583
RL 103.75

REV	AMENDMENTS	DATE	INT
1	Initials	Date	Initials
2	Initials	Date	Initials
3	Initials	Date	Initials
4	Initials	Date	Initials
5	Initials	Date	Initials
6	Initials	Date	Initials
7	Initials	Date	Initials
8	Initials	Date	Initials
9	Initials	Date	Initials
10	Initials	Date	Initials

COPYRIGHT
These drawings shall only be used for the purpose for which they were supplied.
Any re-use or modification of the drawings without the written permission of the author is prohibited.

GLYN HOGG
MANAWAPOU ROAD
SUBDIVISION SCHEME
STDC

DISCLAIMER
This plan is produced for the sole purpose of obtaining a Subdivision Consent under the Resource Management Act 1991.
The dimensions, areas, boundary positions and property details are subject to final survey.
The use of this drawing for any other purpose is at the owners risk.



CAD Ref: 8259SCA

XRefs:

Status

Stamp

Date

Stamp

SCALES: 750

Job No.

8259SCA

Sheet No.

1

Revision

1

Tax Invoice

Customer Number **RM040029**



G HOGG
C/- MWH
P O BOX 168, WANGANUI
YOUR REF: 801/007638

Private Bag 902, Hawera
Phone: 0800-111-323
Fax: 06-278 8757

Tax Invoice GST Reg. No 52-769-477

Issue Date: 19/07/04



Tax Invoice

73959

Qty	Description	Rate	Amount
	SECTION 223 APPROVAL		60.00 *

(* Incl Gst \$6.67)

TOTAL NOW DUE

\$60.00

STDInvoice 16SEP02

Remittance Notice

Customer Number: **RM040029**

Invoice Number: **73959**

Name: **G HOGG**

**South Taranaki
District Council**
Private Bag 902, Hawera

LAST DAY FOR PAYMENT

20 AUG 04

TOTAL NOW DUE

60.00

Amount Paid if Different
from Total Due:

\$ _____



RM 040029

19 July 2004

Hugh Gilbert
MWH New Zealand Ltd
P O Box 168
Wanganui

Dear Hugh

Survey Plan – Glynn Hogg, Manawapou Road, Hawera

Please find attached the final survey plan approved pursuant to Section 223 of the Resource Management Act 1991. I have circulated the application to the Engineering department for their sign off on the conditions attached to the subdivision. Once this has happened I will issue a Section 224 certificate if all conditions have been met

Attached is an invoice for the approval.

If you have any queries, please do not hesitate to contact me.

Yours sincerely

Blair Sutherland
Planner

MWH Reference: 801/008259

16 July 2004

South Taranaki District Council
Private Bag 902
HAWERA

Attention: Blair Sutherland

Dear Blair

Re: Hogg Subdivision - Manawapou Road (DP334063)

As discussed this morning Powerco have come out of left field and want an Easement In Gross. We have added this.

We have also put a 224 Certificate on the plan.

Please have the plan resigned at least for the Section 223 and if able the 224.

Please give this your urgent attention.

If you have any question please call us.

Yours faithfully
MWH NEW ZEALAND LIMITED



Hugh Gilbert
Survey Manager, Taranaki

Encl.: Title Plan

Ltr10 Amended Plan to STDC.doc

MWH New Zealand Limited
8 Bates Street
PO Box 168
Wanganui
New Zealand

Telephone : 64-6-349 1130
Facsimile : 64-6-349 1179
Website : www.mwhglobal.com/nz

Delivering Innovative Projects and Solutions Worldwide

RM 040029

16 June 2004

Emma Bullock
MWH New Zealand Ltd
P O Box 168
Wanganui

Dear Emma

Survey Plan – Glynn Hogg, Manawapou Road, Hawera

Please find attached the final survey plan approved pursuant to Section 223 of the Resource Management Act 1991.

Attached is an invoice for the approval.

If you have any queries, please do not hesitate to contact me.

