

REV		REVISIONS		DATE	
1	1				
COPYRIGHT					
This drawing shall not be used for any purpose for which it was not intended					
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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 boundaries, 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.					
MWH					
CAD Ref: 8259SCA					
XRefs:					
Status					
Stamp					
Date					
16/02/04					
Stamp					
Scale					
750					
Job No.		Sheet No.		Revision	
8259SCA		1		1	

- HEIGHT DATUM
1) DATUM: HAWERA STANDARD SURVEY
2) ORIGIN MARK: SS28 SO10583
RL 103.75

RM040029

3 March 2004

Max Dick
Hutchins & Dick
PO Box 321
NEW PLYMOUTH

Dear Max

REQUEST FOR VALUATION SERVICES

Further to my telephone conversation with Craig Morresey this afternoon, I enclose information relating to a four lot subdivision of a site on Manawapou Road, Hawera (Lot 3 DP 18010).

Our financial contribution provisions require the payment of 7.5% of the land value of any new lot created in the Residential Zone. Our practice is to base this contribution on the lots of lesser value.

Please provide a report detailing land values only (i.e. not improvements nor capital value) of the three lots of lesser value out of lots one, two, three and four.

If you need any further information, please do not hesitate to contact me.

Your assistance is always appreciated and I look forward to hearing from you by Friday 12 March 2004.

Yours sincerely

Blair Sutherland
PLANNER

QUALITY CONTROL SHEET RM...040029

Received 18/2/04

Officer

Report due to Senior Planner

Adequate Information Supplied ☐ ☒ Date Checked 23/2/04

Information requested	Information received
Information requested	Information received
Information requested	Information received

Comments required from

Note:

All subdivisions need to be circulated to reticulation and roading.

Reticulation ☒
 Dangerous Goods ☐
 Roading ☒
 Environmental Health ☐
 Building Officers ☐

Date Circulated 23/2/04 Date Due 1/3/04
 Date Comments received

Comments required from external agencies

Transit New Zealand	<input type="checkbox"/>
District Land Registrar	<input type="checkbox"/>
Taranaki Regional Council	<input type="checkbox"/>
Department of Conservation	<input type="checkbox"/>

Date Comments requested Date Comments received

Date Site Visit Completed

Date Report Completed 15/3/04

Conditions Drafted ☐ ☒

Approval Date

Decision Letter Sent

Officer Date

DISTRICT PLAN EFFECTIVENESS MONITORING SHEET

POTENTIAL ISSUES/EFFECTS

		TYPE OF CONSENT	No. of Lots Created
Noise	<input type="checkbox"/>		
Dust	<input type="checkbox"/>	Subdivision Rural	<input checked="" type="checkbox"/>
Height	<input type="checkbox"/>	Subdivision Residential	<input checked="" type="checkbox"/>
Required Yards	<input type="checkbox"/>	SBD within 500m of Hawera Urban	<input type="checkbox"/>
Carparking	<input type="checkbox"/>	Landuse	<input type="checkbox"/>
Heritage, Buildings and Objects	<input type="checkbox"/>	Relocated Dwelling	<input type="checkbox"/>
Signage	<input type="checkbox"/>		
Natural Hazard	<input type="checkbox"/>	Subject to cash/written bond	<input type="checkbox"/>
Natural Landscape	<input type="checkbox"/>	Subject to esplanade strip/reserve	<input type="checkbox"/>
Protected Tree	<input type="checkbox"/>		
Wāhi Tapu	<input type="checkbox"/>		
Significant Natural Area	<input type="checkbox"/>		
Archaeological Site	<input type="checkbox"/>		
Other		

POTENTIALLY AFFECTED PARTIES

Neighbours	<input type="checkbox"/>	Historic Places Trust	National	<input type="checkbox"/>
Wider Community	<input type="checkbox"/>	Historic Places Trust	Local	<input type="checkbox"/>
DOC	<input type="checkbox"/>	Tangata Whenua		<input type="checkbox"/>
		Transit New Zealand		<input type="checkbox"/>
		Other specific groups	

DISTRICT PLAN REQUIREMENTS

Type of Activity under Plan

Zone of Activity

Category P / C / LC / D / NC

Objectives and Policies Tested

Rules/Performance Standards

How adequate did the plan provide guidance on the activity concerned and the control of its effects?

- ✓ where relevant
- ♦ Completely adequate ☐
 - ♦ Room for improvement/clarification ☐
 - ♦ Guidance not adequate ☐

Details

Any other comments on usefulness of District Plan/possible improvements?

.....

Should this sort of thing also be noted in the Register of Potential Variations/Plan Changes

Memorandum

To: Environmental Services – Sub-Divisions

CC:

From: Clive Margetts
Reticulation Officer

Date: 23/02/2004

Re: Glyn Hogg Sub-Division Application

The submission for the proposed sub division identifies the council sewer and water reticulation services available in Manawapou and Denby Road.

Sewer

The submission notes the invert levels of the sewer manholes in Denby Road and the relativity of these invert levels to the proposed development of the sub-division. Any application for a sewer connection would have to comply with the councils requirements for minimum falls. ~~Given the size of the proposed sections , the suggested option to install septic tanks is not unreasonable as an alternative to installing sewer reticulation to Denby Road.~~

It is unlikely the council would consider a capital contribution towards the cost of the sewer reticulation for the sub-division.

Water

The size of councils water main in Denby Road is 100mm. There would be no problem in serving the sub-division from this water main.

The council would not consider making any capital contribution towards the cost of reticulating water to the proposed sub-division.

February 23, 2004

Developers Contribution

The council will be waiving any request for a Developers Contribution for connection to the councils reticulated services for this sub-division.

Clive Margetts

Reticulation Officer



Memorandum

To Engineering Services Group
Clive
.....
From Planning Unit
Date *23/2/04*
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: *1/3/04*
.....

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

*Note this is an amended scheme plan
of a previous application.*

Blair

PLANNER/PLANNING MANAGER

ROADING

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

RETICULATION

	YES	NO
<p>Are water and sewerage services available within 200 metres of the subdivision?</p> <p>If yes, please detail connection requirements for each lot.</p>		
<p>Is any infrastructure required to be constructed or upgraded by the applicant?</p> <p>If yes, please specify</p>		
<p>Any other comments that are considered relevant</p>		
<p><i>See memo</i></p> <p>SIGNED: <i>[Signature]</i> 23/02/04</p>		



MWH



MWH Reference: 801/007638

16 February 2004

South Taranaki District Council
Private Bag 902
HAWERA

Attention: Graeme Young



Dear Graeme

Re: Glyn Hogg – Manawapou Road

We submit herewith for the approval of your Council the amended Subdivision Consent Application on behalf of Mr Glyn Hogg.

The plans and application now attached supersede the application submitted in the 12th of February.

We attach copies of the scheme plan for your use.

Yours faithfully
MWH NEW ZEALAND LIMITED

Hugh Gilbert
Survey Manager, Taranaki

Encl.: Subdivision Consent Application and plans

FILED	520/04	DATE	
REP		FILED	
FOR	Stecher	TIME	
INFORMATION			
SOUTH TARANAKI DISTRICT COUNCIL			
18 FEB 2004		DATE REPLIED	
ACTION/INFA			
NAME	INITIAL	DATE	INITIAL
Stecher		20/2	
Alison			

Ltr03 Amended Subdivision Consent 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

040218004

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. The outline of the house is shown on the plan. Glyn plans to further develop the site by subdivision 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 common right of way with a total width of 6m. This will permit a possible development of Lots 3 and 4 into a total of 6 Lots in the future.

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 more economic. We have now taken levels over the land being developed by Glyn. The levels are shown on the plan. From the Services Survey done by GSR Consultants some years ago the position and lid levels of the sewer manholes in Denby Road are known. We have now measured the level to the flow in each manhole. The manhole to the north of Lot 2 DP18010 is 3.3m deep giving an RL of the flow of 98.71 and the manhole to the south is 6.3m deep giving an RL of the flow of 98.19. By calculation the grade between manholes is 1:500. The RL of the flow at a point opposite the easement in Denby Road is calculated to be 98.62m.

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.

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.**



MWH
MONTGOMERY WATSON HARZA

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

WAIHI ROAD

LAURENT VC STREET

VOGEL STREET

SOUTH ROAD

DISRAELI STREET

MORRISSEY ST

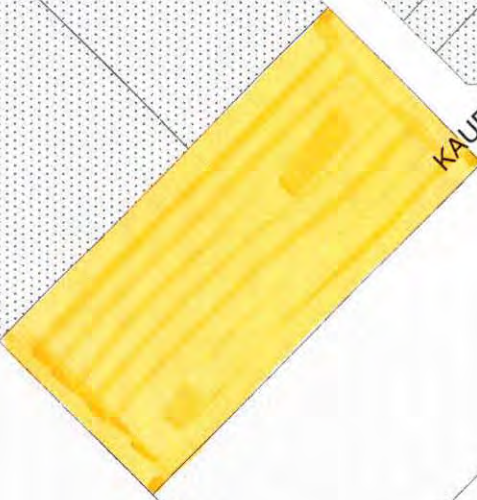
DENBY ROAD

KAURI CRESCENT

WERA STREET

MANAWAPO

RAMANUJ AVENUE



Consent for subdivision
- to Manawatu Road.

① Lot 1 & Lot 2 - A ~~new~~ standard domestic vehicle crossing is required. S.(50002)

② Lot 3 & 4 - Common Right of Way.

(i) A standard commercial vehicle crossing is required. (50001.1).

(ii) the construction of Right of Way to comply with s. code of subdivision 4404.

(re) ~~minimum std for~~


- min two coat seal pavement 3.5m wide
- one kerb on one side.

(amenity ~~to~~ lights to be provided.?).

③ 11'2" wide concrete footpath over the whole frontage.

④ ~~has~~ Grass berm over the ~~balance~~ area remaining area over the whole frontage.

⑤ Supply engineering plan for Council's engineer's approval.


Vand.

Memorandum

To Engineering Services Group
.....
From Planning Unit
Date 23/2/04
Subject SUBDIVISION CONSENT APPLICATION

Please find attached the following application for subdivision consent:

Name: Glyn Hogg

Address: 40 Monowapou Road

..... Hawera

.....

Please return your comments to me by: 1/3/04

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

*Note this is an amended scheme plan
of a previous application.*

Blair
PLANNER/PLANNING MANAGER

ROADING

	YES	NO
<p>Is a new or upgraded vehicle crossing required?</p> <p>If yes, please specify which lot(s) and to what standard</p>		
<p>Are any road works required as a direct result of traffic generated by the proposal?</p> <p>If yes, please detail</p>		
<p>Is a Road Maintenance Agreement required?</p> <p>If yes, please provide this Agreement.</p>		✓
<p>Any other comments that are considered relevant</p> <p style="color: blue; font-style: italic; font-size: 1.2em;">see attached sheet</p>		
<p>SIGNED: JK</p>		

RETICULATION

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



MWH



MWH Reference: 801/007638

16 February 2004

South Taranaki District Council
Private Bag 902
HAWERA

Attention: Graeme Young



Dear Graeme

Re: Glyn Hogg – Manawapou Road

We submit herewith for the approval of your Council the amended Subdivision Consent Application on behalf of Mr Glyn Hogg.

The plans and application now attached supersede the application submitted in the 12th of February.

We attach copies of the scheme plan for your use.

Yours faithfully

MWH NEW ZEALAND LIMITED

Hugh Gilbert
Survey Manager, Taranaki

Encl.: Subdivision Consent Application and plans

FILE REF	520/04	FILED	
POP INFORMATION	Stecher	TIME	
SOUTH TARANAKI DISTRICT COUNCIL			
18 FEB 2004		DATE REPLIED	
ACTION/MEA		NAME	DATE
		Stecher	20/2
		Alison	

Ltr03 Amended Subdivision Consent to STDC.doc

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

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

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MWH



MWH Reference: 801/007638

16 February 2004

South Taranaki District Council
Private Bag 902
HAWERA

Attention: Graeme Young



Dear Graeme

Re: Glyn Hogg – Manawapou Road

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MWH NEW ZEALAND LIMITED

Hugh Gilbert
Survey Manager, Taranaki

Encl.: Subdivision Consent Application and plans

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SOUTH TARANAKI DISTRICT COUNCIL			
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NAME	INITIALS	NAME	INITIALS
Stahn			
Alison			
	20/2		

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040218004

Memorandum

To Engineering Services Group
Vincent

From Planning Unit

Date *13 / 2 / 04*

Subject **SUBDIVISION CONSENT APPLICATION**

Please find attached the following application for subdivision consent:

Name: *S Hogg*

Address: *40 Manuaoapu Road*
Hawera

Please return your comments to me by: *20 / 2 / 04*

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

Alison

*Please note comments
on footpath in
application.*

~~PLANNER~~/PLANNING MANAGER

ROADING

	YES	NO
<p>Is a new or upgraded vehicle crossing required?</p> <p>If yes, please specify which lot(s) and to what standard</p> <p><i>Std urban crossing is required for each lot. #</i></p>	✓	
<p>Are any road works required as a direct result of traffic generated by the proposal?</p> <p>If yes, please detail</p> <p><i>- Footpath to be constructed over the full frontage. Concrete 1.2m wide.</i> <i>- level level grass lawn to be constructed over the full frontage between kerb & boundary fence</i></p>	✓	
<p>Is a Road Maintenance Agreement required?</p> <p>If yes, please provide this Agreement.</p>		
<p>Any other comments that are considered relevant</p>		
<p>SIGNED: <i>[Signature]</i></p>		

RETICULATION

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

Memorandum

To Engineering Services Group
..... Clive

From Planning Unit

Date 13 / 2 / 04

Subject SUBDIVISION CONSENT APPLICATION

Please find attached the following application for subdivision consent:

Name: 40 Manawapou Road

Address: Huoera 8 Hogg

.....

.....

Please return your comments to me by: 20 / 2 / 04

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

Please note comments
in application on reticalation
Alison.

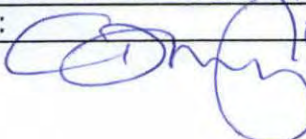
PLANNER/PLANNING MANAGER

ROADING

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

RETICULATION

	YES	NO
<p>Are water and sewerage services available within 200 metres of the subdivision?</p> <p>If yes, please detail connection requirements for each lot.</p>	✓	
<p>Is any infrastructure required to be constructed or upgraded by the applicant?</p> <p>If yes, please specify</p>		✓ *
Any other comments that are considered relevant		
<p>The existing infrastructure is adequate to service 4 sections as shown, The council do not consider a capital contribution from themselves to be appropriate -</p>		
SIGNED:		

 16/02/04



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.

