

COPY



**MR G HOGG**

**PROPOSED RESIDENTIAL SUBDIVISION**

**40-42 MANAWAPOU ROAD**

**HAWERA**

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**

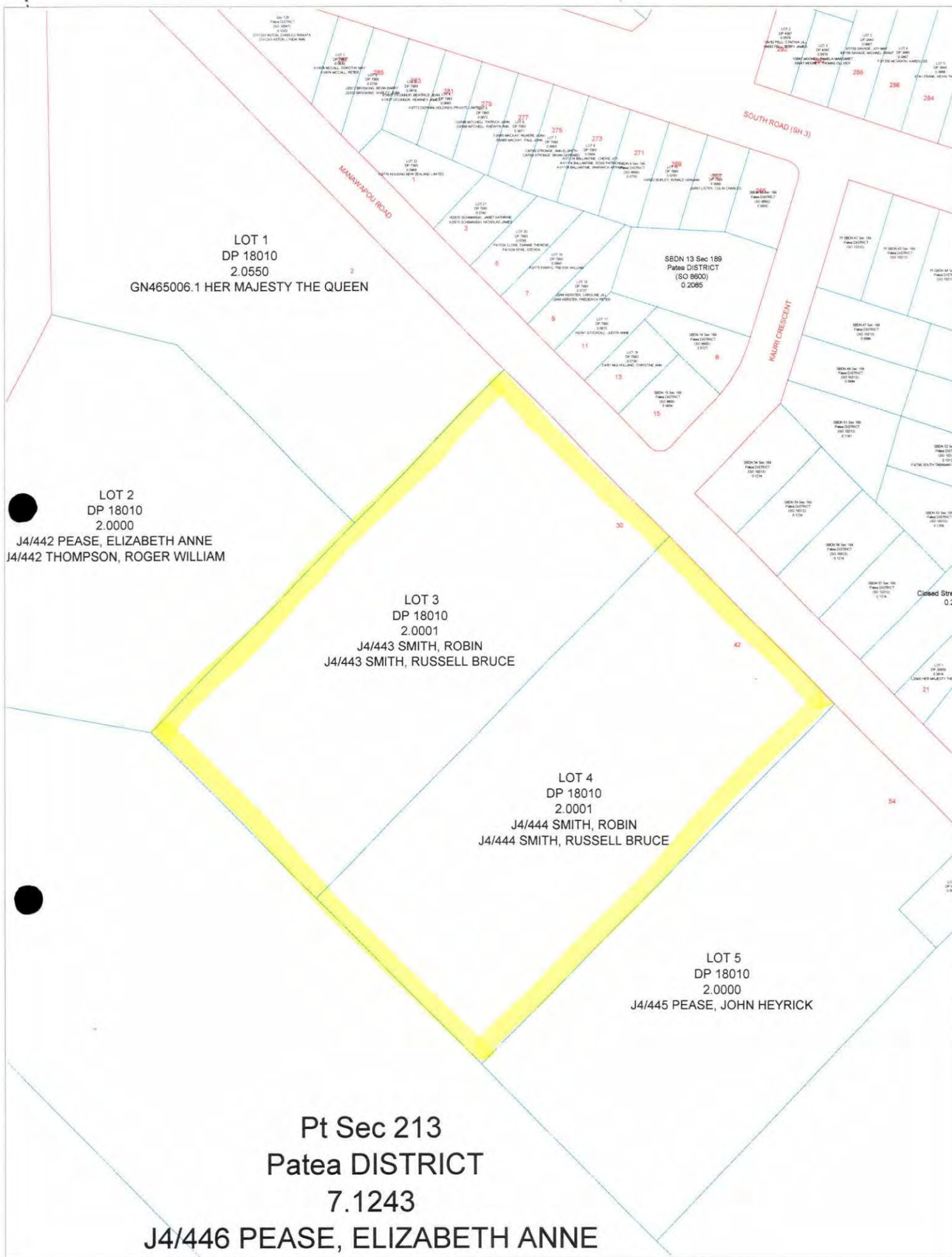
Hutchins & Dick Limited claims copyright in the format and presentation of this report.



Max Dick (ANZIV, SNZPI, MNZIPIM)  
Registered Valuer









COPY

8 December 2004

The Planning Manager  
South Taranaki District Council  
Private Bag 902  
HAWERA

For Ms A Gibson

PO Box 321  
"OneYoung"  
3 Young Street  
New Plymouth  
New Zealand

Telephone (06) 757 5080  
Facsimile (06) 757 8420  
Email: [info@hutchinsdick.co.nz](mailto:info@hutchinsdick.co.nz)  
Website: [www.hutchinsdick.co.nz](http://www.hutchinsdick.co.nz)

Stratford - Rural Business Centre  
Broadway/Regan Streets

Hawera - AA Building  
121 Princes Street

**MR G HOGG**  
**PROPOSED RESIDENTIAL SUBDIVISION**  
**40-42 MANAWAPOU ROAD, HAWERA**

In compliance with your instructions requesting a property report and market valuation of specified sections for financial contributions provisions in respect of the above, we inspected the subject on 3 December 2004 and report accordingly.