Yours sincerely

Blair Sutherland
Planner

Tax Invoice

Customer Number **RM040029**



G HOGG
C/- MWH
P O BOX 168, WANGANUI
YOUR REF: 801/007638

Private Bag 902, Hawera
Phone: 0800-111-323
Fax: 06-278 8757

Tax Invoice GST Reg. No 52-769-477

Issue Date: 15/06/04



Tax Invoice 73570

Qty	Description	Rate	Amount
	SECTION 223 APPROVAL		60.00 *

(* Incl Gst \$6.67)

TOTAL NOW DUE

\$60.00

STDInvoice 16SEP02

Remittance Notice

**South Taranaki
District Council**
Private Bag 902, Hawera

Customer Number: **RM040029**

Invoice Number: **73570**

Name: **G HOGG**

LAST DAY FOR PAYMENT

20 JUL 04

TOTAL NOW DUE

60.00



Amount Paid if Different
from Total Due:

\$ _____

SURVEY PLAN APPROVAL

Approved under Sections 223 and 224 of the Resource Management Act 1991

Applicant: Glyn Hogg Appn. No: Rm 040029

Address of Subdivision: 40 Manawapou Road Hawera

Section 223 Approval

The Group Manager Environmental Services acting under delegated authority, approved the above Plan of Subdivision under Section(s) 104 and 108 of the Resource Management Act 1991 on the 18th day of March 2004.

The Survey Plan presented is in accordance with the Plan of subdivision approved and therefore can be approved under Section 223 of the Resource Management Act 1991.

RECOMMENDATION

THAT the survey plan detailed above be approved under Section 223 of the Resource Management Act 1991.

Planner

Approved: Senior Planner

Bla Moly

J. Gibson

Approved under delegation

Date: 15 June 2004

Graham Young
Group Manager Environmental Services
Authorised Officer

Date: 15/6/04

Section 224 Approval To be applied for at a later date

All conditions have been met for the above subdivision

Planner

Approved: Senior Planner

RECOMMENDATION

Date:

THAT the subdivision be approved under Section 224 of the Resource Management Act 1991.

Approved under delegation

Graham Young
Group Manager Environmental Services
Authorised Officer

Date:

Survey Plan Received

No. of Days

Survey Plan Completed

Sent for invoicing and monitoring

MWH Reference: 801/008259

11 June 2004

South Taranaki District Council
Private Bag 902
HAWERA

Attention: Graeme Young

Dear Graeme

Re: Hogg Subdivision - Manawapou Road (DP334063)

We now formally submit 'Lots 1-4 Being Subdivision of Lot 3 DP 18010' for Council's approval. Can you please sign the 223 Certificate and return the plan to us so that we can continue to deposit the plan with LINZ.

If you have any question please call us.

Yours faithfully
MWH NEW ZEALAND LIMITED



Emma Bullock
Staff Surveyor

Encl.: Title Plan

Ltr07PlantoCouncil_ejb

MWH New Zealand Limited
8 Bates Street
PO Box 168
Wanganui
New Zealand

Telephone : 64-6-349 1130
Facsimile : 64-6-349 1179
Website : www.mwhglobal.com/nz

22 March 2004

Hugh Gilbert
MWH New Zealand Ltd
P O Box 168
Wanganui

Dear Hugh

Subdivision Consent Application – Glyn Hogg, 40 Manawapou Road, Hawera

Your application was considered by the Group Manager Environmental Services under delegated authority on 18 March 2004, and he has resolved as follows:

THAT consent be granted to Glyn Hogg to subdivide the property at 40 Manawapou Road, Hawera (land legally known as Lot 3 DP 18010), creating four lots, Lot 1 of 0.4982 hectares, Lot 2 of 0.4377 hectares, Lot 3 of 0.5297 hectares and Lot 4 of 0.5342 hectares, pursuant to Sections 104 and 108 of the Resource Management Act 1991.

For the following reasons:

1. *The subdivision will not generate any adverse effects on the surrounding environment.*
2. *The subdivision complies with all of the relevant provisions of the District Plan.*

Subject to the following condition:

1. *That all lots be individually connected to the Council's water supply to the satisfaction of the South Taranaki District Council and at the applicant's expense.*
2. *That either:*

A separate sewer connection is provided for each lot and at the applicant's expense.