**MWH**

MONTGOMERY WATSON HARZA

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 Gilberd as Agent

Date:

Address for service of applicant:

MWH NZ Ltd
P O Box 168
Wanganui

Telephone:

06 3491130

Facsimile:

06 3491179



MWH
MONTGOMERY WATSON HARZA

ANNEXURES

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

DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE A2

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

649050 mN

648975 mN

648900 mN

648825 mN

DENBY ROAD

MANAWAPOU ROAD

KAURI CRES



303525 mE

303600 mE

303675 mE

303750 mE

303825 mE

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
1	2257		
SURV	Initials	Date	Initials
DES	PJK	12/02/04	DR
CH			CH
APPROVED		DATE	

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GLYN HOGG MANAWAPOU ROAD SUBDIVISION SCHEME STDC

DISCLAIMER
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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



MWH



MWH Reference: 801/007638 *8259*

12 February 2004

South Taranaki District Council
Private Bag 902
HAWERA

Attention: Graeme Young



Dear Graeme

Re: Glyn Hogg – Manawapou Road

We submit herewith for the approval of your Council the Subdivision Consent Application on behalf of Mr Glyn Hogg

We attach copies of the scheme plan for your use.

Yours faithfully

MWH NEW ZEALAND LIMITED

Hugh Gilbert
Survey Manager, Taranaki

Encl.: Subdivision Consent Application and plans

Ltr02 Subdivision Consent 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

Report

Central File Ref

RM 040029

To	Graham Young, Group Manager Environmental Services
From	Blair Sutherland, Planner
Date	5 February 2004
Subject	FOUR LOT RESIDENTIAL SUBDIVISION – 40 MANAWAPOU ROAD, HAWERA.

Applicants: Glyn Hogg
Location of Activity : 40 Manawapou Road, Hawera
Legal Description: Lot 3 DP 18010
Zone: Residential
Type of Activity: Discretionary

DISTRICT PLAN REQUIREMENTS

Section 8 – Subdivision

Discretionary Activities

- 8.01.4(c) Any activity, other than an activity listed in Section 8.01.5 or 8.01.6 below which cannot meet the performance standards set out or referred to in Section 8.02 below.

Performance Standards – Utilities and Services

- 8.02.1(1) Where public water, sewerage and/or drainage services are available within 200 metres of a proposed subdivision, all lots shall be connected to such available services at the time of subdivision. Where such services are not available, all lots (and the balance land) shall be self-sufficient in terms of water supply, drainage from buildings and effluent disposal.
- 8.02.1(4) No effluent drainage from one property shall be permitted to transfer, under normal ground soakage conditions, to another property.

Performance Standards – Access

- 8.02.2(1) All lots (and the balance land) shall provide vehicle access to a formed legal road at a gradient not greater than 1:8.

Performance Standards – Financial Contributions

- 8.04.4(1) Financial Contributions may be payable in accordance with Section 16.

APPLICATION

The applicant, Glyn Hogg, is proposing 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. Construction of a dwelling on Lot 1 is underway and there are plans for similar development on Lots 2 -4 in the future.

EVALUATION

The applicant has submitted an application for a four lot Residential subdivision which is intended to provide housing on the outskirts of Hawera. The application must be assessed as a discretionary activity because Council sewerage services are available within 200 metres of the subdivision and the applicant does not wish to connect to these services at the time of subdivision.

Reticulation

The District Plan requires all lots to be self-sufficient in terms of water supply, stormwater drainage and sewage disposal.

There is an easement in gross along the South boundary of the property which will allow a sewer to be installed to serve subdivision in this area. The applicant has stated that the area has considerable potential for further subdivision and has requested that the Council consider providing financial assistance with the construction of this facility if it is requested as a condition of this application. Alternatively, the applicant requests that the Council consider allowing the use of septic tanks providing they are positioned to allow simple connections to reticulated sewage services in the future.

The Council's Utilities Asset Manager, Dilip Dutta, has assessed the proposal and has noted that the Lots created are large enough for septic tanks to be installed. He has advised that this would be an acceptable option providing a suitably qualified engineer is engaged to design the system and their report is submitted to the Council for the approval of the Group Manager Engineering Services.

He has also advised that the Council would not be prepared to make any financial contribution towards the cost of extending the sewer, and that if the lots were to be connected to the Council's sewerage system, each lot would require an individual connection. The design of the sewer should be submitted to the Council for the approval of the Group Manager Engineering Services prior to any work commencing.

Council reticulated water is available to the subdivision at Denby Road. The applicant has requested that the Council contribute towards the cost of any upgrade necessary. The Council's Utilities Asset Manager has stated that the applicant will be required to meet the cost of reticulating water to the subdivision and that each lot will require a separate connection, to the satisfaction of the Council.

The applicant has stated that the land has considerable potential for further subdivision. No easements appear on the scheme plan to provide services to any new lots created through further subdivision of the land. The Council's Utilities Asset Manager has advised that the applicant is not required to provide any easements for future development, but that it may be in their best interests to do so if there are plans for future development on the land.

Stormwater is to be retained on site and the Utilities Asset Manager has requested that an engineering report be submitted to the Council for the approval of the Group Manager Engineering Services for approval.

Roading

The District Plan requires all lots to have legal access to a formed road. Lots 1 and 2 will be accessed directly from Manawapou Road while Lots 3 and 4 will share a common right of way, also from Manawapou Road.

The Council's Roothing Manager, Vincent Lim, has assessed the proposal and has advised that vehicle crossings meeting the Council's Standard Domestic Vehicle Crossing specifications will need to be installed to serve Lots 1 and 2. A crossing serving Lots 3 and 4 will need to be installed to comply with the Council's Standard Commercial Vehicle Crossing specifications. The construction of the right of way will need to comply with the NZS Code of Urban Subdivision.

The Roothing Manager has also required that a 1.2 metre wide footpath be provided along the length of the section's road frontage. The remaining road frontage area will need to be grassed.

Financial Contribution

Residential subdivisions attract the payment of financial contributions in the form of Reserve Fund contributions. In this instance it is considered inappropriate to request land be set aside as reserve. A financial contribution is a more appropriate option. Council practice has been to take 7.5% of the land value of any new lot created.

The land is currently held in one lot, and therefore the subdivision will effectively create three new lots which will attract the payment of financial contributions. Lots 2, 3 and 4 are deemed to be of a lesser value than Lot 1 and therefore attract the payment of financial contributions. Lot 1 as the existing lot can be excluded.

Hutchins and Dick property consultants and valuers have assessed the application and their report is attached. The lots have been valued as follows:

Lot 2 value \$105,000 – Reserve Fund contribution - \$7,875
Lot 3 value \$100,000 – Reserve Fund contribution - \$7,500
Lot 4 value \$100,000 – Reserve Fund contribution - \$7,500

A total Reserve Fund contribution of \$22,875 will therefore be required as a condition of subdivision consent.

The effects of this subdivision on the surrounding environment are not considered to be significant and can be appropriately managed through the conditions that this consent, if granted, will be subject to.

RECOMMENDATION

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 the relevant provisions of the District Plan.

Subject to the following conditions:

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.



Blair Sutherland
Planner



[seen by]
Alison Gibson
Planning Manager

[Approved/Not ~~Approved~~]



Graham Young
Group Manager Environmental Services

Date... 18/3/04

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 DP1801C

1 DP18010

1
4982m²

2
4377m²

4
5342m²

3
5297m²

4 DP18010

MANAWAPOU ROAD



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

REV	AMENDMENTS	DATE	INIT
1	Initials	Date	Initials Date
SURV	EJB	13/02/04	DR. RHBG 16/02/04
DES.	RHBG	16/02/04	CH.
APPROVED	DATE		

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distributed without the written permission of Montgomery Watson New Zealand Ltd.

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.



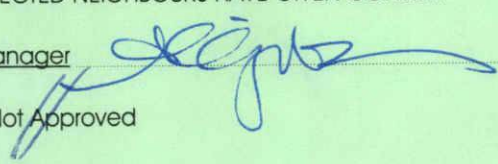

CAD Ref:	8259SCA
XRefs:	
Status	
Stamp	
Date	16/02/04
Stamp	
SCALES:	750
Job No.	8259SCA
Sheet No.	1
Revision	1

RESOURCE CONSENT APPLICATION

Application Number: RM	040223	Non-Notified	Notified <u>1/1</u>	Building Consent <u>(c)</u>
Applicant:	G. Hogg			
Property:	Manawapou Road, Hawke.			
Described:	12277/721106			
Proposal:	Subdivision			
Application Received	19-11-04	Receipt No.:		
Deposit Paid	19-11-04	\$		
Application Type (Please complete)	Nineteen Lot Subdivision			



PROC RC1

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

Noted under RM040022

Report by: Applicant:

Address of Property:

Zone: Activity Status:

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)

Subject to the Following Conditions

- 1)
- 2)
- 3)

Planner: Planning Manager:

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

RM 040223 H066

RESOURCE CONSENT APPLICATION CHARGE OUT SHEET

Schedule of Work

Date	Activity	Officer	Charge Out	Hours	Amount
19/11	Admin / set up file		62	25	1530
	non- mtg def/ee				45
	Disbursement - Valuation Report				792-00
22/12/04	Reserve Fund Contribution				37,500-00
22/12/04	Site Visit	BS	86	1/4	23-75
22/12/04	Planning Report	BS	86	2 1/2	219-00
	Decision Correspondence	BS	86	1/2	43-00
					\$38,638-25
	Section 223 Approval	BS	86	1/2	43-
	Section 224 Approval	BS	86	2	172-
	Bond preparation	BS	86	3 1/2	301-
15/12/05	Section 224 Approval	BS	86	1/2	43-
21/3/06	Section 223 Approval	BS	86	1	86-
28/4/06	Section 243 Certificate Approval	BS	86	1	86-

3/7/06 Section 224 Approval BS 86 2 172-

South Taranaki District Council

105-111 Albion Street
Private Bag 902, Hawera
Ph (06) 2780555 Freephone 0800 111323

RECEIPT

14/11/2005 Receipt No 40809

To Glyn Hogg

Applic.	Prop	Reference	Amount
GL		CashierHoldin	\$2,920.00
Receipt			
Glyn Hogg - Resource Consent			
To GL Receipt:			

Rams	rm040223	\$17,763.12
------	----------	-------------

To Rams: 30 Manawapou Road
Hawera 4800

Transaction Total: \$20,683.12

Amounts Tendered

Cheque	\$20,683.12
Total	\$20,683.12
Rounding	\$0.00
Change	\$0.00
Nett	\$20,683.12

Thankyou for your Payment

Printed 14/11/2005 2:35:03 p.m

12270721

RM040223

16 June 2008

Glynn Hogg
56 Hunter Street
Hawera

Dear Glynn

Subdivision – Manawapou Road

Please find attached a cheque for \$2,920.00 being a refund of the bond imposed for the ongoing subdivision conditions. A recent inspection of the site revealed that the requirements of all conditions in regards to this resource consent have been met.

Please do not hesitate to contact me with any queries.

Yours sincerely

Carl Diamond
Environmental Monitoring Officer

3G Ltd
5C Hunter Street
Hawera

South Taranaki District Council
Private Bag 902
Hawera

12th June 2008

Re RMO 040223

Dear Sir or Madam,

I wrote to Council on the 2nd May 2008, requesting the return of a bond paid to council on the 10th November 2005, now that all conditions of the subdivision had been met. I have had no response from council since that date.

Regards Glyn Hogg
For 3G Ltd



FILE
REF 520/04
FOR INFO
DATE FILED
FBI
ACT-
Sutton 16/6
Adrian 16/6
Blair 16/6 Carl

080616011

Blair/Sonia

RM040223

1227072106

31 July 2006

Toitu te
Land whenua
Information
New Zealand



The Manager
South Taranaki District Council
Private Bag
Hawera
New Zealand

PLAN DEPOSIT NOTICE

Surveyors Reference: 8259H.nzt

Deposited Plan No DP 365430 of LOTS 8 - 14, 16 - 18 BEING SUBDIVISION LOF LOT 8 DP 354172 Land Registration District of Taranaki lodged by Gilberd, Robert Hugh Browse was deposited on 12/07/2006.

The following new Certificates of Title have been issued:

Legal Description	Area	Certificate of Title	Land No.	Prop. No.
3P ✓ Lot 10 Deposited Plan 365430	819 square metres	265138	23354	1001181
40 ✓ Lot 11 Deposited Plan 365430	804 square metres	265139	23355	1001182
349 ✓ Lot 12 Deposited Plan 365430	1061 square metres	265140	23356	1001183
348 ✓ Lot 13 Deposited Plan 365430	1028 square metres	265141	23357	1001184
345 ✓ Lot 14 Deposited Plan 365430	1338 square metres	265142	23358	1001185
361 ✓ Lot 16 Deposited Plan 365430	876 square metres	265143	23359	1001185
368 ✓ Lot 17 Deposited Plan 365430	919 square metres	265144	23360	1001186
36C ✓ Lot 18 Deposited Plan 365430	1252 square metres	265145	23361	1001187
320 ✓ Lot 8 Deposited Plan 365430	808 square metres	265136	23362	1001188
32 ✓ Lot 9 Deposited Plan 365430	808 square metres	265137	23363	1001189

Processing Centre Manager

Hamilton Processing Centre
820 Victoria Street
Private Bag 3028
Hamilton
New Zealand
Tel 0800 ONLINE (665463)
Fax 64-7-858 5488
Internet
<http://www.linz.govt.nz>

Blair/Sonia

RM040223

1227072106

31 July 2006



The Manager
South Taranaki District Council
Private Bag
Hawera
New Zealand

PLAN DEPOSIT NOTICE

Surveyors Reference: 8259H.nzt

Deposited Plan No DP 365430 of LOTS 8 - 14, 16 - 18 BEING SUBDIVISION LOF LOT 8 DP 354172 Land Registration District of Taranaki lodged by Gilbert, Robert Hugh Browse was deposited on 12/07/2006.