***Summary***

This report concerns a twenty lot residential subdivision on the south-western periphery of Hawera for which reserve fund contribution is required. It is assumed a separate Certificate of Title is provided for each allotment. The contents of this report are summarised as follows:

***Market Value of Individual Proposed Allotments***

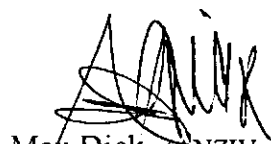
Lot	Land Area (square metres)	Land Value (including GST)	
1	3097	\$ 78 000	2
2	1990	\$ 66 000	
3	2458	\$ 68 000	4
4	2977	\$ 70 000	3
5	986	\$ 55 000	
6	1431	\$ 58 000	
7	1616	\$ 60 000	
8	818	\$ 53 000	
9	819	\$ 53 000	
10	818	\$ 53 000	
11	804	\$ 53 000	

12	839	\$ 50 000
13	922	\$ 50 000
14	856	\$ 50 000
15	1194	\$ 52 000
16	812	\$ 50 000
17	813	\$ 50 000
18	1045	\$ 51 000
19	9578	\$150 000
Lot 3 DP 334063	5297	\$110 000

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 (ANZIV, SNZPI, MNZIPIM)  
Registered Valuer  
1520 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 two Certificates of Title being TNJ4/443 and TNJ4/444 with a total area of 3.4558 hectares and being Lot 4 DP 18010 and Lots 1, 2 and 4 DP 334063.

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.

## ***GENERAL***

The property is located on the south-western periphery of Hawera to the south of the sealed, dual carriageway of Manawapou Road. Residential development in the immediate vicinity is of mixed quality ranging from superior and including farmlets through to plainer homes of the 1950s and 1960s era. Rural land adjoins the subject to the south and private school grounds adjoin to the north west. Resale potential in the immediate vicinity is considered to be above-average relative to other parts of Hawera. All district amenities and services are provided along Manawapou Road.



## ***LAND DESCRIPTION***

- Lot 1 - 3097 sqm*** : 50.2 metre frontage to Manawapou Road in the north east and average depth approximating 62 metres. Flat contour and at road level with an open aspect. Residential, semi-rural views and Mt Taranaki visible to the north west.
- Lot 2 - 1990 sqm*** : Rear lot accessed from the right-of-way to Manawapou Road with the right-of-way area included in the total area. Flat contour, open aspect and views of a residential, semi-rural nature with Mt Taranaki visible to the north west.
- Lot 3 - 2458 sqm*** : Third lot back from Manawapou Road with shared right-of-way access and the total area including the right-of-way. Flat contour, open aspect and views of a residential, semi-rural nature with Mt Taranaki visible to the north west.
- Lot 4 - 2977 sqm*** : Fourth lot back from Manawapou Road and in an extreme western corner of the development. The land area includes the right-of-way. Flat contour, open aspect and views of a residential, semi-rural nature with Mt Taranaki visible to the north west.
- Lot 5 - 986 sqm*** : 32.6 metre frontage to Manawapou Road being a front lot but contour is flat and at road level and the property has an open aspect. Views are of a mainly residential nature.
- Lot 6 - 1431 sqm*** : Second allotment back from Manawapou Road with shared right-of-way access and the total area including the right-of-way. Flat contour, open aspect and views of a residential or semi-rural nature.
- Lot 7 - 1616 sqm*** : Third lot back from Manawapou Road with shared right-of-way access and the total area including the right-of-way. Flat contour, open aspect and views of a residential or semi-rural nature.
- Lot 8 - 818 sqm*** : 21.0 metre frontage to Manawapou Road in the north east and a 39.0 metre depth. Contour is flat with an open aspect. Views are of a residential nature in the main.
- Lot 9 - 819 sqm*** : 21.0 metre frontage to Manawapou Road in the north east and a 39.0 metre depth. Contour is flat with an open aspect. Views are of a residential nature in the main.
- Lot 10 - 818 sqm*** : 21.0 metre frontage to Manawapou Road in the north east and a 39.0 metre depth. Contour is flat with an open aspect. Views are of a residential nature in the main.