Or

A septic tank system is provided for each lot and is positioned to aid connection to reticulated services in the future.

3. That the sewer or septic tank system in condition 2 be designed by a suitably qualified person and the design be submitted to the Council for the approval of the Group Manager Engineering Services prior to commencing any physical works.
4. That all stormwater be retained on site and that a report from a suitably qualified person detailing how this will be achieved be submitted to the Council for the approval of the Group Manager Engineering Services.
5. That all other services for the subdivision including power-lines, gas distribution pipes and communication lines, be installed underground.
6. That vehicle crossings serving Lots 1 and 2 be formed to the Council's Standard Domestic Vehicle Crossing specifications.
7. That a vehicle crossing serving the right of way to Lots 3 and 4 be formed to the Council's Standard Commercial Vehicle Crossing specifications.
8. That a 1.2 metre wide concrete footpath be formed along the full length of the property's road frontage to the satisfaction of the South Taranaki District Council and that a grass berm be provided over the remainder of the road frontage.
9. That the right of way serving Lots 3 and 4 be constructed to comply with the NZS Code of Urban Subdivision.
10. That a plan showing details of all works to be completed for conditions 8 and 9 is submitted to the Council for the approval for the Group Manager Engineering Services prior to any work being undertaken.
11. That at the completion of all work specified in conditions 5 – 9 confirmation is supplied from a suitably qualified person stating that all work has been completed to the appropriate standard.
12. That a Reserve Fund contribution of 7.5% of the value of Lots 2, 3 and 4 be paid to the Council, being;

Lot 2	\$7,875 (including GST)
Lot 3	\$7,500 (including GST)
Lot 4	\$7,500 (including GST)

Being a total contribution of \$22,875 (including GST).

Advice Note: Although it is not a condition of this consent it is recommended that easements to convey services to any future planned lots be provided at this stage.

Council draws your attention to the rights of objection to which this consent is subject, as set out in Section 357 of the Resource Management Act 1991.

Enclosed is an invoice for the costs associated with processing this consent. You will note the invoice includes a refund of \$150.00. This is because your application was processed outside our timeframe of 15 working days. Also enclosed is information relating to the requirement to protect archaeological sites. Any future development on the subdivided land should be sensitive to the protection of archaeological sites.

Please note, subdivision consent does not imply or guarantee consent in respect of future development on (or use of) the sites.

If you have any queries as to the above decision, please do not hesitate to contact me.

Yours sincerely

Blair Sutherland
Planner

Tax Invoice

Customer Number RM040029



G HOGG
C/- MWH
P O BOX 168, WANGANUI
YOUR REF: 801/007638

Private Bag 902, Hawera
Phone: 0800-111-323
Fax: 06-278 8757

Tax Invoice GST Reg. No 52-769-477

Issue Date: 19/03/04



Tax Invoice 72185

Qty	Description	Rate	Amount	
1	Miscellaneous	450.00	450.00	*
	VALUATION REPORT - HUTCHINS & DICK			
	ADMINISTRATION/SET UP FILE		15.50	*
	NON NOTIFIED DECISION FEE		45.00	*
	SITE VISIT		23.75	*
	PLANNING REPORT		107.50	*
	DISCOUNT		150.00CR	*

(* Incl Gst \$54.63)

TOTAL NOW DUE

\$491.75

STDCInvoice 16SEP02

Remittance Notice

South Taranaki
District Council
Private Bag 902, Hawera

Customer Number: RM040029

Invoice Number: 72185

Name: G HOGG

LAST DAY FOR PAYMENT

20 APR 04

TOTAL NOW DUE

491.75

Amount Paid if Different
from Total Due:

\$

G.S.T. Reg. No 16-003-816

TAX INVOICE



Ref/Invoice No.: 340 MD 4

9 March 2004

The Planning Manager
South Taranaki District Council
Private Bag 902
HAWERA

For Mr B Sutherland

PO Box 321
59 Vivian Street
New Plymouth
New Zealand

Telephone (06) 757 5080
Facsimile (06) 757 8420
Email: info@hutchinsdick.co.nz
Website: www.hutchinsdick.co.nz