The following new Certificates of Title have been issued:

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Lot 14 Deposited Plan 365430	1338 square metres	265142	23358	1001185
Lot 16 Deposited Plan 365430	876 square metres	265143	23359	1001186
Lot 17 Deposited Plan 365430	919 square metres	265144	23360	1001187
Lot 18 Deposited Plan 365430	1252 square metres	265145	23361	1001188
Lot 8 Deposited Plan 365430	808 square metres	265136	23362	1001189
Lot 9 Deposited Plan 365430	808 square metres	265137	23363	1001190

Processing Centre Manager



Hamilton Processing Centre
820 Victoria Street
Private Bag 3028
Hamilton
New Zealand
Tel 0800 ONLINE (665463)
Fax 64-7-858 5488
Internet
<http://www.lin.govt.nz>

RM 040223

4 July 2006

Peter McConnell
MWH New Zealand Ltd
PO Box 168
Wanganui

Dear Peter

Section 224 Approval – Glyn Hogg, Manawapou Road, Hawera

Please find attached a certificate issued pursuant to Section 224 of the Resource Management Act 1991 relating to stage three of the above subdivision.

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



CERTIFICATE

S. 224(c) Resource Management Act 1991

Lots 8-14 and 16-18 being subdivision of Lot 8 DP 354172

IN THE MATTER of Section 224(c) of the Resource Management Act 1991
and Deposited Plan No 365430.

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 3rd day of July 2006



Alison Gibson
PLANNING MANAGER

Tax Invoice/Statement: 2497

GST Reg. No: 52-769-477

Invoice Date: 03 July 2006

G Hogg
87 Puriri Street
Hawera 4610

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: RM040223
Description: SUBDIVISION - REDEFINITION OF SUBDIV APPLIC RM040029
Location Address: 30 Manawapou Road Hawera 4610

Charge Description	Charge	GST	Amount
Balance B/fwd			\$86.00
Section 224 Approval	\$152.89	\$19.11	\$172.00
Total	\$152.89	\$19.11	\$258.00

Remittance Advice

Please post to:
South Taranaki District Council
Private Bag 902
Hawera

Application Number: RM040223
Applicant: G Hogg
Amount Due: \$258.00

SURVEY PLAN APPROVAL

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

Applicant: G. Hogg Appn. No: RM1040223

Address of Subdivision: 40 Manawapau Road

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 22nd day of December 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

Approved under delegation

Date: 21/3/06

Alison Gibson
Planning Manager
Authorised Officer

Date: 21/3/06

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: 3/7/06

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

Approved under delegation

Alison Gibson
Planning Manager
Authorised Officer

Date: 3/7/06

Survey Plan Received

No. of Days

Survey Plan Completed

Sent for invoicing and monitoring

Bond #2

- 1 That each Lot is connected to the Council's water supply with a separate "toby" for each Lot and that certification from the installer is provided to the Council confirming that the line is constructed to the appropriate standard.
- 2 That each Lot is connected to the Council's sewerage system and that certification from the installer is provided to the Council confirming that the drain is constructed to the appropriate standard.
- 3 That a grass berm and 1-2 metre wide footpath is provided along the length of the property's Manawapou Road frontage
- 4 That Lot 8 has a vehicle crossing installed in accordance with the Council's Sealed Urban Property Entrance specifications.

~~Each~~

Last Bond

Water connections for lots 8-19 + certification from installer

Sewer connections for each lot (8-19) + certification from installer

Grass berm + 1.2 metre wide footpath along Manawapou Rd Heritage

Lot 8 has vehicle crossing

Reserve Fund Contribution - Condition 11

paid \$17,763.12

for 9 lots @ 1,973.68/lot

\$19,763.88 remaining ✓

Memorandum

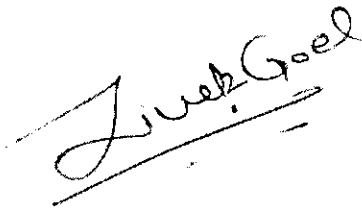
To Blair Sutherland
From Vivek Goel
Date Friday, 30 June 2006
Subject **Glyn Hogg Subdivision – Manawapou Road, Hawera**

Satisfaction of Consent Conditions

Blair,

Please note that the footpath in front of the lot 10 & 11 is yet to be completed. All other conditions have been complied with. If condition 7 on consent is bonded, then 224c approval may be given.

Please feel free to discuss this matter if you feel so.

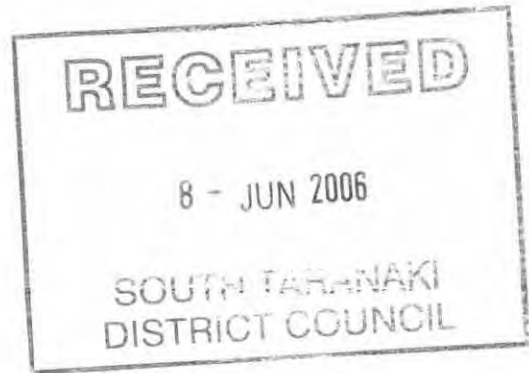


Vivek Goel
Development Control Engineer

9321/8001 C06B3

South Taranaki District Council
Private Bag 902
HAWERA

"URGENT"



GLYN HOGG SUBDIVISIONS

We attach a copy of your latest account in this matter together with our cheque for \$20,252.88. Presumably this will enable the issue of the Section 224 Certificate to enable us to deposit the Plan of Survey 365430. Please confirm by return and release the Certificate to us or to the surveyors as appropriate.

Yours faithfully
McKECHNIE QUIRKE & LEWIS

A handwritten signature in dark ink, appearing to read "J C Handley", written over a horizontal line.

J C Handley

6 June 2006

**COLIN HANDLEY- DIRECT DIAL
PHONE: 348.3549
E-MAIL: lynette@mql.co.nz**

South Taranaki District Council

105-111 Albion Street
Private Bag 902, Hawera
Ph: (06) 2780555 Freephone 0800 111323

RECEIPT

8/06/2006 Receipt No: 75412

To Glyn Hogg

Applic.	Prop	Reference	Amount
Rams		RM040223	\$20,252.88

To Rams: 30 Manawapou Road
Hawera 4800

Transaction Total: \$20,252.88

Amounts Tendered

Cheque	\$20,252.88
Total	\$20,252.88
Rounding	\$0.00
Change	\$0.00
Nett	\$20,252.88

Thankyou for your Payment

Printed 8/06/2006 2:35:30 p.m.

Tax Invoice/Statement: 2040

GST Reg. No: 52-769-477

Invoice Date: 10 April 2006

G Hogg
87 Puriri Street
Hawera 4800

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: RM040223
Description: SUBDIVISION - REDEFINITION OF SUBDIV APPLIC RM040029
Location Address: 30 Manawapou Road Hawera 4800

Charge Description	Charge	GST	Amount
Balance B/fwd			\$20,252.88
Section 223 Approval	\$76.44	\$9.56	\$86.00
Total	\$76.44	\$9.56	\$20,338.88

9321/8003

Remittance Advice

Please post to:
South Taranaki District Council
Private Bag 902
Hawera

Application Number: RM040223
Applicant: G Hogg
Amount Due: \$20,338.88

THE SOUTH TARANAKI DISTRICT COUNCIL

Cancellation of Condition of Consent on Deposited Plan 354172

The South Taranaki District Council hereby certifies that the following resolution was passed under delegated authority on the 28th day of April 2006:

"That pursuant to Section 243 (e) of the Resource Management Act 1991, the South Taranaki District Council has cancelled the condition of subdivisional approval requiring the granting or reserving of the easements set out in the Schedule below:

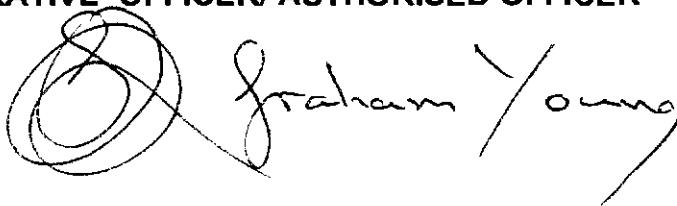
SCHEDULE

- (i) Right to convey water, electricity, gas and telecommunications and computer media over parts marked W and Z on Lot 8 DP354172 contained in certificate of title 221329 and created in Easement Instrument 6699995.5 being appurtenant to the land contained in certificate of title 221330.

DATED this 28th day of April 2006

PRINCIPAL ADMINISTRATIVE OFFICER/ AUTHORISED OFFICER

(Delete one or the other)

 Graham Young

RM040223
060413007

28 April 2006

Colin Handley
McKechnie, Quirk & Lewis
PO Box 242
Rotorua

Dear Colin

3G Limited - Cancellation of Easement

I write in response to your letter dated 11 April 2006 regarding the above mentioned subdivision.

Please find attached the signed certificate issued in accordance with Section 243 of the Resource Management Act 1991 as requested.

Section 223 approval for the subdivision has already been granted and this has been returned to MWH New Zealand Limited.

Attached is an invoice for costs associated with processing the certificate.

Please do not hesitate to contact me with any queries regarding this matter.

Yours sincerely

Blair Sutherland
Senior Planner

blair.sutherland@stdc.govt.nz

Tax Invoice/Statement: 2130

GST Reg. No: 52-769-477

Invoice Date: 28 April 2006

South Taranaki
District Council

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

G Hogg
87 Puriri Street
Hawera 4800

Application Number: RM040223
Description: SUBDIVISION - REDEFINITION OF SUBDIV APPLIC RM040029
Location Address: 30 Manawapou Road Hawera 4800

Charge Description	Charge	GST	Amount
Balance B/fwd			\$20,338.88
Section 243 Certificate Approval	\$76.44	\$9.56	\$86.00
Total	\$76.44	\$9.56	\$20,424.88

9321/8004

Remittance Advice**Please post to:**

South Taranaki District Council
Private Bag 902
Hawera

South Taranaki
District Council

Application Number: RM040223
Applicant: G Hogg
Amount Due: \$20,424.88

South Taranaki District Council

105/111 Albion Street
Private Bag 902 Hawera
Ph: 06-3280555 Freephone: 0800 111323

RECEIPT

5/05/2006 Receipt No: 66859

To: Glyn Hogg

Applic:	Prop	Reference	Amount
		rn040223	\$86.00
Rams			

To Rams: 90 Manawapou Road
Hawera 4800

Transaction Total: \$86.00

Amounts Tendered

Cheque	\$86.00
Total	\$86.00
Rounding	\$0.00
Change	\$0.00
Nett	\$86.00

Thankyou for your Payment

Printed 5/05/2006 4:44:14 pm

9321/8001 C26B4

South Taranaki District Council
Private Bag 902
HAWERA

3B LIMITED - DEPOSITED PLAN 365430

Further to earlier correspondence, are you yet in a position to let us have the necessary Consent form over Surrender of Easement?

Yours faithfully
McKECHNIE QUIRKE & LEWIS

JC Handley

J C Handley

26 April 2006

**COLIN HANDLEY- DIRECT DIAL
PHONE: 348.3549
E-MAIL: lynette@mql.co.nz**

220/01

FILED INFORMATION *Stecher*

SOUTH TARANAKI DISTRICT COUNCIL

28 APR 2006

ACTION / NAME		DATE		DATE REPLIED	
NAME	INITIAL	DATE	NAME	INITIAL	DATE
<i>Stecher</i>	<i>AS</i>	<i>28/4</i>			
<i>Alvin</i>	<i>AS</i>	<i>28/4</i>			
<i>Blair</i>					

Blair Sutherland

From: Blair Sutherland
Sent: Wednesday, 19 April 2006 11:54
To: 'Peter McConnell'
Subject: RE: Glyn Hogg Stage III subdivision

Hi Pete

Here is a bit of a breakdown on the payment of reserve fund contributions for Glyn Hogg's Manawapou Road development.

The development began with a four lot subdivision (RM040029). This subdivision had a reserve fund contribution of \$22,875. This sum was paid on 29/11/2004 and the receipt is attached.

This subdivision also included a right of way which was subject to a \$10,000 bond. This bond was refunded on 12/5/2005 by electronic deposit. The refund of the bond completed all transactions required for this subdivision and there are no outstanding amounts.

The subsequent subdivision (RM040223) of nineteen lots was also subject to a reserve fund contribution. Based on the valuation report obtained at the time of the resource consent the total reserve fund contribution payable was \$60,375. Given that \$22,875 had just been paid for the same land, this figure was subtracted from the \$60,375 giving a reserve fund contribution payable on RM040223 of \$37,500 (as reflected in condition 12 of the consent).

When the survey plan for the first nine lots was received the reserve fund contribution had to be divided up accordingly. To arrive at a suitable figure the \$37,500 was divided by the total number of lots (19) giving a figure per lot of \$1,973.68. As the first survey plan was for 9 lots the reserve fund contribution worked out to be \$17,763.12 for the lots created at that time. This figure was received on 14/11/2005 and the receipt is attached. There have been no other payments relating to the reserve fund contribution.

The receipt includes an additional amount of \$2,920 which relates to a bond entered into for some work which had not been completed. This amount is held into a holding account until the work is completed. Any figure held in this account does not have any bearing on the amount of reserve fund contribution or any processing fees remaining outstanding.

The reserve fund contribution of \$37,500 less the \$17,763 already paid leaves a balance of \$19,736.88 remaining which relates to the lots which have not yet been created. This figure (\$19,736.88) plus the outstanding amounts for 223/224 approval and bond preparation equals \$20,338.88 which appears on the last invoice relating to this consent as the remaining outstanding balance (the invoice is attached for your information).

I hope that I have presented this information in a manner that you can follow. If you require any further information regarding this matter please contact me.

Regards
Blair

Blair Sutherland
Senior Planner
South Taranaki District Council
ph. 0800 111 323
fax. 06 278 8757

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

From: Peter McConnell [mailto:peter.mcconnell@nz.mwhglobal.com]
Sent: Tuesday, 11 April 2006 2:31 p.m.
To: Blair Sutherland
Cc: lynette@mql.co.nz
Subject: Re: Glyn Hogg Stage III subdivision

4/19/2006

Hi Blair,

Just a quick note regarding our phone conversation earlier today regarding outstanding reserves contribution.

We will require a detail breakdown of all financial transactions of reserve payments; on which Lots have been paid and those yet to be paid.

This will assist Glyn to reconcile, with his accountant, the balance of reserves still outstanding.

regards

Pete

* * * COPY ONLY * * *

Received with thanks by 6/01 12
South Taranaki District Council
29-11-04 10:43 Receipt no.747757
DR RM040029 HOGG G 22,875.00-
G HOGG::C/- MWH:P O BOX 168, WANGANUI:Y
CQ BNZ WHAKATANE
 G HOGG 22,875.00
Total Receipted 22,875.00

NCX7c: END

South Taranaki District Council

105-111 Albion Street

Private Bag 902, Hawera

Ph: (06) 2780555 Freephone: 0800 111323

REPRINTED

RECEIPT

14/11/2005 Receipt No: 40809

To Glyn Hogg

Applic.	Prop	Reference	Amount
---------	------	-----------	--------

		CashierHoldin	\$2,920.00
--	--	---------------	------------

GL Receipt Glyn Hogg - Resource Consent

To GL Receipt:

	rm040223	\$17,763.12
--	----------	-------------

Rams

To Rams:30 Manawapou Road
Hawera 4800

Transaction Total: \$20,683.12

Amounts Tendered

Cheque	\$20,683.12
Total	\$20,683.12
Rounding	\$0.00
Change	\$0.00
Nett	\$20,683.12

Thankyou for your Payment

Printed 19/04/2006 11:10:21 a.m.