- Lot 11 - 804 sqm** : 20.6 metre frontage to Manawapou Road in the north east and a 39.0 metre depth. Contour is flat with an open aspect. Views are of a residential nature in the main.
- Lot 12 - 839 sqm** : Rear lot one back from Manawapou Road with dimensions approximating 42.0 metres by 20.0 metres and the land area includes the right-of-way. Contour is flat with an open aspect. Views are of a residential nature in the main.
- Lot 13 - 922 sqm** : Three lots back from Manawapou Road with dimensions approximating 22.0 metres by 41.5 metres and the land area includes the right-of-way. Contour is flat. Views are of a residential nature.
- Lot 14 - 856 sqm** : Rear lot four back from Manawapou Road with dimensions approximating 22.1 metres by 37 metres. The land area includes the right-of-way. Contour is flat. Views are of a residential nature in the main.
- Lot 15 - 1194 sqm** : The fifth lot back from Manawapou Road with a shared right-of-way access with the land area including the right-of-way. Contour is flat with an open aspect. Views are of a residential nature in the main.
- Lot 16 - 812 sqm** : Rear lot one back from the Manawapou Road frontage with shared right-of-way access and the land area including the right-of-way. Section dimensions are approximating 19.5 metres by 41.69 metres. Contour is flat with an open aspect. Views are mainly residential.
- Lot 17 - 813 sqm** : A rear lot three back from the Manawapou Road frontage with shared right-of-way access and the land area including the right-of-way. Section dimensions are approximating 19.5 metres by 41.69 metres. Contour is flat with an open aspect. Views are mainly residential.
- Lot 18 - 1045 sqm** : Rear allotment, four back from the Manawapou Road frontage of irregular shape. Contour is flat with an open aspect. Views are mainly residential
- Lot 19 - 9578 sqm** : A large lot on the southern extremity of the development with a 6.3 metre wide access strip to the section proper which is irregular in shape. The contour is flat over the total allotment and with an open aspect. Views are mainly residential or semi rural nature and include Mt Taranaki to the north west.
- Lot 3 DP 334063 - 5297 sqm** : The fourth lot back from Manawapou Road in a central/south-western sector of the development. Shared right-of-way access is included in the land area. Contour is flat

with an open aspect. Views are mainly residential or semi rural nature and include Mt Taranaki to the north west.

## **MARKET VALUATIONS**

Giving due recognition to the present market conditions prevailing for vacant residential sites in Hawera town and the location of the subject property within the community, we assess the individual allotments as follows:

<b>Lot</b>	<b>Land Area (square metres)</b>	<b>Land Value (including GST)</b>
1	3097	\$ 78 000
2	1990	\$ 66 000
3	2458	\$ 68 000
4	2977	\$ 70 000
5	986	\$ 55 000
6	1431	\$ 58 000
7	1616	\$ 60 000
8	818	\$ 53 000
9	819	\$ 53 000
10	818	\$ 53 000
11	804	\$ 53 000
12	839	\$ 50 000
13	922	\$ 50 000
14	856	\$ 50 000
15	1194	\$ 52 000
16	812	\$ 50 000
17	813	\$ 50 000
18	1045	\$ 51 000
19	9578	\$150 000
Lot 3 DP 334063	5297	\$110 000



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. All services are provided at the street frontage.
4. It is assumed all the requirements for subdivision in respect of the South Taranaki District Council and The Resource Management Act 1991 have been met.
5. Any structural or landscaping improvements are specifically excluded from the assessment and the value relates to the land component only of the proposed allotment.