AA Building
121 Princes Street; Hawera
Telephone (06) 278 0019

On account of

MR G HOGG
PROPOSED RESIDENTIAL SUBDIVISION
40 MANAWAPOU ROAD, HAWERA

To Receiving your instructions, inspection of the subject property,
analysis of the Hawera residential market, valuing and reporting
in respect of a reserve fund contribution

To Disbursements	Travel	\$ 16.00
	Photographs	\$ 4.00
	Administration	\$ 10.00
	Other	\$ 10.00
Our Fee		\$400.00
GST (12.5%)		\$ 50.00
Total Account Payable		<u>\$450.00</u>

This account is payable by 20 April 2004.

We accept cheque, cash and direct debit (no EftPos or Credit Card facilities).

*original to business viz gl
for post (2000/178001)
19-3-04*



Remittance advice —
Please detach and return to:

Hutchins & Dick Limited
Property Specialists and Valuers
PO Box 321
New Plymouth

Ref/Invoice No.: 340 MD 4

The Planning Manager
South Taranaki District Council
Private Bag 902
HAWERA

TOTAL PAYABLE

\$450.00

NON-NOTIFIED RESOURCE CONSENT SURVEY PLAN/MONITORING SHEET

NAME: Glyn Hogg FILE No RM/ 040029

ACTIVITY STATUS:

MAINTENANCE SCREEN:

- | | | |
|----|------------------------------------------|---|
| 01 | Subject to reserves fund contribution * | ✓ |
| 02 | Subject to development levy | |
| 03 | Subject to right of way easement | ✓ |
| 04 | Subject to water easement/connection | ✓ |
| 05 | Subject to sewer easement/connection | |
| 06 | Subject to stormwater easement/drainage | |
| 07 | Construction of crossing/driveway | ✓ |
| 08 | Subject to specific on-site condition(s) | |
| 09 | Subject to planning bond \$ _____ * | |

PLEND CODES:

- | | | |
|----|---------------------------------------------------------------------------------|---|
| 10 | Subject to street lighting | |
| 11 | Subject to amalgamation condition | |
| 12 | Subject to financial contribution for works * | |
| 13 | Subject to road widening | |
| 14 | Subject to footpath construction | ✓ |
| 15 | Subject to esplanade condition | |
| 16 | Subject to underground power/gas | ✓ |
| 17 | Subject to engineering certification | |
| 18 | Subject to receipt of final survey plan in accordance with approved scheme plan | |

* (Record amount on charge out sheet)

MONITORING SCREEN:

DONE DATE: / /
(Date completed)

REQUIRED DATE: / /

✓ Tick when updated

Planner:

Details:

- | | | | | |
|----|--|---------------------|--------------------------------------|--|
| 1. | | New monitoring Date | <u> </u> / <u> </u> / <u> </u> | |
| 2. | | New monitoring Date | <u> </u> / <u> </u> / <u> </u> | |
| 3. | | New monitoring Date | <u> </u> / <u> </u> / <u> </u> | |
| 4. | | New monitoring Date | <u> </u> / <u> </u> / <u> </u> | |
| 5. | | New monitoring Date | <u> </u> / <u> </u> / <u> </u> | |

For Data Entry/Computer Update User only:

Data Entry Initials:

Date Entered: / /

Further information requested: / /
Information received: / /
Register updated: / /

Computer updated: Yes []
Computer updated: Yes []

Applicant notified: 18 / 3 / 04
Granted: 18 / 3 / 04

Computer updated: Yes [✓]
Computer updated: Yes [✓]

Invoiced 223/224? Yes/No

Invoiced Resource consent application fees:

Yes/No

Blair

Dilip Dutta

From: Dilip Dutta
Sent: Wednesday, 17 March 2004 15:49
To: Alison Gibson
Cc: Blair Sutherland
Subject: Glyn Hogg Subdivision conditions as requested

Hi Alison

Further to Clive's memo on this subdivision, Blair has requested me to write some condition for the planning consent. I drafted them. I will be interested to know any comments you may have on the planning perspective. Otherwise please go ahead with these conditions.