Tax Invoice/Statement: 2040

GST Reg. No: 52-769-477

Invoice Date: 10 April 2006

G Hogg
87 Puriri Street
Hawera 4800

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: RM040223
Description: SUBDIVISION - REDEFINITION OF SUBDIV APPLIC RM040029
Location Address: 30 Manawapou Road Hawera 4800

Charge Description	Charge	GST	Amount
Balance B/fwd			\$20,252.88
Section 223 Approval	\$76.44	\$9.56	\$86.00
Total	\$76.44	\$9.56	\$20,338.88

Remittance Advice

Please post to:
South Taranaki District Council
Private Bag 902
Hawera

Application Number: RM040223
Applicant: G Hogg
Amount Due: \$20,338.88

Memorandum

To Vivek Goel
From Blair Sutherland
Date 18 April 2006
Subject **Glyn Hogg Subdivision – Manawapou Road, Hawera**

Satisfaction of Consent Conditions

Hello Vivek

Some information relating to Glyn Hogg's subdivision on Manawapou Road has arrived. The information relates to the final of the three rights of way.

Would you please let me know if the information is sufficient to satisfy Condition 5 of the consent (attached).

I have also had discussions with Peter McConnell of MWH regarding the remaining conditions of the subdivision. Peter has informed me that the vehicle crossings have been installed and that there is only a small piece of footpath outstanding (this footpath is covered by bond).

Would you please inspect the site and confirm:

- a) The work that has been done and the conditions which this will satisfy.
- b) Any outstanding work which has not been completed.

Please contact me with any queries.

Regards

Blair Sutherland
Senior Planner

9321/8001 C11B3.2

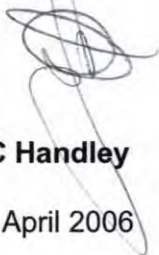
South Taranaki District Council
Private Bag 902
HAWERA

3G LIMITED - DEPOSITED PLAN 365430

Further to my letter of 3 April (copy attached) the plan reference was incorrect. I now attach a copy of the correct Plan DP365430 which you will no doubt have in your records.

Please let us have the Consent form by return.

Yours faithfully
McKECHNIE QUIRKE & LEWIS



J C Handley

11 April 2006

COLIN HANDLEY - DIRECT DIAL
PHONE: 348.3549
E-MAIL: lynette@mql.co.nz

RESPONSE REQUIRED

FILE REF	520/21	DATE FILED	
FOR INFORMATION	Gale	TIME	
SOUTH TARANAKI DISTRICT COUNCIL			
13 APR 2006		DATE REPLIED	
ACTION/NEA	NAME	INITIAL	DATE
	Gale		13/4
	Alton		13/4
	Blair		

Tax Invoice/Statement: 2040

GST Reg. No: 52-769-477

Invoice Date: 10 April 2006

FILE COPY

G Hogg
87 Puriri Street
Hawera 4800

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: RM040223
Description: SUBDIVISION - REDEFINITION OF SUBDIV APPLIC RM040029
Location Address: 30 Manawapou Road Hawera 4800

Charge Description	Charge	GST	Amount
Balance B/fwd			\$20,252.88
Section 223 Approval	\$76.44	\$9.56	\$86.00
Total	\$76.44	\$9.56	\$20,338.88
<i>less balance carried forward 20,252.88</i>			<i>86.00</i>

Remittance Advice

Please post to:

South Taranaki District Council
Private Bag 902
Hawera

Application Number: RM040223
Applicant: G Hogg
Amount Due: \$20,338.88

86.00

RM 040223

10 April 2006

Peter McConnell
MWH New Zealand Ltd
PO Box 168
Wanganui

Dear Peter

Survey Plan – Glyn 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
Senior Planner

9321/8001 C03B6.2

South Taranaki District Council
Private Bag 902
HAWERA

3G LIMITED - DEPOSITED PLAN 354172

In connection with the above plan of subdivision of our client's property at Manawapou Road, we attach the following to assist:

- (a) Copy of CT.221329 which has attached thereto a copy of the digital plan as prepared by the surveyors;
- (b) The original form that requires signing by you to enable the cancellation of the condition of consent on DP 354172. Could this please be assigned and returned to us urgently.

We undertake to meet any fees involved.

The plan itself of course should be with you for signing of the necessary digital certificates as we understand the situation.

Yours faithfully
McKECHNIE QUIRKE & LEWIS


J C Handley

4 April 2006

COLIN HANDLEY- DIRECT DIAL
PHONE: 348.3549
E-MAIL: lynette@mql.co.nz

REF	520/04	FILED			
FOR	Info	TIME			
INFORMATION					
SOUTH TARANAKI DISTRICT COUNCIL					
6 - APR 2006					
ACTION/NFA		DATE REPLIED			
NAME	INITIAL	DATE	NAME	INITIAL	DATE
Shand	Shand	6/4			
Shand	Shand	6/4			
Shand	Shand	6/4			

**McKECHNIE, QUIRKE
& LEWIS**

Lawyers

1108 Pukaki Street
Rotorua
PO Box 242
DX JP30036
Phone: (07) 349 4400
Fax: (07) 347 8150
Email: admin@mql.co.nz

GST No. 50-066-215

9321/8001 C03B6.2

South Taranaki District Council
Private Bag 902
HAWERA

3G LIMITED - DEPOSITED PLAN 354172

In connection with the above plan of subdivision of our client's property at Manawapou Road, we attach the following to assist:

- (a) Copy of CT.221329 which has attached thereto a copy of the digital plan as prepared by the surveyors;
- (b) The original form that requires signing by you to enable the cancellation of the condition of consent on DP 354172. Could this please be assigned and returned to us urgently.

We undertake to meet any fees involved.

The plan itself of course should be with you for signing of the necessary digital certificates as we understand the situation.

Yours faithfully
McKECHNIE QUIRKE & LEWIS

J C Handley

3 April 2006

COLIN HANDLEY- DIRECT DIAL PHONE: 348.3549 E-MAIL: lynette@mql.co.nz

Land Registration District

TARANAKI

Plan Number

DP 365430

Territorial Authority (the Council)

SOUTH TARANAKI DISTRICT COUNCIL

Certifications under the Resource Management Act 1991 (*options that do not apply must be deleted*)

Pursuant to the Resource Management Act 1991 I hereby certify that:

- ☐ the above plan was approved by the Council pursuant to section 223 of the Resource Management Act 1991
- ☐
- ☐ on the 21st day of March 2006
- ☐ the approval of the Council under section 223 of the Resource Management Act 1991 is subject to the creation of the easement(s) set out in the Memorandum of Easements on the attached Annexure Schedule ⁶

Dated this 21st day of March 2006


Principal Administrative Officer/Authorised Officer

Memorandum of Easements (Pursuant to s243 Resource Management Act 1991)			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way	A	Lot 12	Lot 13,14 & 16-18
	B	Lot 13	Lots 12,14 & 16-18
	C	Lot 14	Lots 12-13 & 16-18
	D	Lot 18	Lots 12-14, 16 & 17
	E	Lot 17	Lots 12-14,16 & 18
	F	Lot 16	Lots 12-14, 17-18
Right to Convey Water Right to Convey Electricity Right to Convey Gas Right to Convey Telecommunications and Electronic Media	A	Lot 12	Lots 8-11,13-14 & 16-18 & Lot 9 DP354172
	B	Lot 13	Lot 8-12,14,16-18 & Lot 9 DP354172
	C & J	Lot 14	Lots 8-13 16-18 & Lot 9 DP354172
	D&I	Lot 18	Lots 8-14,16 & 17 & Lot 9 DP354172
	E	Lot 17	Lots 8-14, 16 & 18 & Lot 9 DP354172
	F	Lot 16	Lots 8-14, 17-18 & Lot 9 DP354172
	G	Lot 10	Lot 11
	M	Lot 9	Lot 8
	N	Lot 18	Lot 9 DP354172
Right to Convey Gas	O	Lot 18	Lot 9 DP354172
Right to Convey Water	L	Lot 12	Lots 8-11,13-14 & 16-18 Lot 9 DP354172

Memorandum of Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right to drain sewage	A	Lot 12	Lots 8-11,13-14 & 16-18 Lot 9 DP354172
	B	Lot 13	Lots 8-12, 14,16-18 Lot 9 DP354172
	C	Lot 14	Lots 8-13, 16-18 Lot 9 DP354172
	D	Lot 18	Lot 8-14, 16-17 Lot 9 DP354172
	E	Lot 17	Lots 8-14, 16 & 18 Lot 9 DP354172
	F	Lot 16	Lots 8-14, 17-18 Lot 9 DP354172
	G	Lot 10	Lot 11
	H	Lot 17	Lot 16 & Lot 9 DP354172
	I	Lot 18	Lot 14
	L	Lot 12	Lots 8-11, 13-14 & 16-18 & Lot 9 DP354172
	M	Lot 9	Lot 8

¹ This certification is required for all subdivisional plans unless the subdivision is exempt from the requirements of Part X of the Resource Management Act 1991. If an exemption is to be relied upon in connection with the deposit of a plan the statutory authority must be specified.

² If conditions have been imposed this certification must be deleted.

³ If conditions have been imposed and are yet to be satisfied this certification must be deleted.

⁴ If conditions have been imposed and are yet to be satisfied this certification should be modified as appropriate.

⁵ This certification is only required for plans relating to unit title, cross lease or company lease developments. It must be deleted in all other cases.

⁶ This certification is only required where a subdivision has been approved subject to the creation of easement pursuant to s243 Resource Management Act 1991. It must be deleted in all other cases.

⁷ This certification is only required where a subdivision has been approved subject to an amalgamation condition pursuant to s220 Resource Management Act 1991. The reference number for the consultation with the Registrar General of Land must be specified. The certification must be deleted in all other cases.

⁸ This certification is only required where a subdivision has been approved subject to an amalgamation condition and the Council has required a covenant to be entered pursuant to s220 Resource Management Act 1991. The reference number for the consultation with the Registrar General of Land must be specified. The certification must be deleted in all other cases.

⁹ This certification is only required where the Council wishes to retain an easement affecting an allotment to vest as reserve pursuant to s 239(2) of the Resource Management Act. It should be deleted in all other cases.

¹⁰ This certification is only required for unit plans under the Unit Titles Act 1972. It must be deleted in all other cases.

¹¹ This certification is only required for Stage Unit Plans under the Part 1 of the Unit Titles Amendment Act 1979. It must be deleted in all other cases.



MWH



MWH Ref: Z0825900

14th March 2006

South Taranaki District Council
Private Bag 902
HAWERA

Attention: Graham Young

520/04. FILED
INFORMATION *Ok* TIME
SOUTH TARANAKI DISTRICT COUNCIL
14 MAR 2006
ACTION/REF
NAME INITIALS DATE
Ok *14/3*
Alison *14/3*
Blair *14/3*

Dear Graham,

RE: Glynn Hogg Manawapou Road Stage III Subdivision DP 365430

We attach here with a copy of the Digital Title Plans for the Stage III development of the Manawapou Road site.

We have been informed that Mr Hogg has completed all of the conditions of subdivision, but will apply for a bond for completion road footpath across Lots 10 and 11 . We therefore attach templates for both the 223 and 224 certificates.

We have had conversations with Mr Hogg and he wishes to enter into a bond to complete the conditions so an early deposit of the plan can take place.

May we suggest, that you sign both certificates and retain them in your office until such time as we have ascertained from Mr. Hogg if he is going to enter into a bond and if that is the case, what the Bond amount is, and then if it is satisfactory, you can proceed to give us the 223 and 224 for lodging with the plan and destroy the 223.

Should you have any questions please do not hesitate to contact us.

Yours faithfully,
MWH New Zealand Limited

Hugh Gilbert
Survey Manager, Taranaki

Ltr28 TDC_Glynn Hogg Manawapou Road Stage III.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

060314006



MWH



MWH Ref: Z0825900

14th March, 2006

South Taranaki District Council
Private Bag 902
HAWERA

Attention: Allison Gibson

Dear Allison

RE: Glynn Hogg – Manawapou Road Stage III Subdivision

Please find attached the As-Built Survey Plan for the Stage III subdivision in Manawapou Road, Hawera, DP 365430, detailing the Soak Pit, Manhole and Toby locations on site.

Could you please forward it on to the appropriate Engineering Officer dealing with the subdivision.

Upon approval by the Council we will be in a position to request the 223/224 certificates for this stage of the subdivision.

Yours faithfully,
MWH New Zealand Limited


R.H.B. Gilbert
Surveyor Manager Taranaki

526104		DATE RECD	
FOR INFORMATION		TIME	
SOUTH TARANAKI DISTRICT COUNCIL			
14 MAR 2006			
ACTION/REF		DATE REPLIED	
NAME	INITIALS	NAME	INITIALS
G.H.	814/3		
Alis	814/3		
Bir	814/3		

Ltr22 STDC AsBuiltStage III _ PMc.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

060314007.