*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



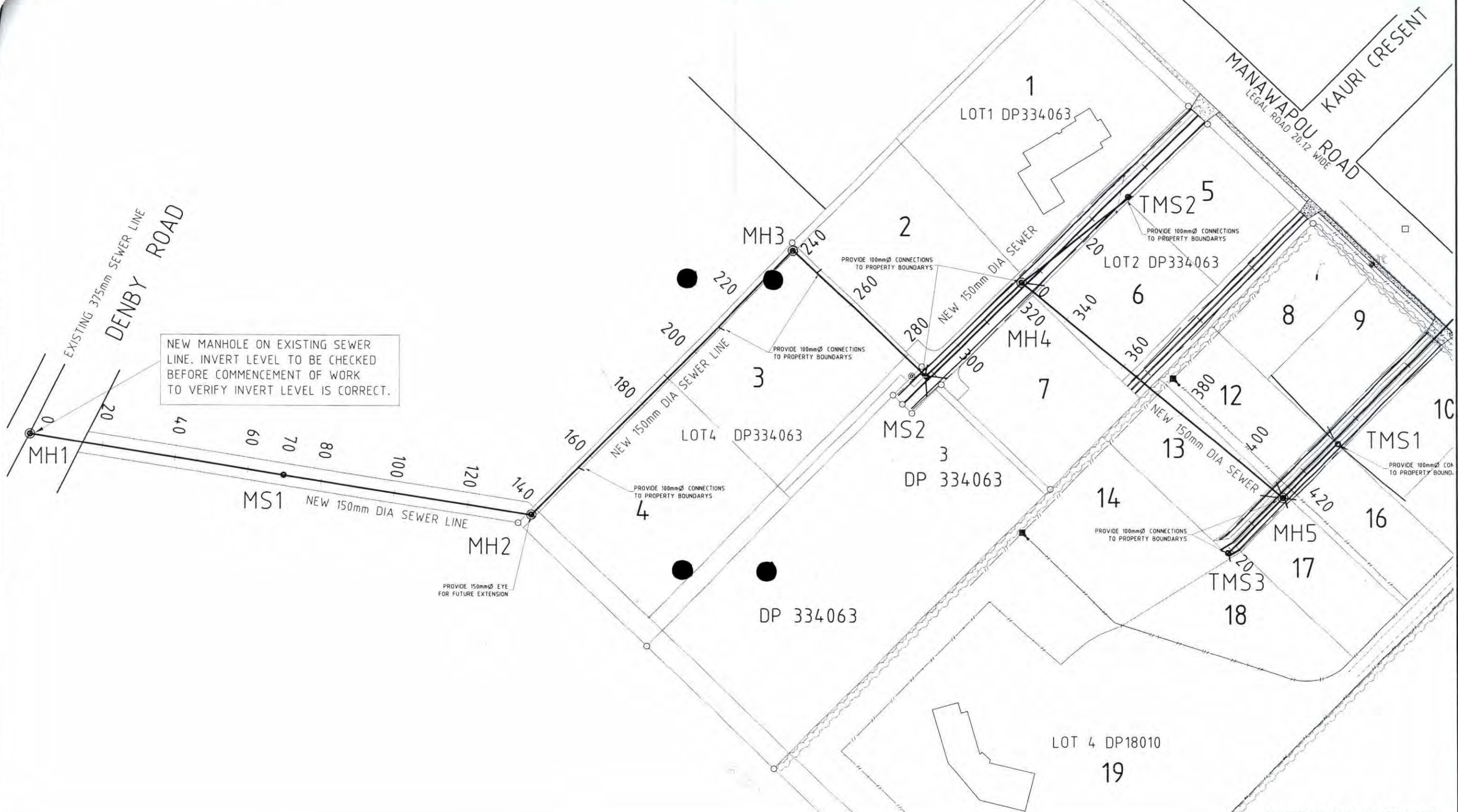







DO NOT SCALE - IF IN DOUBT, ASK

ORIGINAL SIZE A1

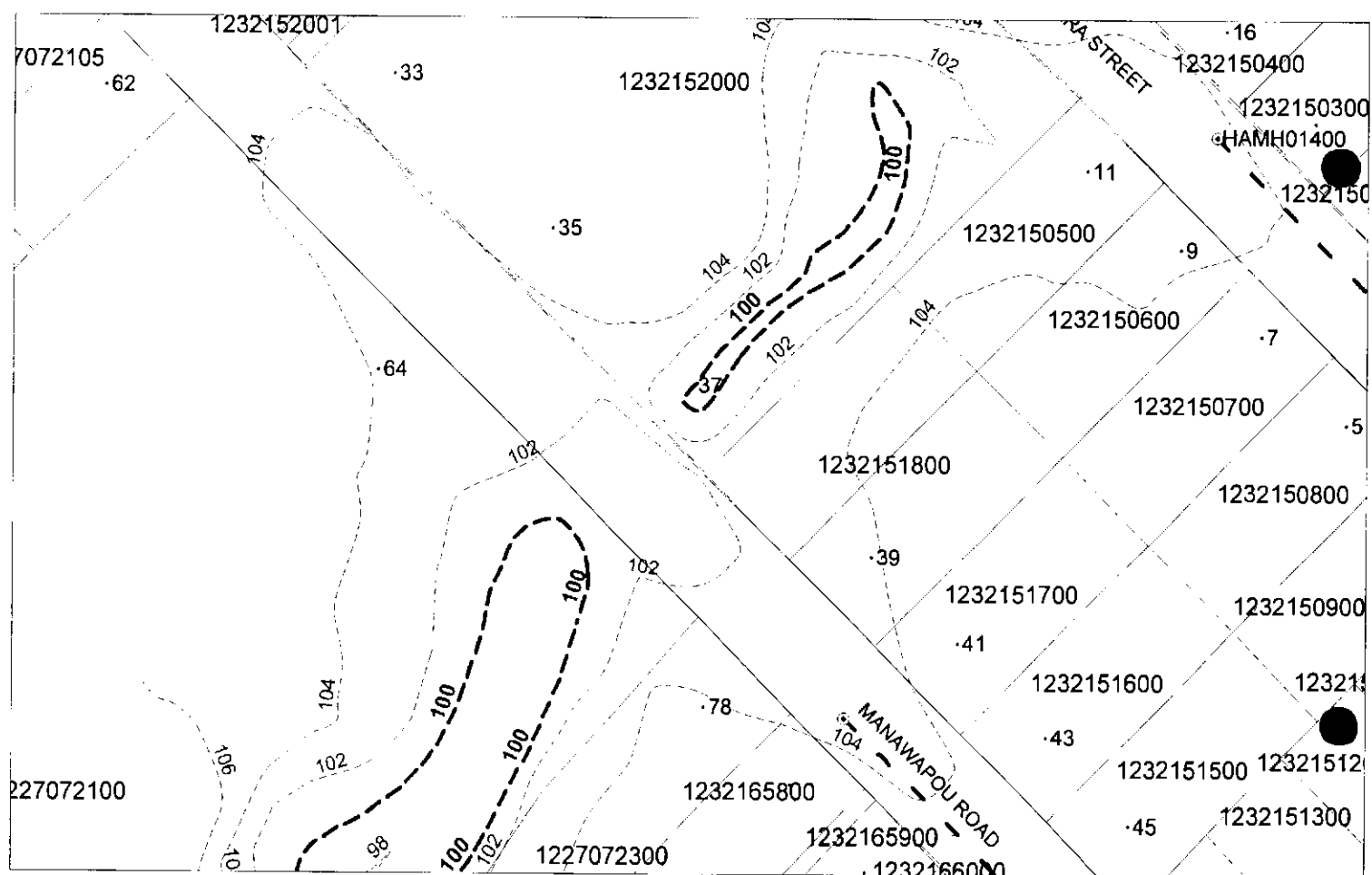