Thanks -Dilip

Sewer

The Council sewer main at Denby Road is available to receive sewage from the subdivision. The Council would not make any contributions towards the cost of any sewer line from the subdivision to the Denby Road sewer main. Any connections would have to comply with Council's standards. It is recommended that the sub-divider undertakes the design of such sewer line by a qualified Engineer, as the Council would not take any responsibility of sewage problem beyond the Council's existing sewer main.

Should the subdivider decide to install on-site septic tank, it would be their responsibility to ensure that the design of such a septic tank system is adequate for the disposal of sewage without causing any health and environmental nuisances.

The septic tank system or sewer line shall be designed by a qualified Engineer and the report submitted to the Council before commencing any physical works.

Water

Water to the subdivision could be made available by connecting to 100mm main at Denby Road. The Council would not make any contributions towards the cost of reticulating water to the subdivision. Any connections would have to comply with Council's standards.

Storm water

There is no public storm water system to dispose of storm water from the subdivision. A report prepared by a qualified Engineer on how storm water will be retained on site shall be submitted to the council prior to commencing any physical works.

FILE NO.	522/04	DATE	
FOR INFORMATION	Carlsen	TIME	
SOUTH TOWN DISTRICT COUNCIL			
ACTION/NOTE		DATE REPLIED	
NAME	INITIAL	DATE	
Carlsen		11/3	
Aisling		11/3	
Baird			



MR G HOGG

PROPOSED RESIDENTIAL SUBDIVISION

40 MANAWAPOU ROAD

HAWERA

9 March 2004

The Planning Manager
South Taranaki District Council
Private Bag 902
HAWERA

For Mr B Sutherland

PO Box 321
59 Vivian Street
New Plymouth
New Zealand

Telephone (06) 757 5080
Facsimile (06) 757 8420
Email: info@hutchinsdick.co.nz
Website: www.hutchinsdick.co.nz

Stratford - Rural Business Centre
Broadway/Regan Streets

Hawera - AA Building
121 Princes Street

MR G HOGG
PROPOSED RESIDENTIAL SUBDIVISION
40 MANAWAPOU ROAD, HAWERA

In compliance with your instructions requesting a property report and market valuation of specified sections for reserve fund contribution purposes in respect of the above, we inspected the subject on 4 March 2004 and report accordingly.

Summary

This report concerns a four lot residential subdivision on a south-western periphery of Hawera for which reserve fund contribution is required on three of the allotments. The contents of this report are summarised as follows:


Market Value of Individual Proposed Allotments

<i>Lot 1 - 4982 sqm</i>	: \$110 000 including GST (if any)
<i>Lot 2 - 4377 sqm</i>	: \$105 000 including GST (if any)
<i>Lot 3 - 5297 sqm</i>	: \$100 000 including GST (if any)
<i>Lot 4 - 5342 sqm</i>	: \$100 000 including GST (if any)

This summary page is not to be construed as a valuation, and is to be read in conjunction with the attached property and valuation report.

Thank you for your instructions. Should you require further consultation in this matter please contact us.

Yours faithfully
HUTCHINS & DICK LIMITED


Max Dick
Registered Valuer
340 MD 4

PROPERTY REPORT

INTRODUCTION

The ongoing report assesses the market value of individual allotments assuming all services are installed, separate Certificates of Title are issued and all the requirements for the subdivision, as specified by the South Taranaki District Council, are met.

LEGAL DESCRIPTION

The proposed allotments are contained within an existing Certificate of Title TNJ4/443 Taranaki Registry (Lot 3 DP 18010) which has an area of 2.0001 hectares.

The attached subdivisional scheme plan indicates the proposed residential allotments and we have adopted this configuration and lot sizes in respect of this report.

ZONING

The zoning for the proposed allotments is Residential and the Resource Management Plan is South Taranaki District.