Land Registration District

TARANAKI

Plan Number

DP 365430

Territorial Authority (the Council)

SOUTH TARANAKI DISTRICT COUNCIL

Certifications under the Resource Management Act 1991 (*options that do not apply must be deleted*)

Pursuant to the Resource Management Act 1991 I hereby certify that:

- ☐ the above plan was approved by the Council pursuant to section 223 of the Resource Management Act 1991
- ☐
- ☐ on the day of 20 ¹
- ☐ the approval of the Council under section 223 of the Resource Management Act 1991 is subject to the creation of the easement(s) set out in the Memorandum of Easements on the attached Annexure Schedule ⁶
- ☐ pursuant to Section 224(c) [some/none] of the conditions of the subdivision consent have been complied with to the satisfaction of the Council and that a [completion certificate/and/or consent notice has/have] been issued [and/or] a bond has been entered into in respect of those conditions that have not been complied with ⁷

Dated this day of 20

Principal Administrative Officer/Authorised Officer

Memorandum of Easements (Pursuant to s243 Resource Management Act 1991)			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way	A	Lot 12	Lot 13,14 & 16-18
	B	Lot 13	Lots 12,14 & 16-18
	C	Lot 14	Lots 12-13 & 16-18
	D	Lot 18	Lots 12-14, 16 & 17
	E	Lot 17	Lots 12-14,16 & 18
	F	Lot 16	Lots 12-14, 17-18
Right to Convey Water Right to Convey Electricity Right to Convey Gas Right to Convey Telecommunications and Electronic Media	A	Lot 12	Lots 8-11,13-14 & 16-18 & Lot 9 DP354172
	B	Lot 13	Lot 8-12,14,16-18 & Lot 9 DP354172
	C & J	Lot 14	Lots 8-13 16-18 & Lot 9 DP354172
	D&I	Lot 18	Lots 8-14,16 & 17 & Lot 9 DP354172
	E	Lot 17	Lots 8-14, 16 & 18 & Lot 9 DP354172
	F	Lot 16	Lots 8-14, 17-18 & Lot 9 DP354172
	G	Lot 10	Lot 11
	M	Lot 9	Lot 8
	N	Lot 18	Lot 9 DP354172
Right to Convey Gas	O	Lot 18	Lot 9 DP354172
Right to Convey Water	L	Lot 12	Lots 8-11,13-14 & 16-18 Lot 9 DP354172

Memorandum of Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right to drain sewage	A	Lot 12	Lots 8-11,13-14 & 16-18 Lot 9 DP354172
	B	Lot 13	Lots 8-12, 14,16-18 Lot 9 DP354172
	C	Lot 14	Lots 8-13, 16-18 Lot 9 DP354172
	D	Lot 18	Lot 8-14, 16-17 Lot 9 DP354172
	E	Lot 17	Lots 8-14, 16 & 18 Lot 9 DP354172
	F	Lot 16	Lots 8-14, 17-18 Lot 9 DP354172
	G	Lot 10	Lot 11
	H	Lot 17	Lot 16 & Lot 9 DP354172
	I	Lot 18	Lot 14
	L	Lot 12	Lots 8-11, 13-14 & 16-18 & Lot 9 DP354172
	M	Lot 9	Lot 8

¹ This certification is required for all subdivisional plans unless the subdivision is exempt from the requirements of Part X of the Resource Management Act 1991. If an exemption is to be relied upon in connection with the deposit of a plan the statutory authority must be specified.

² If conditions have been imposed this certification must be deleted.

³ If conditions have been imposed and are yet to be satisfied this certification must be deleted.

⁴ If conditions have been imposed and are yet to be satisfied this certification should be modified as appropriate.

⁵ This certification is only required for plans relating to unit title, cross lease or company lease developments. It must be deleted in all other cases.

⁶ This certification is only required where a subdivision has been approved subject to the creation of easement pursuant to s243 Resource Management Act 1991. It must be deleted in all other cases.

⁷ If conditions have been imposed and are yet to be satisfied this certification should be modified as appropriate.

⁸ This certification is only required where a subdivision has been approved subject to an amalgamation condition pursuant to s220 Resource Management Act 1991. The reference number for the consultation with the Registrar General of Land must be specified. The certification must be deleted in all other cases.

⁹ This certification is only required where a subdivision has been approved subject to an amalgamation condition and the Council has required a covenant to be entered pursuant to s220 Resource Management Act 1991. The reference number for the consultation with the Registrar General of Land must be specified. The certification must be deleted in all other cases.

¹⁰ This certification is only required where the Council wishes to retain an easement affecting an allotment to vest as reserve pursuant to s 239(2) of the Resource Management Act. It should be deleted in all other cases.

¹¹ This certification is only required for unit plans under the Unit Titles Act 1972. It must be deleted in all other cases.

¹² This certification is only required for Stage Unit Plans under the Part 1 of the Unit Titles Amendment Act 1979. It must be deleted in all other cases.



Land District: Taranaki

LOTS 8 - 14, 16 - 18 BEING SUBDIVISION LOF LOT 8 DP 354172

Surveyor: Robert Hugh Browse Gilbert
Firm: MWH NZ Ltd (Wanganui)

Digital Survey Plan
LT 365430

Digitally Generated Plan
Generated on: 13/03/2006 06:37am Page 1 of 5

Land Registration District

TARANAKI

Plan Number

DP 365430

Territorial Authority (the Council)

SOUTH TARANAKI DISTRICT COUNCIL

Certifications under the Resource Management Act 1991 (options that do not apply must be deleted)

Pursuant to the Resource Management Act 1991 I hereby certify that:

- ☐ the above plan was approved by the Council pursuant to section 223 of the Resource Management Act 1991
- ☐
- ☐ on the day of 20¹
- ☐ the approval of the Council under section 223 of the Resource Management Act 1991 is subject to the creation of the easement(s) set out in the Memorandum of Easements on the attached Annexure Schedule⁶

Dated this day of 20

Principal Administrative Officer/Authorised Officer

Memorandum of Easements (Pursuant to s243 Resource Management Act 1991)			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way	A	Lot 12	Lot 13,14 & 16-18
	B	Lot 13	Lots 12,14 & 16-18
	C	Lot 14	Lots 12-13 & 16-18
	D	Lot 18	Lots 12-14, 16 & 17
	E	Lot 17	Lots 12-14,16 & 18
	F	Lot 16	Lots 12-14, 17-18
Right to Convey Water Right to Convey Electricity Right to Convey Gas Right to Convey Telecommunications and Electronic Media	A	Lot 12	Lots 8-11,13-14 & 16-18 & Lot 9 DP354172
	B	Lot 13	Lot 8-12,14,16-18 & Lot 9 DP354172
	C & J	Lot 14	Lots 8-13 16-18 & Lot 9 DP354172
	D&I	Lot 18	Lots 8-14,16 & 17 & Lot 9 DP354172
	E	Lot 17	Lots 8-14, 16 & 18 & Lot 9 DP354172
	F	Lot 16	Lots 8-14, 17-18 & Lot 9 DP354172
	M	Lot 9	Lot 8
Right to Convey Gas Right to Convey Water	N	Lot 18	Lot 9 DP354172
	O	Lot 18	Lot 9 DP354172
	L	Lot 12	Lots 8-11,13-14 & 16-18 Lot 9 DP354172

Memorandum of Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right to drain sewage	A	Lot 12	Lots 8-11, 13-14 & 16-18 Lot 9 DP354172
	B	Lot 13	Lots 8-12, 14, 16-18 Lot 9 DP354172
	C	Lot 14	Lots 8-13, 16-18 Lot 9 DP354172
	D	Lot 18	Lot 8-14, 16-17 Lot 9 DP354172
	E	Lot 17	Lots 8-14, 16 & 18 Lot 9 DP354172
	F	Lot 16	Lots 8-14, 17-18 Lot 9 DP354172
	G	Lot 10	Lot 11
	H	Lot 17	Lot 16 & Lot 9 DP354172
	I	Lot 18	Lot 14
	L	Lot 12	Lots 8-11, 13-14 & 16-18 & Lot 9 DP354172
	M	Lot 9	Lot 8

¹ This certification is required for all subdivisional plans unless the subdivision is exempt from the requirements of Part X of the Resource Management Act 1991. If an exemption is to be relied upon in connection with the deposit of a plan the statutory authority must be specified.

² If conditions have been imposed this certification must be deleted.

³ If conditions have been imposed and are yet to be satisfied this certification must be deleted.

⁴ If conditions have been imposed and are yet to be satisfied this certification should be modified as appropriate.

⁵ This certification is only required for plans relating to unit title, cross lease or company lease developments. It must be deleted in all other cases.

⁶ This certification is only required where a subdivision has been approved subject to the creation of easement pursuant to s243 Resource Management Act 1991. It must be deleted in all other cases.

⁷ This certification is only required where a subdivision has been approved subject to an amalgamation condition pursuant to s220 Resource Management Act 1991. The reference number for the consultation with the Registrar General of Land must be specified. The certification must be deleted in all other cases.

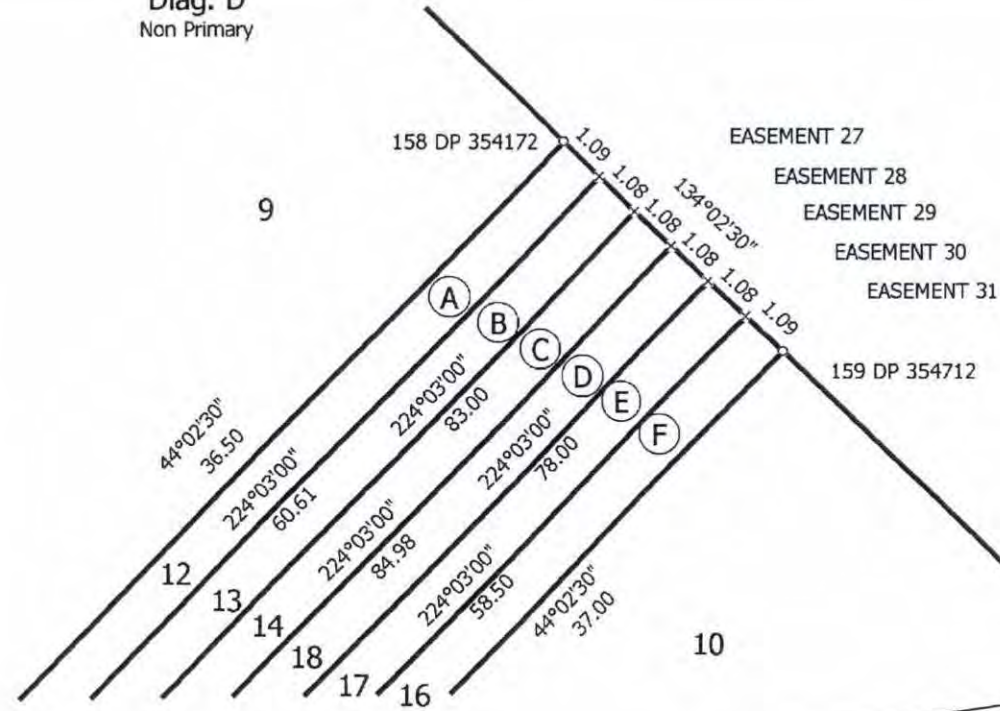
⁸ This certification is only required where a subdivision has been approved subject to an amalgamation condition and the Council has required a covenant to be entered pursuant to s220 Resource Management Act 1991. The reference number for the consultation with the Registrar General of Land must be specified. The certification must be deleted in all other cases.

⁹ This certification is only required where the Council wishes to retain an easement affecting an allotment to vest as reserve pursuant to s 239(2) of the Resource Management Act. It should be deleted in all other cases.

¹⁰ This certification is only required for unit plans under the Unit Titles Act 1972. It must be deleted in all other cases.

¹¹ This certification is only required for Stage Unit Plans under the Part 1 of the Unit Titles Amendment Act 1979. It must be deleted in all other cases.