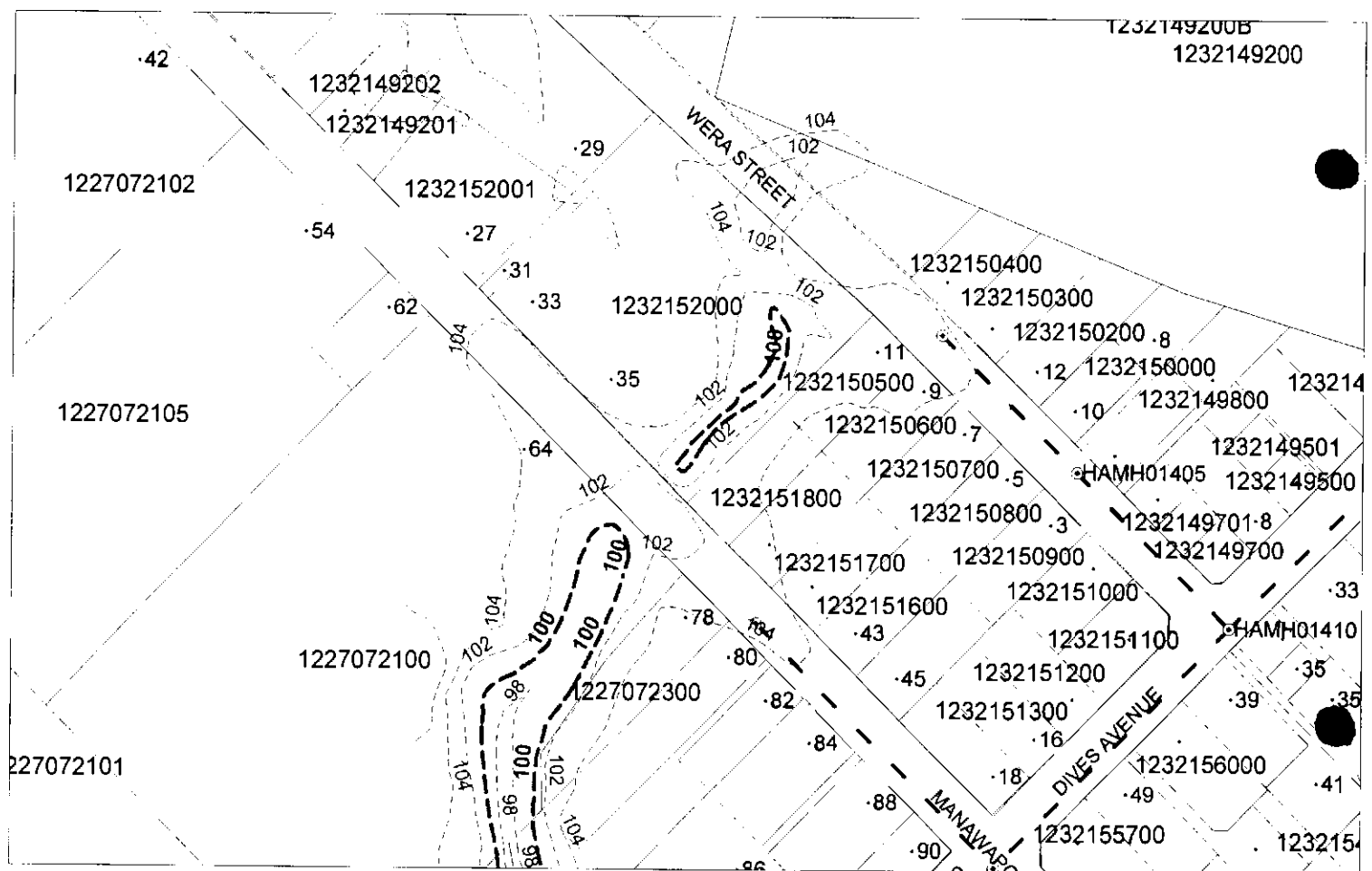
NEW MANHOLE ON EXISTING SEWER LINE. INVERT LEVEL TO BE CHECKED BEFORE COMMENCEMENT OF WORK TO VERIFY INVERT LEVEL IS CORRECT.