LAND DESCRIPTION

- | | |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Lot 1 - 4982 sqm</i> | : Rectangular in shape with a 48.2 metre frontage to Manawapou Road in the north east and a 103.5 metre depth. Contour is flat and at road level with an open aspect. Views include Mt Taranaki/Mt Egmont, rural and residential. |
| <i>Lot 2 - 4377 sqm</i> | : Rectangular in shape with a 42.2 metre frontage to Manawapou Road in the north east and a 103.5 metre depth. Contour is flat with an open aspect. Views include Mt Taranaki/Mt Egmont, rural and residential. |
| <i>Lot 3 - 5297 sqm</i> | : Almost rectangular-shaped rear lot accessed from a 6.0 metre wide access leg to the section proper which has dimensions approximating |

48.2 metres by 97.74 metres. Contour is flat with an open aspect. Views include Mt Taranaki/Mt Egmont, rural and residential.

Lot 4 - 5342 sqm : Almost rectangular-shaped rear lot accessed from a 6.0 metre wide access leg to the section proper which has dimensions approximating 48.2 metres by 97.74 metres. Contour is flat with an open aspect. Views include Mt Taranaki/Mt Egmont, rural and residential.

MARKET VALUATIONS

Giving due recognition to the present market prevailing for vacant residential sites and also small lifestyle holdings within and surrounding Hawera township and the location of the subject property on a south-western periphery of Hawera, we assess the individual allotments as follows:

Lot 1 - 4982 sqm	: \$110 000 including GST (if any)
Lot 2 - 4377 sqm	: \$105 000 including GST (if any)
Lot 3 - 5297 sqm	: \$100 000 including GST (if any)
Lot 4 - 5342 sqm	: \$100 000 including GST (if any)

The foregoing market value assessments assume the following:

1. Assessments are inclusive of GST
2. It is assumed that separate Certificates of Title are issued and are held on an freehold and unencumbered basis.
3. Assumed all services are available.
4. It is assumed all the requirements for subdivision in respect of the South Taranaki District Council and The Resource Management Act 1999 have been met.

Market Value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

In arriving at Market Value, comparison has been made with open market sales which generally involve a satisfactory period for disposal, and related selling expenses, including real estate agent's commission and legal fees.

FOOTNOTES

1. Use/Purpose

This valuation and all valuation services are provided by Hutchins & Dick Limited solely for the use of the Addressee, and for the specific purpose stated in the report. Hutchins & Dick Limited does not and shall not assume any responsibility to any person other than the Addressee for any reason whatsoever including breach of contract, negligence (including negligent mis-statement) or wilful act or default of itself or others by reason of or arising out of the provision of this valuation or valuation services. Any person, other than the Addressee, who uses or relies on this valuation does so at their own risk

2. Relevance

This report is relevant as at the date of preparation and to circumstances prevailing at that time. However, within a changing economic environment, returns on investment and values can be susceptible to variation - sometimes over a relatively short time scale. We therefore strongly recommend that, before any action is taken involving acquisition, disposal, borrowing, restructuring or any other transaction, you consult us.

3. Consumer Guarantees Act

Hutchins & Dick Limited has a policy of not contracting out of the provisions of the Consumer Guarantees Act. Accordingly, where there is any conflict between any statement in this report and the Consumer Guarantees Act 1993, the latter shall prevail.

4. Maps, Plans, Measurements and Building Services

Any sketch, plan, map or measurement associated with the report is included to assist the reader in visualising the property and should not be relied upon as definitive. In preparing this report it has been assumed that all services are in proper working order and functioning for the purpose for which they were designed (unless otherwise stated). Such services include hot and cold water systems, electrical, heating and ventilation systems, and other devices, fittings, installations or conveniences in the building.

5. Certification


- ❖ We certify that the registered valuer who has signed this report holds a current practising certificate and is at least ANZIV qualified.
- ❖ We certify that the valuation complies with New Zealand Institute of Valuers Code of Ethics, and with the appropriate practice valuation standard.
- ❖ We certify that Hutchins & Dick Limited holds current professional indemnity insurance for an amount not less than the subject valuation.

6. Publication

Neither the whole nor any part of any valuation report, nor any reference to the same, may be included in any published document, circular or statement without our written approval as to the form and context in which it may appear.