Diag. D
Non Primary



Non Primary



Lot 5 DP 354172

Lot 6 DP 354172

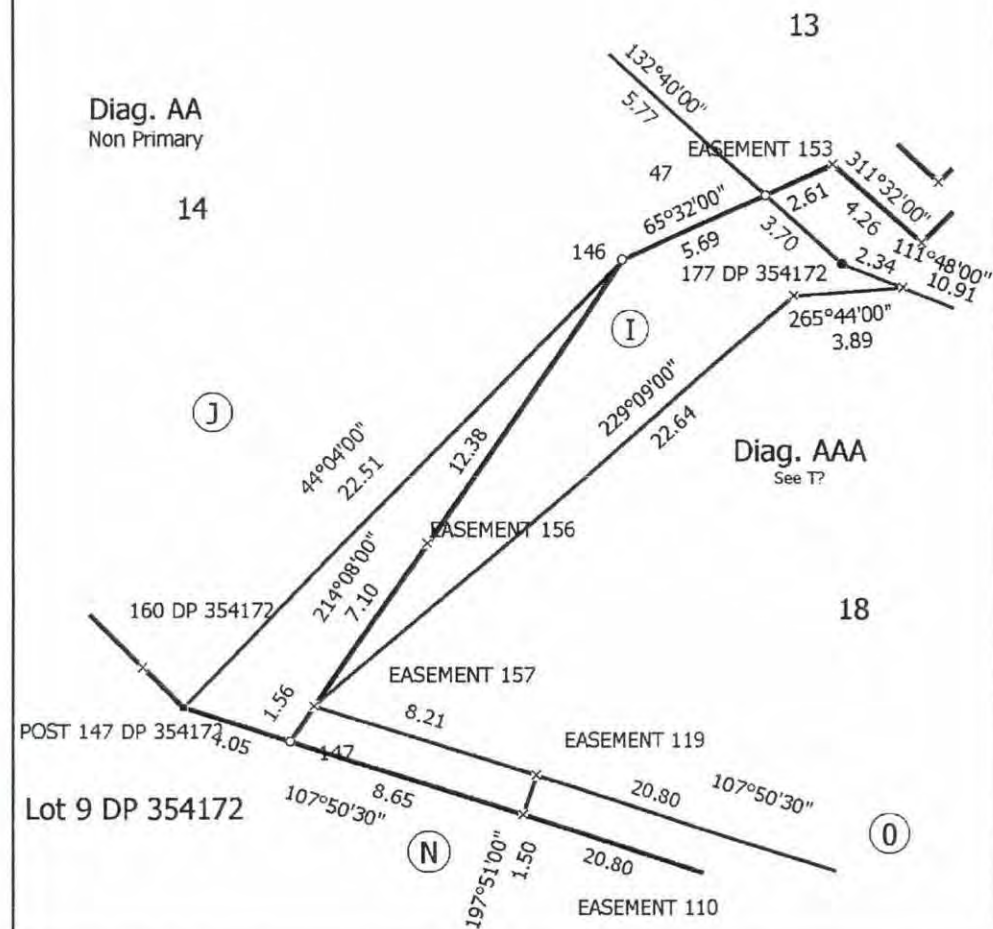
Lot 7 DP 354172

Lot 3 DP 334063

Lot 9 DP 354172

MANAWAPOU ROAD

Diag. AA
Non Primary



Diag. AAA
See T7

T 2/5

Land District Taranaki

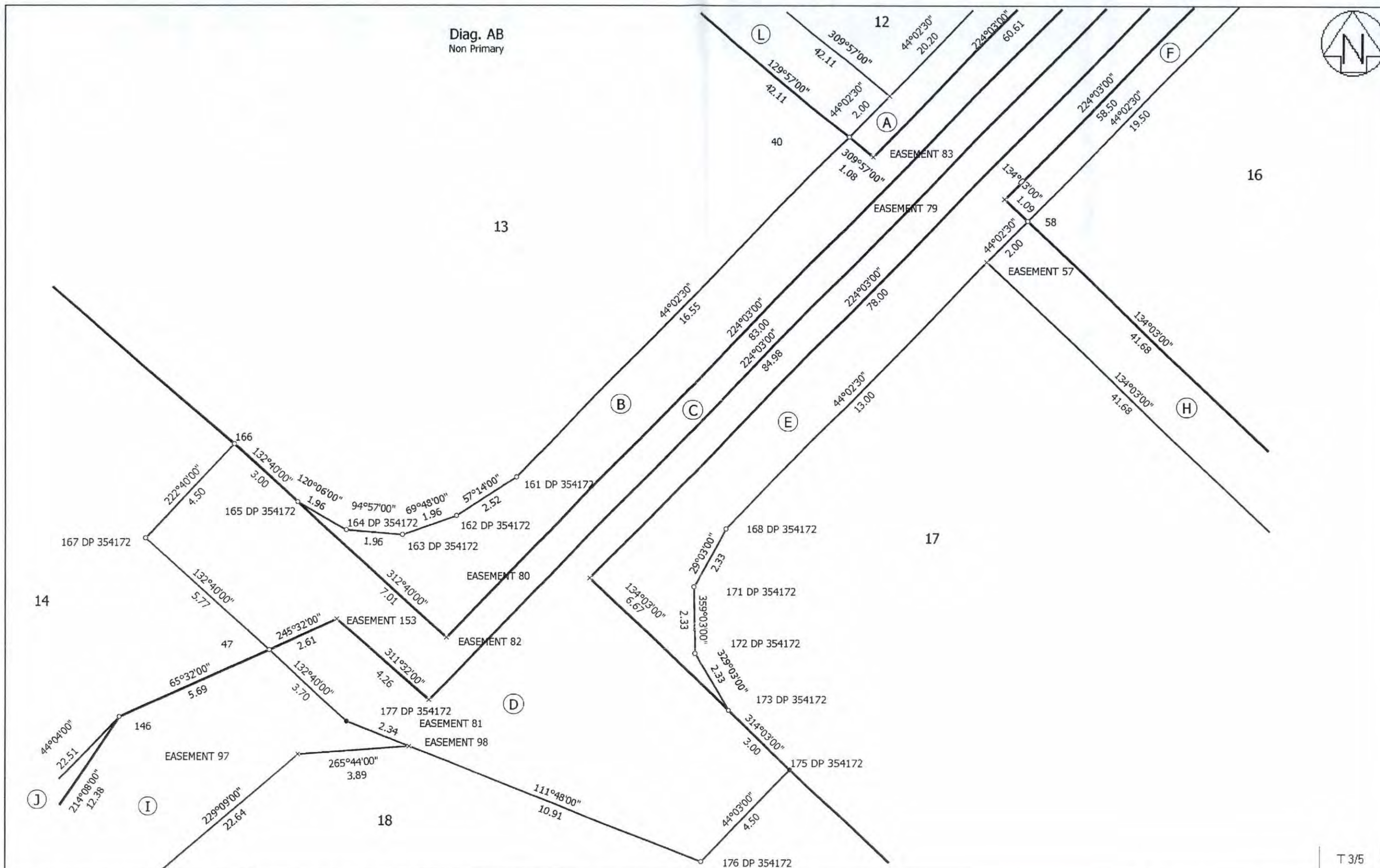
LOTS 8 - 14,16 - 18 BEING SUBDIVISION LOF LOT 8 DP 354172

Surveyor: Robert Hugh Browse Gilberd
Firm: MWH NZ Ltd (Wanganui)

Digital Survey Plan
LT 365430

Digitally Generated Plan
Generated on: 13/03/2006 08:37am Page 2 of 5

Diag. AB
Non Primary

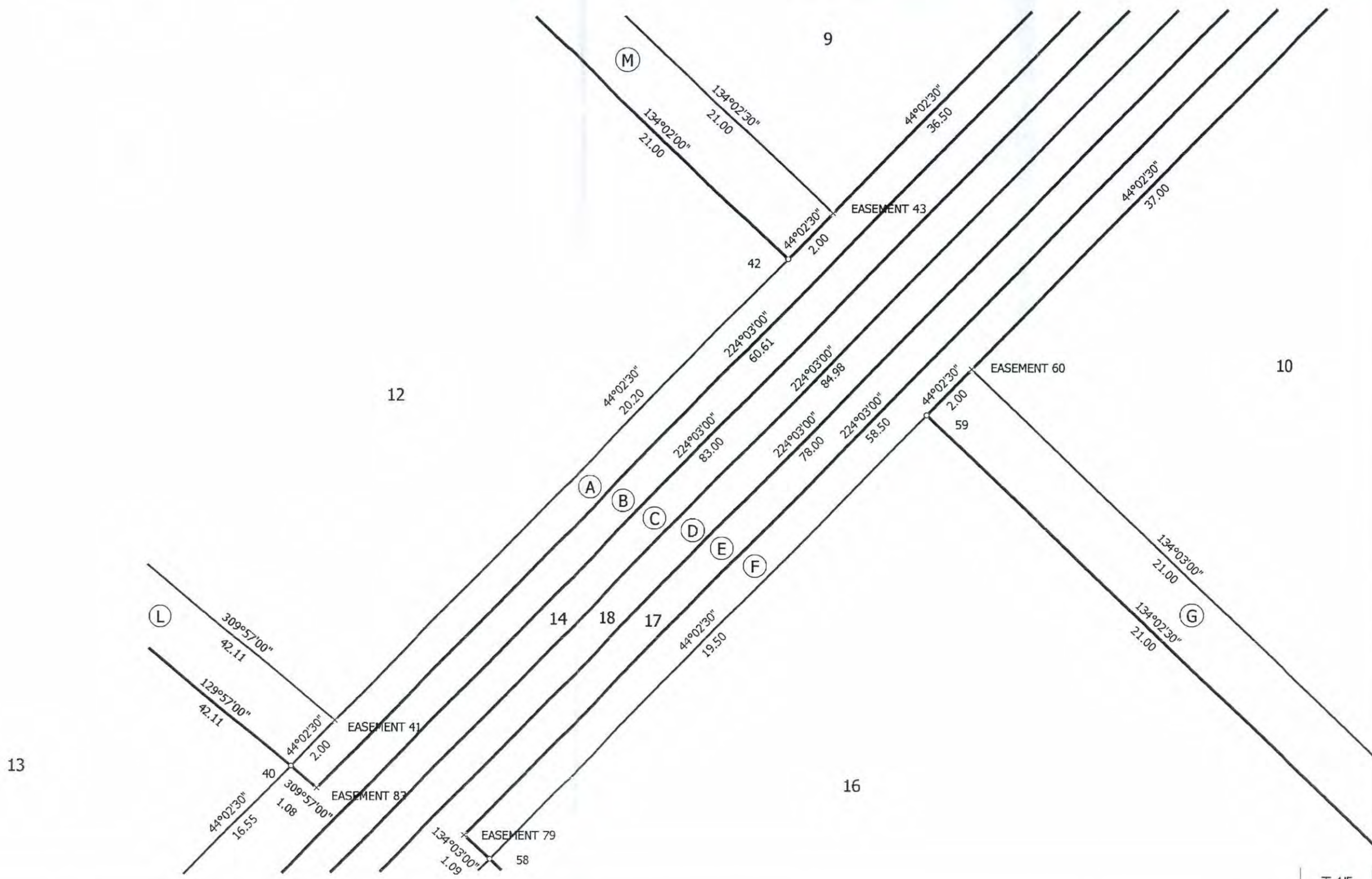


T 3/5

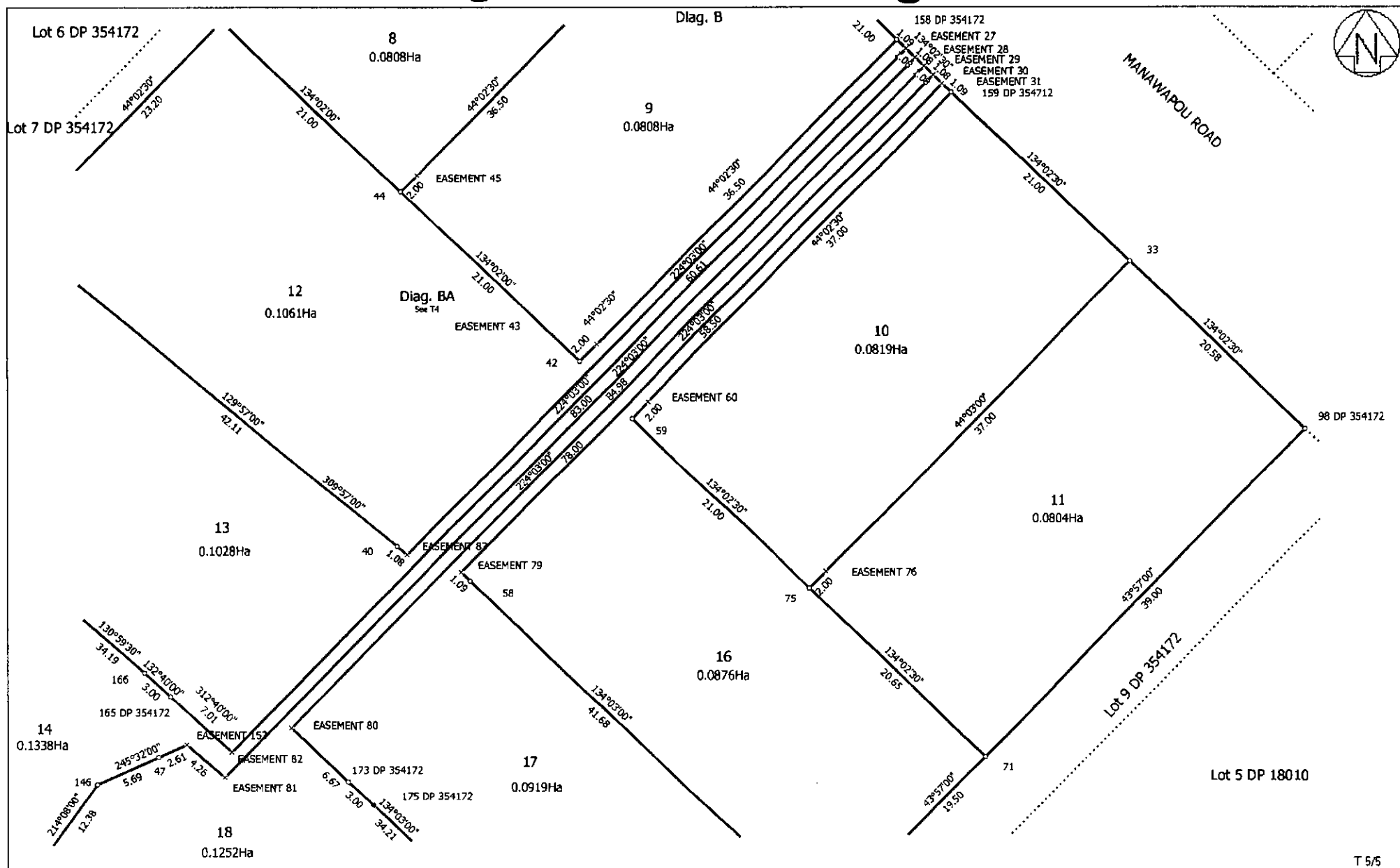
<p>Land District: Taranaki</p> <p>Digitally Generated Plan Generated on: 13/03/2006 08:37am Page 3 of 5</p>	<p>LOTS 8 - 14,16 - 18 BEING SUBDIVISION LOF LOT 8 DP 354172</p>	<p>Surveyor: Robert Hugh Browse Gilbert Firm: MWH NZ Ltd (Wanganui)</p>	<p>Digital Survey Plan LT 365430</p>
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Diag. BA
Non Primary

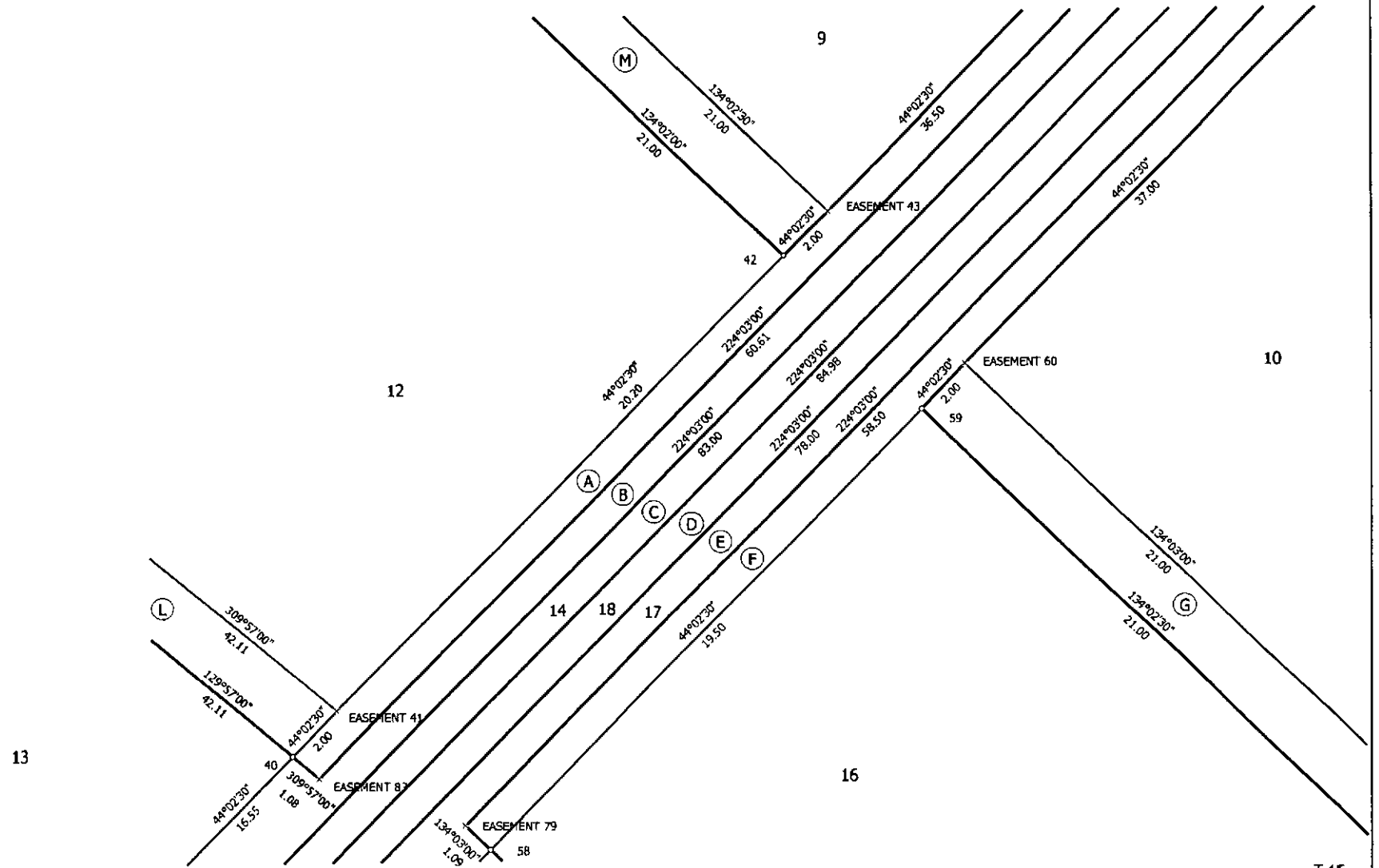


Land District: Taranaki	LOTS 8 - 14,16 - 18 BEING SUBDIVISION LOF LOT 8 DP 354172	Surveyor: Robert Hugh Browse Gilbert Firm: MWH NZ Ltd (Wanganui)	Digital Survey Plan LT 365430
Digitally Generated Plan Generated on: 13/03/2006 08:37am Page 4 of 5			