NOT FOR CONSTRUCTION

						TAB/DWG    Layout1 / 8259_C02.dwg		FIELDBOOK		<div> MWH</div>		GLYN HOGG		Status Stamp			
						SERVER    WANGANUI (NZWANIS01)		Name    Date				MANAWAPOU ROAD SUBDIVISION HAWERA		FOR CONSENT			
						XREFS    XREF_plan		SURVEYED    PMc    20.10.04						Date Stamp			
								DESIGNED    SWB    01/05						02.02.2005			
								DRAWN    SWB    01/05						SCALES (A1) 1:500    1:1000 (A3)			
						CHECKED		APPROVED				Job No.		Sheet No.		Rev.	
						APPROVED						8259		C02		A	







23 December 2004

Hugh Gilbert  
MWH Limited  
PO 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 22 December 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 4 DP 18010 and Lots 1,2 and 4 DP 334063), resulting in Lot 1 of 3097 square metres, Lot 2 of 1990 square metres, Lot 3 of 2458 square metres, Lot 4 of 2977 square metres, Lot 5 of 986 square metres, Lot 6 of 1431 square metres, Lot 7 of 1616 square metres, Lots 8,9 and 10 of 818 square metres, Lot 11 of 804 square metres, Lot 12 of 839 square metres, Lot 13 of 922 square metres, Lot 14 of 856 square metres, Lot 15 of 1194 square metres, Lot 16 of 812 square metres, Lot 17 of 813 square metres, Lot 18 of 1045 square metres and Lot 19 of 9578 square metres, pursuant to Sections 104 and 108 of the Resource Management Act 1991.

**For the following reasons:**

1. The proposed subdivision will not generate any adverse effects on the surrounding environment that are more than minor.
2. The proposed subdivision will be in keeping with other residential activities in the area.

**Subject to the following conditions:**

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 Engineering drawings of the sewer are submitted to the Council for the approval of the Group Manager Engineering Services prior to its installation.
4. That all other services for the subdivision including power-lines, gas distribution lines and communication lines are installed underground.



5. That each right of way serving the lots is formed to meet the standard required in Land Development and Subdivision Engineering NZS 4404:2004 and plans submitted to the Council for the approval of the Group Manager Engineering Services prior to construction.
6. That all stormwater from the rights of way is disposed of on-site.
7. That a grass berm and 1.2 metre wide concrete footpath is provided along the length of the properties Manawapou Road frontage.
8. That all work required under conditions 1-7 shall be to the standard set out in Land Development and Subdivision Engineering NZS 4404:2004 or such other standard as may be considered appropriate to the satisfaction of the Council.
9. That Lots 1,5,8,9,10 and 11 each have a vehicle crossing installed in accordance with the Council's Sealed Urban Property Entrance specifications.
10. That each right of way has a vehicle crossing installed to meet the Council's Standard Commercial Vehicle Crossing specifications.
11. That all necessary easements are set aside and reserved.
12. That a Reserve Fund contribution of \$37,500 (including GST) is paid to the Council.

The level of reserve fund contribution for this subdivision has been determined by subtracting the total paid through RM 040029 earlier in the year from the total payable for this subdivision using the usual 7.5% of land value system. This has ensured that a contribution will not be paid twice for the same land.

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. 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**

23 December 2004

Hugh Gilbert  
MWH Limited  
PO 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 22 December 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 4 DP 18010 and Lots 1,2 and 4 DP 334063), resulting in Lot 1 of 3097 square metres, Lot 2 of 1990 square metres, Lot 3 of 2458 square metres, Lot 4 of 2977 square metres, Lot 5 of 986 square metres, Lot 6 of 1431 square metres, Lot 7 of 1616 square metres, Lots 8,9 and 10 of 818 square metres, Lot 11 of 804 square metres, Lot 12 of 839 square metres, Lot 13 of 922 square metres, Lot 14 of 856 square metres, Lot 15 of 1194 square metres, Lot 16 of 812 square metres, Lot 17 of 813 square metres, Lot 18 of 1045 square metres and Lot 19 of 9578 square metres, pursuant to Sections 104 and 108 of the Resource Management Act 1991.