7. Copyright

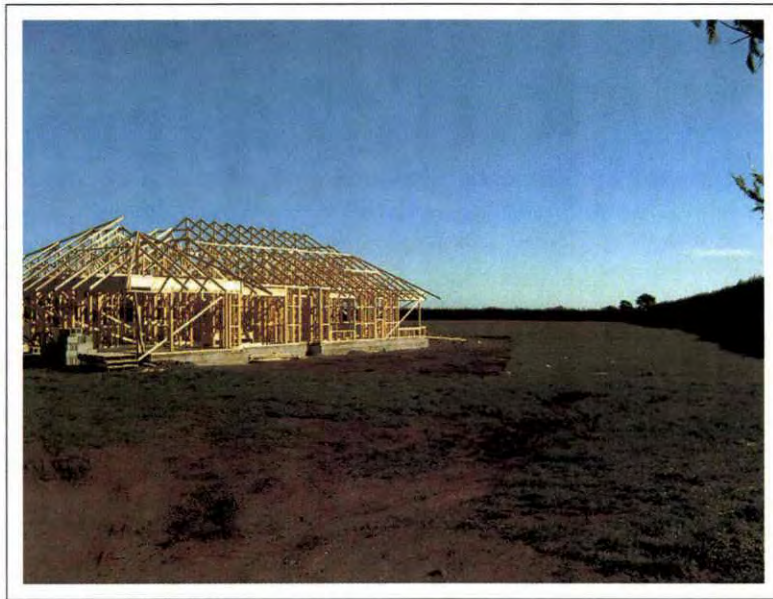
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Max Dick
Registered Valuer



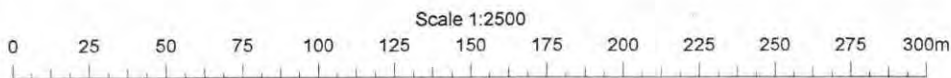
The property road frontage to Manawapou Road