Diag. BA
Non Primary



T 4/5

Land District: Taranaki

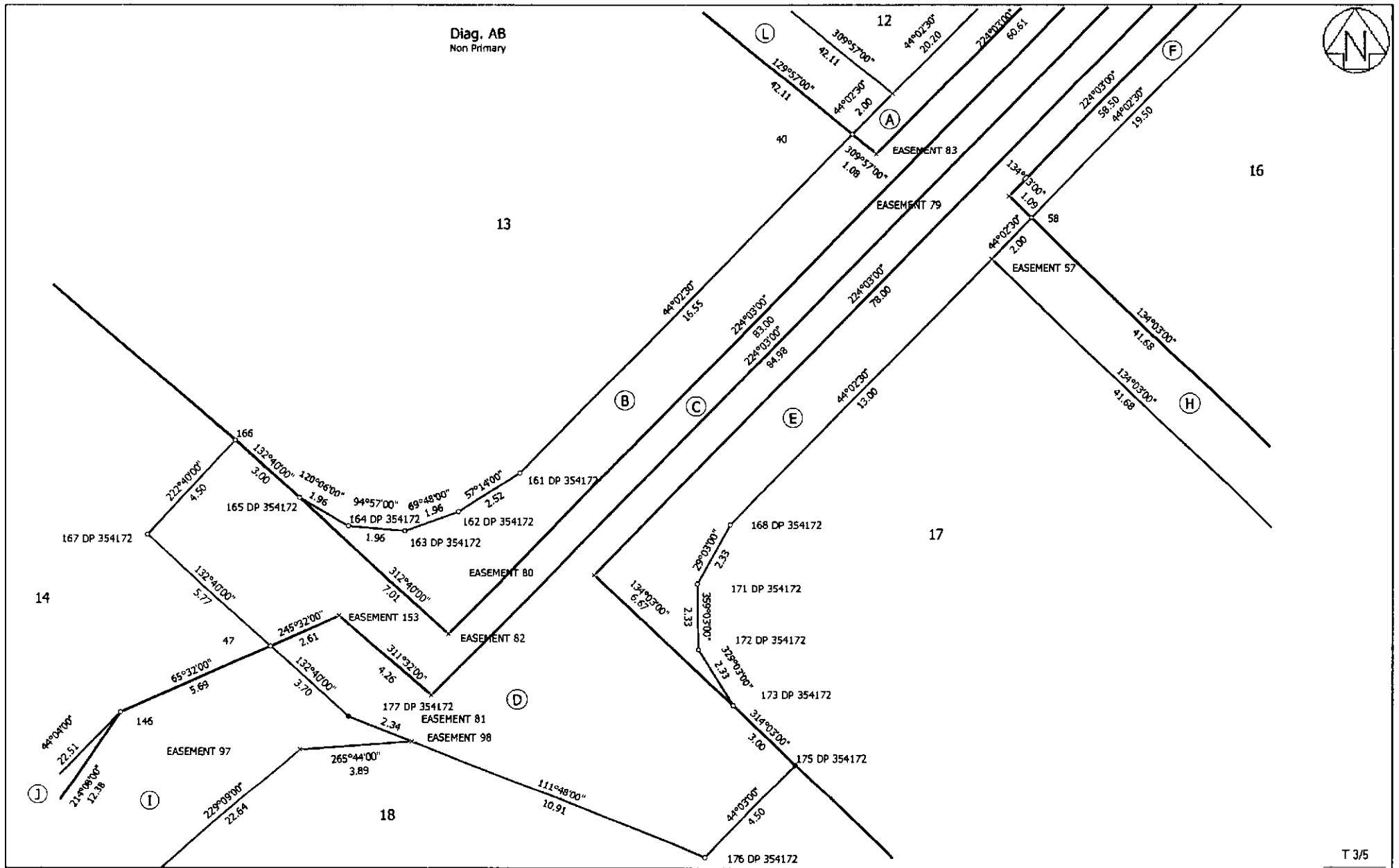
LOTS 8 - 14, 16 - 18 BEING SUBDIVISION LOF LOT 8 DP 354172

Surveyor: Robert Hugh Browse Gilbert
Firm: MWH NZ Ltd (Wanganui)

Digital Survey Plan
LT 365430

Digitally Generated Plan
Generated on: 13/03/2006 08:37am Page 4 of 5

Diag. AB
Non Primary



T 3/5

Land District: Taranaki

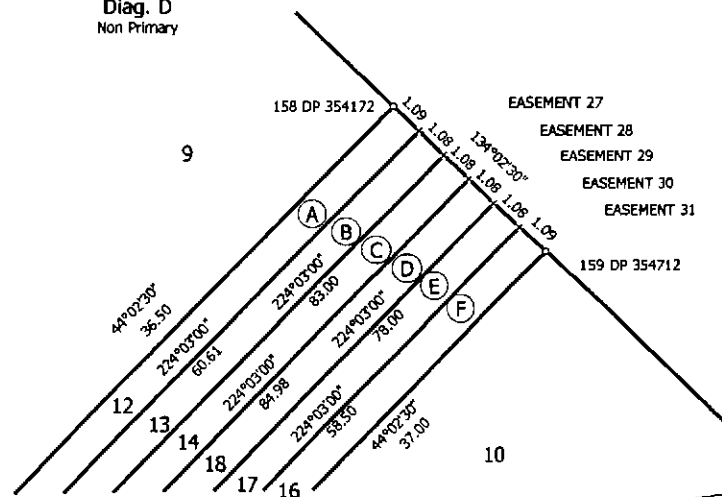
LOTS 8 - 14, 16 - 18 BEING SUBDIVISION LOF LOT 8 DP 354172

Surveyor: Robert Hugh Browse Gilbert
Firm: MWH NZ Ltd (Wanganui)

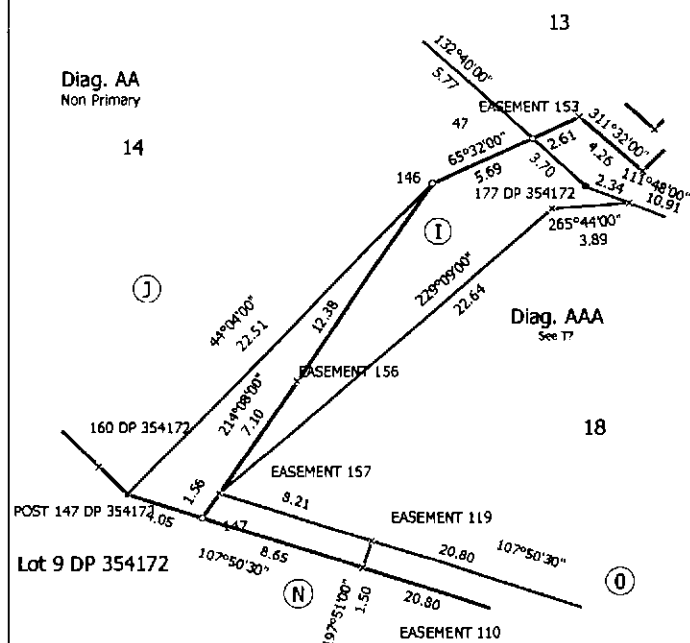
Digital Survey Plan
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Generated on: 13/03/2006 08:37am Page 3 of 5

Diag. D
Non Primary



Diag. AA
Non Primary



Diag. AAA
See 17

Lot 5 DP 354172

Lot 6 DP 354172

Lot 7 DP 354172

Lot 3 DP 334063

Lot 9 DP 354172

Non Primary



MANAWAPOU ROAD

T 2/5

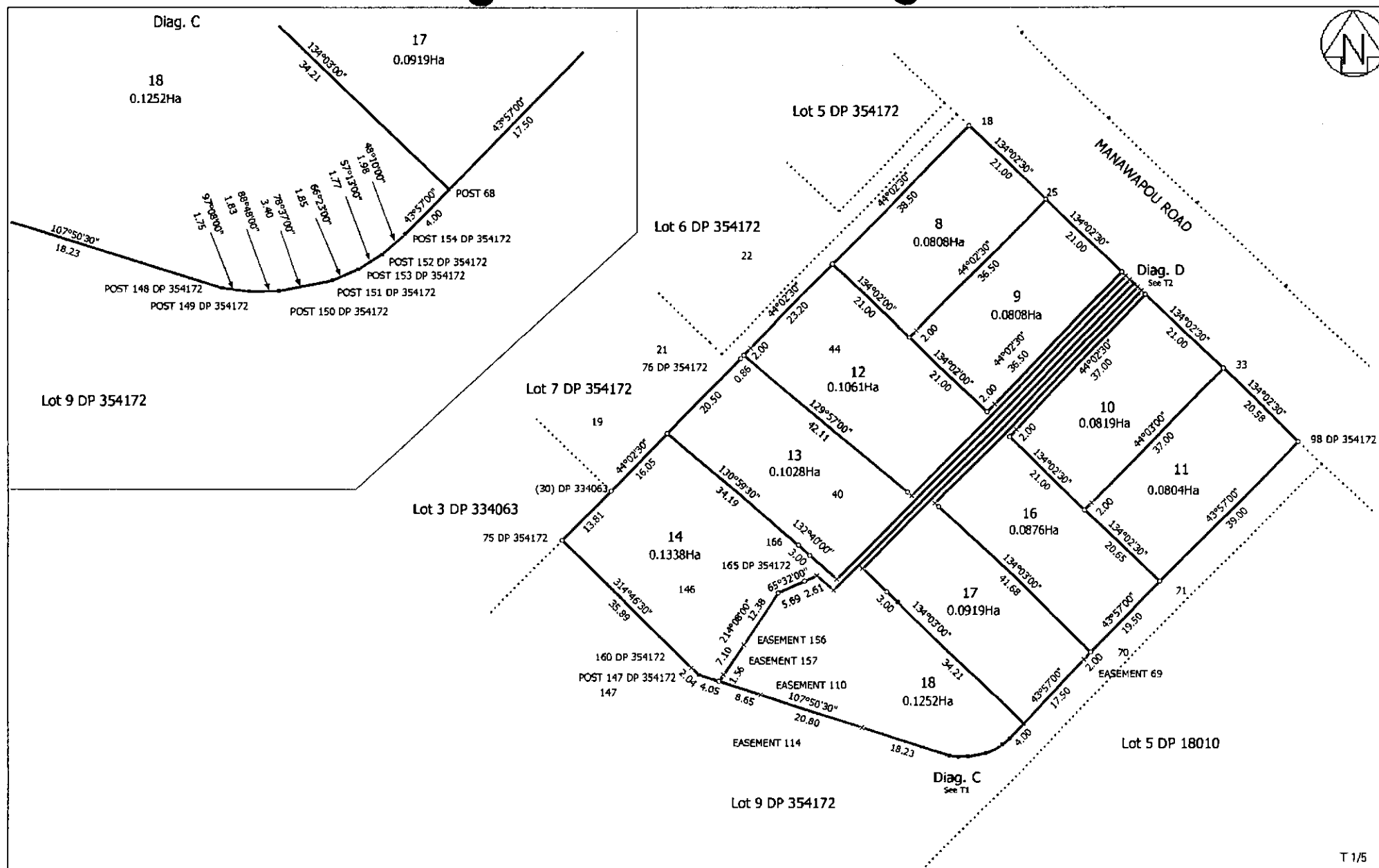
Land District: Taranaki

LOTS 8 - 14, 16 - 18 BEING SUBDIVISION LOF LOT 8 DP 354172

Surveyor: Robert Hugh Browse Gilbert
Firm: MWH NZ Ltd (Wanganui)