**For the following reasons:**

1. The proposed subdivision will not generate any adverse effects on the surrounding environment that are more than minor.
2. The proposed subdivision will be in keeping with other residential activities in the area.

**Subject to the following conditions:**

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.<sup>?</sup>
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.<sup>?</sup>
3. That Engineering drawings of the sewer are submitted to the Council for the approval of the Group Manager Engineering Services prior to its installation. ✓
4. That all other services for the subdivision including power-lines, gas distribution lines and communication lines are installed underground.<sup>?</sup>



5. That each right of way serving the lots is formed to meet the standard required in Land Development and Subdivision Engineering NZS 4404:2004 and plans submitted to the Council for the approval of the Group Manager Engineering Services prior to construction.
6. That all stormwater from the rights of way is disposed of on-site.
7. That a grass berm and 1.2 metre wide concrete footpath is provided along the length of the properties Manawapou Road frontage. *banded*
8. That all work required under conditions 1-7 shall be to the standard set out in Land Development and Subdivision Engineering NZS 4404:2004 or such other standard as may be considered appropriate to the satisfaction of the Council.
9. That Lots 1,5,8,9,10 and 11 each have a vehicle crossing installed in accordance with the Council's Sealed Urban Property Entrance specifications.
10. That each right of way has a vehicle crossing installed to meet the Council's Standard Commercial Vehicle Crossing specifications. *?*
11. That all necessary easements are set aside and reserved.
12. That a Reserve Fund contribution of \$37,500 (including GST) is paid to the Council. *\$19,763-88 remaining + outstanding balance from previous invoices ✓*

The level of reserve fund contribution for this subdivision has been determined by subtracting the total paid through RM 040029 earlier in the year from the total payable for this subdivision using the usual 7.5% of land value system. This has ensured that a contribution will not be paid twice for the same land.

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. 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 **RM040223**



GLYN HOGG  
C/- MESSRS 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: 23/12/04



**Tax Invoice 76464**

Qty	Description	Rate	Amount	
1	Miscellaneous RESERVE FUND CONTRIBUTION	37500.00	37,500.00	*
1	Miscellaneous VALUATION REPORT - COPY ATTACHED ADMINISTRATION/SET UP FILE NON NOTIFIED DECISION FEE SITE VISIT PLANNING REPORT DECISION CORRESPONDENCE	792.00	792.00 15.50 45.00 23.75 219.00 43.00	* * * * * *

(\* Incl Gst \$4,293.14)

**TOTAL NOW DUE**

**\$38,638.25**

STC Invoice 16SEP02

## Remittance Notice

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

Customer Number: **RM040223**

Invoice Number: **76464**

Name: **GLYN HOGG**

LAST DAY FOR PAYMENT

**20 JAN 05**

**TOTAL NOW DUE**

**38,638.25**

Amount Paid if Different  
from Total Due:

\$ \_\_\_\_\_





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

**TAX INVOICE**

**Hutchins  
& Dick**  
VALUATION & PROPERTY

Ref/Invoice No.: 1520 MD 4

8 December 2004

The Planning Manager  
South Taranaki District Council  
Private Bag 902  
HAWERA

For Ms A Gibson

PO Box 321  
"OneYoung"  
3 Young 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

On account of

**MR G HOGG**  
**PROPOSED RESIDENTIAL SUBDIVISION**  
**40-42 MANAWAPOU ROAD, HAWERA**

To Receiving instructions, inspection of the subject property, analysis of the Hawera vacant residential property market, valuing and reporting in respect of financial contributions for residential development		\$ 650.00
To Disbursements	Travel	\$ 24.00
	Photographs	\$ 10.00
	Administration	\$ 10.00
	Other	\$ 10.00
Our Fee		\$ 704.00
GST (12.5%)		\$ 88.00
<b>Total Account Payable</b>		<b><u>\$ 792.00</u></b>

**This account is payable by 20 January 2005.**  
We accept cheque, cash and direct debit (no EftPos or Credit Card facilities).

*original to Finance for payment 22/12/04*



valuersnet.nz

HUTCHINS & DICK LIMITED  
Valuation & Property  
He Tangata Whakatara Rawa

Remittance advice —  
Please detach and return to:

Hutchins & Dick Limited  
Valuation & Property  
PO Box 321  
New Plymouth

Ref/invoice No.:  
The Planning Manager  
South Taranaki District Council  
Private Bag 902  
HAWERA