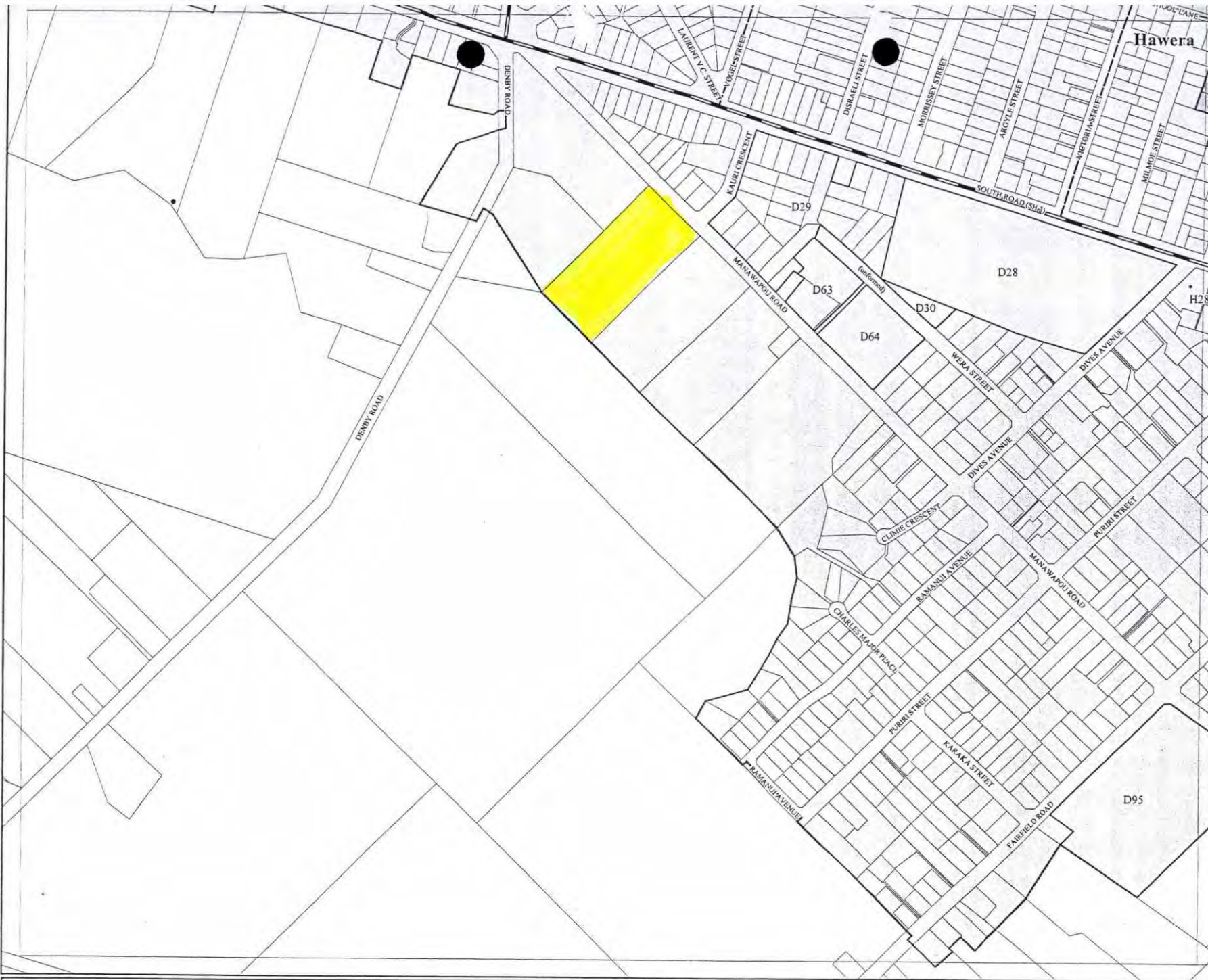
Proposed Lot 1 looking south west



Looking west from Manawapou Road



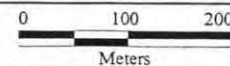
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- ### Legend
- Commercial Zone
 - Industrial Zone
 - Residential Zone
 - Rural Industrial Zone
 - Rural Zone
 - Designation
 - Protection Area
 - Railway and Designated Area
 - Heritage Item
 - Pa Site
 - Coastal Protection Line
 - Defined Pedestrian Area
 - Pipeline Corridor
 - Power Corridor
 - Active Fault Line
 - Arterial Roads
 - Collector Roads
 - Defined Rural Township Roads
 - State Highway
 - TLA Boundary

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Key
Subject

Main route —



HAWERA

DO NOT SCALE - IF IN DOUBT, ASK

200

150

100

50

0

ORIGINAL SIZE A2

DENBY ROAD

MANAWAPOU ROAD

PT SEC 213 PATEA DIST

1 DP18010

2 DP18010

4 DP18010

1
4982m²

2
4377m²

4
5342m²

3
5297m²

- HEIGHT DATUM
1) DATUM: HAWERA STANDARD SURVEY
2) ORIGIN MARK: SS28 S010583
RL 103.75

REV	AMENDMENTS	DATE	BY
1	INITIALS	DATE	INITIALS
2	INITIALS	DATE	INITIALS
3	INITIALS	DATE	INITIALS
4	INITIALS	DATE	INITIALS
5	INITIALS	DATE	INITIALS

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GLYN HOGG
MANAWAPOU ROAD
SUBDIVISION SCHEME
STDC

DISCLAIMER
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The dimensions, areas, boundary positions and property details are subject to final survey.
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Revision 1

SOUTH TARANAKI DISTRICT COUNCIL

PRIVATE BAG 902

HAWERA

Phone 06 278 0555 or 0800 111 323

Fax 06 278 8757



TO: Craig Morresey

FROM: Blair Sutherland

OF: Hutchins & Dick

DATE: 3 March 2004

FAX: (06) 757 8420

PAGES: 3 (including cover)

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MESSAGE: VALUATION REPORT – 40 MANAWAPOU ROAD, HAWERA

Hello Craig ,

Here is the scheme plan and a locality map of the proposed subdivision we spoke about earlier. If you need any further information please contact me.

Regards,

Blair Sutherland
PLANNER

FAXED