Digital Survey Plan
LT 365430

Digitally Generated Plan
Generated on: 13/03/2006 08:37am Page 2 of 5



Land District: Taranaki Digitally Generated Plan Generated on: 13/03/2006 08:37am Page 1 of 5	LOTS 8 - 14,16 - 18 BEING SUBDIVISION LOF LOT 8 DP 354172	Surveyor: Robert Hugh Browse Gilbard Firm: MWH NZ Ltd (Wanganui)	Digital Survey Plan LT 365430
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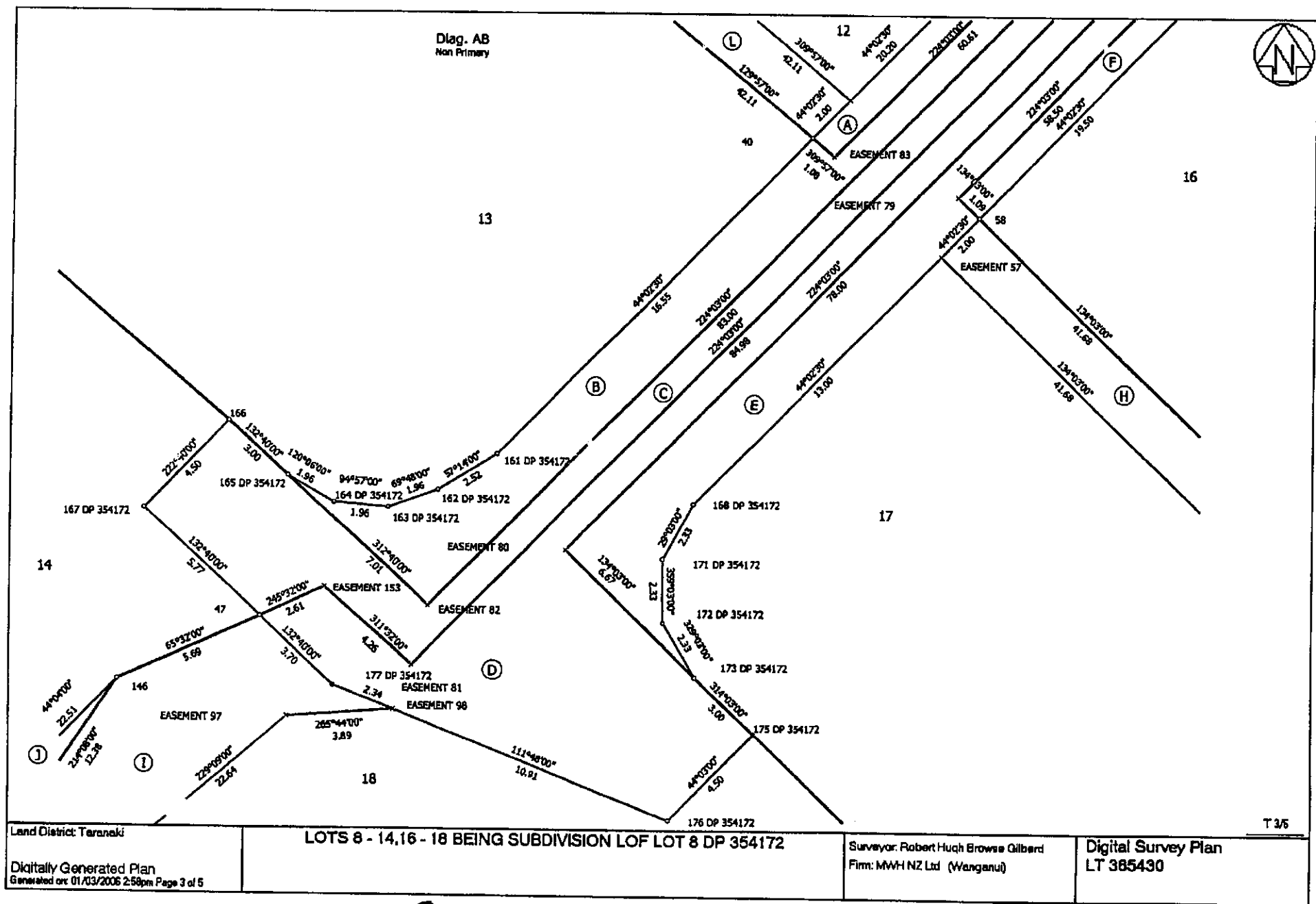
The map displays a complex arrangement of land parcels and easements. Key features include:

- Lot 5 DP 354172:** A large parcel on the right side, containing several smaller lots (8, 9, 10, 11, 12, 13, 14, 16, 17, 18) and easements (EASEMENT 114, 110, 117, 116, 115).
- Lot 6 DP 354172:** A parcel located between Lot 5 DP 354172 and Lot 7 DP 354172.
- Lot 7 DP 354172:** A parcel located between Lot 6 DP 354172 and Lot 9 DP 354172.
- Lot 9 DP 354172:** A large parcel on the left side, containing several smaller lots (1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18) and easements (EASEMENT 114, 110, 117, 116, 115).
- Lot 3 DP 334063:** A parcel located between Lot 7 DP 354172 and Lot 9 DP 354172.
- Lot 5 DP 18010:** A parcel located on the right side, adjacent to Lot 5 DP 354172.
- Manawapou Road:** A road running along the top right edge of the map.
- Diag. C and Diag. D:** Diagonal lines indicating specific areas or boundaries.
- North Arrow:** Located in the top right corner, pointing towards the top of the page.

Memorandum of Easements (Pursuant to s243 Resource Management Act 1991)			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way	A	Lot 12	Lot 13,14 & 16-18
	B	Lot 13	Lots 12,14 & 16-18
	C	Lot 14	Lots 12-13 & 16-18
	D	Lot 18	Lots 12-14, 16 & 17
	E	Lot 17	Lots 12-14,16 & 18
	F	Lot 16	Lots 12-14, 17-18
Right to Convey Water Right to Convey Electricity Right to Convey Gas Right to Convey Telecommunications and Electronic Media	A	Lot 12	Lots 8-11,13-14 & 16-18 & Lot 9 DP354172
	B	Lot 13	Lot 8-12,14,16-18 & Lot 9 DP354172
	C & J	Lot 14	Lots 8-13 16-18 & Lot 9 DP354172
	D&I	Lot 18	Lots 8-14,16 & 17 & Lot 9 DP354172
	E	Lot 17	Lots 8-14, 16 & 18 & Lot 9 DP354172
	F	Lot 16	Lots 8-14, 17-18 & Lot 9 DP354172
	G	Lot 10	Lot 11
	M	Lot 9	Lot 8
	N	Lot 18	Lot 9 DP354172
Right to Convey Gas	O	Lot 18	Lot 9 DP354172
Right to Convey Water	L	Lot 12	Lots 8-11,13-14 & 16-18 Lot 9 DP354172

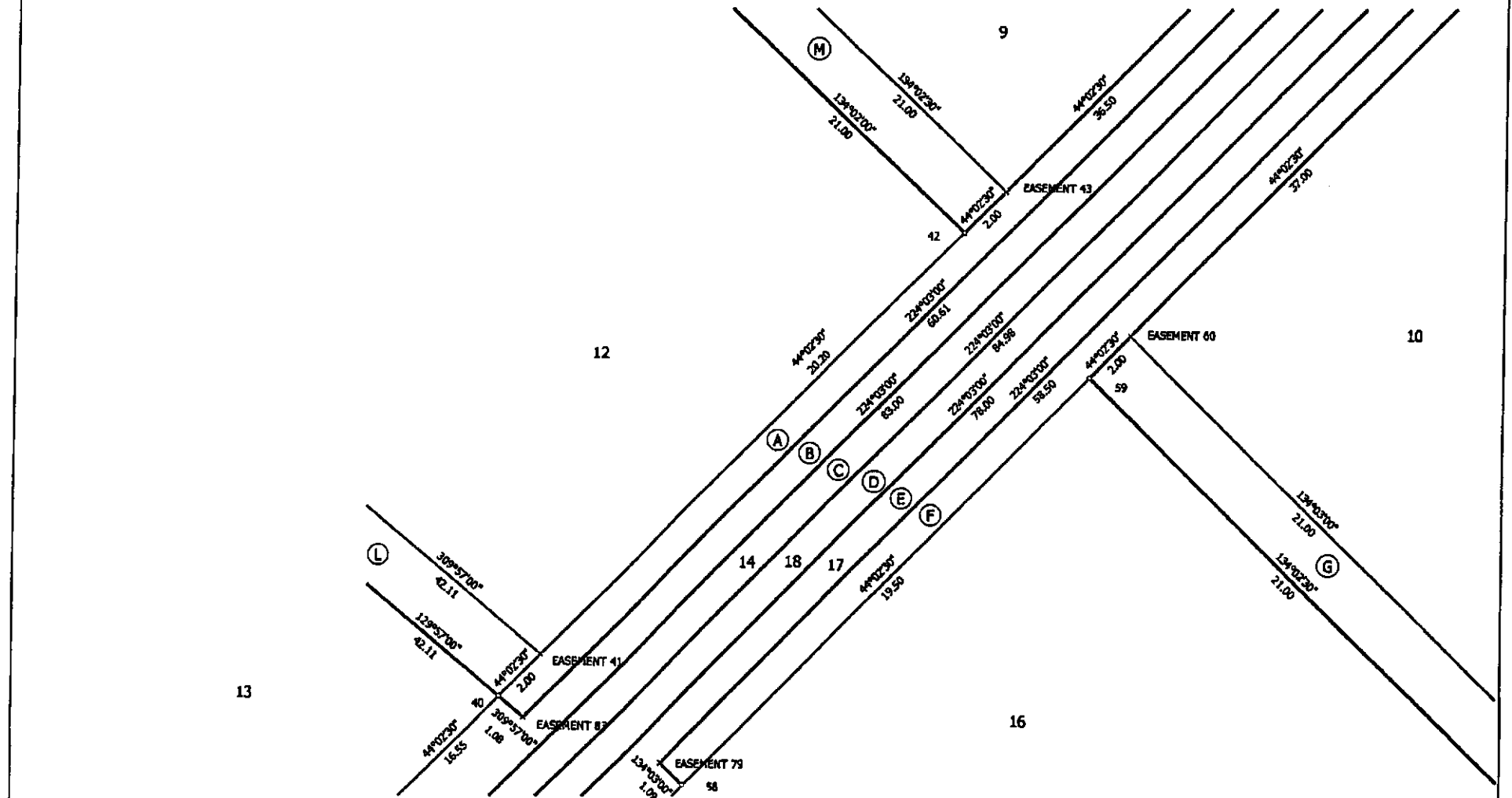
Memorandum of Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right to drain sewage	A	Lot 12	Lots 8-11,13-14 & 16-18 Lot 9 DP354172
	B	Lot 13	Lots 8-12, 14,16-18 Lot 9 DP354172
	C	Lot 14	Lots 8-13, 16-18 Lot 9 DP354172
	D	Lot 18	Lot 8-14, 16-17 Lot 9 DP354172
	E	Lot 17	Lots 8-14, 16 & 18 Lot 9 DP354172
	F	Lot 16	Lots 8-14, 17-18 Lot 9 DP354172
	G	Lot 10	Lot 11
	H	Lot 17	Lot 16 & Lot 9 DP354172
	I	Lot 18	Lot 14
	L	Lot 12	Lots 8-11, 13-14 & 16-18 & Lot 9 DP354172
	M	Lot 9	Lot 8

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Diag. 8A
Non Primary



Land District Taranaki

LOTS 8 - 14, 16 - 18 BEING SUBDIVISION LOF LOT 8 DP 364172

Surveyor: Robert Hugh Browne Gilbert
Firm: MWH NZ Ltd (Wanganui)

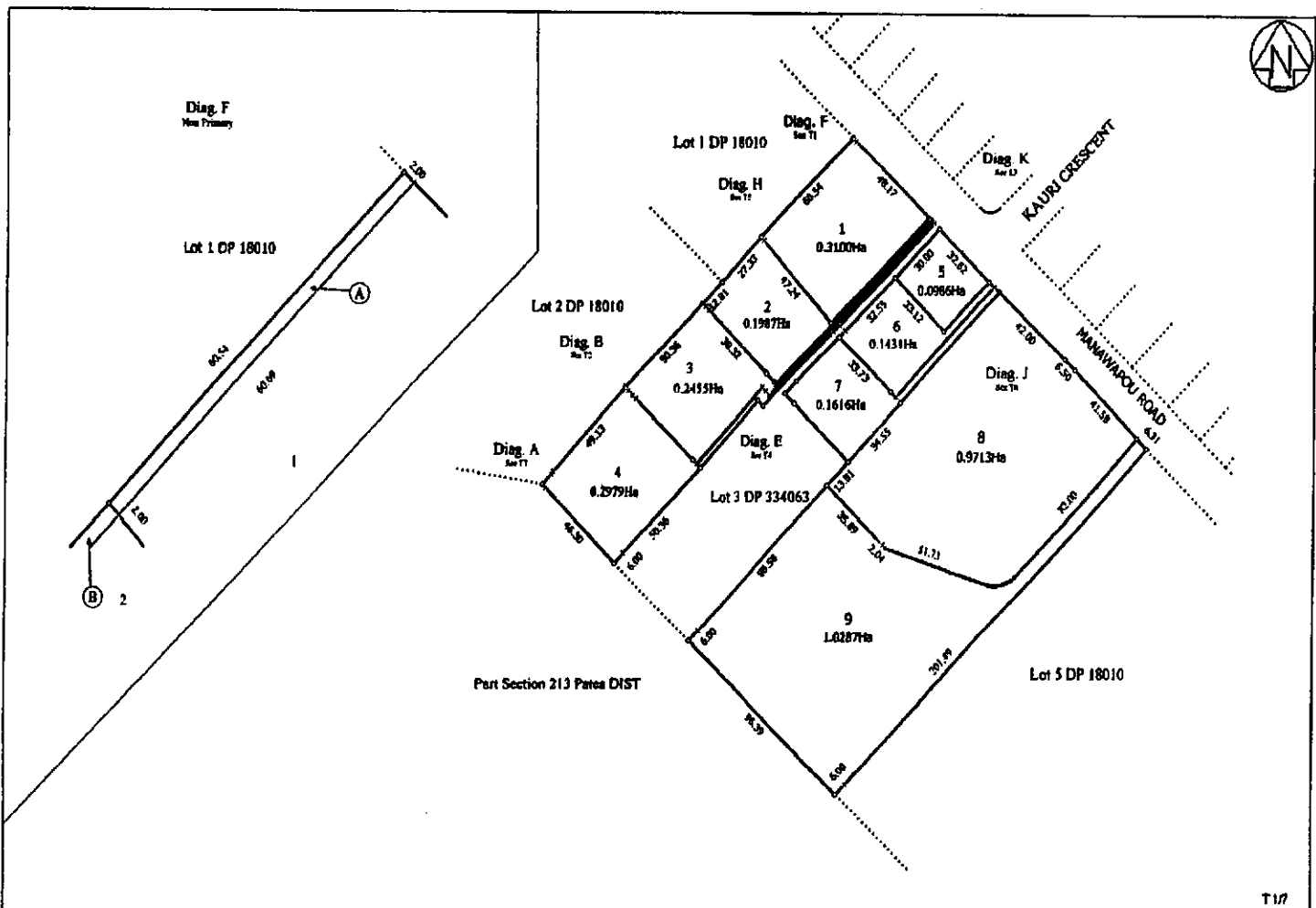
Digital Survey Plan
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T 4/5

Identifier

221329



Land District: Taranaki

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LOTS 1-9 BEING SUBDIVISION OF LOT 4 DP18010 AND LOTS 1,2,4 DP334063
AND EASEMENTS OVER LOT 3 DP334063

Surveyor: Robert Hugh Browne Gilford
Firm: MMH NZ Ltd (Wanganui)

Digital Title Plan
DP 354172

Deposited on: 21/12/2005