1520 MD 4

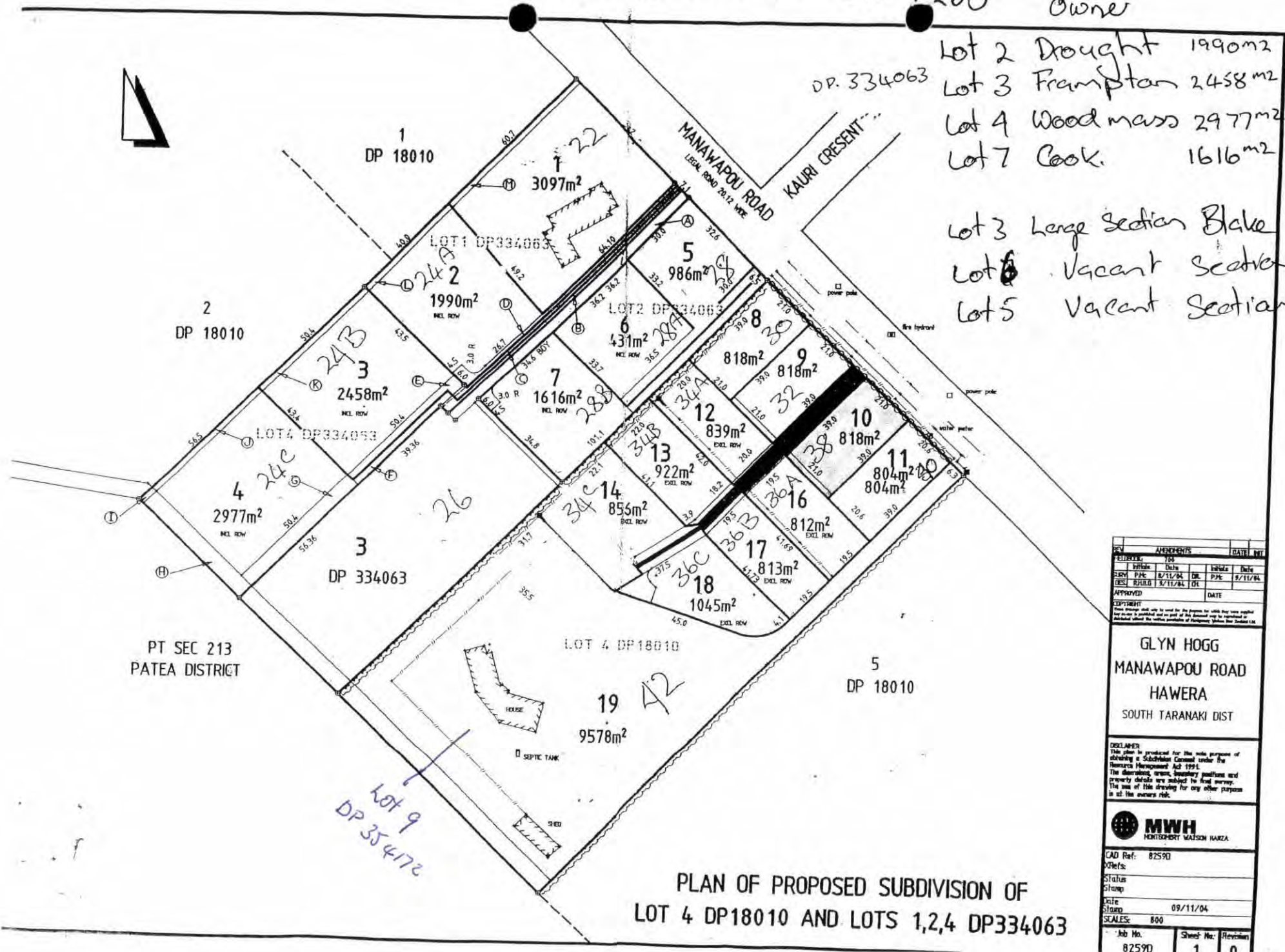
**TOTAL PAYABLE**


**\$792.00**



Owner

Lot 3	Large Section	Blake	26.
Lot 4	Vacant	Section	
Lot 5	Vacant	Section	



AMENDMENTS				DATE	BY
Initials		Date		Initials	Date
ADD	PJC	8/11/84	DL	PJC	9/11/84
DEL	DL	8/11/84	DL		
APPROVED				DATE	
EXPLANATION These drawings shall only be used for the purpose for which they were originally prepared. This plan is cancelled and as part of the deemed void and is not to be included within the written particulars of Manawatu Wharfedale Trust Limited.					
<h1>GLYN HOGG</h1> <h2>MANAWAPOU ROAD</h2> <h2>HAWERA</h2> <h3>SOUTH TARANAKI DIST</h3>					
DECLARATION This plan is produced for the sole purpose of obtaining a Suburban Council under the Manawatu Manawatu Act 1951. The declaration, survey, boundary positions and property details are subject to final survey. The use of this drawing for any other purposes is at the owners risk.					
 <h1>MWH</h1> <p>MONTEPORT WATSON HAWKA</p>					
CAD Ref: 82590					
Notes:					
Status Stamp					
Date Signed		09/11/84			
Scales:		800			
Job No.		Sheet No. Revision			
82590		1		0	

23 December 2004

Hugh Gilbert  
MWH Limited  
PO 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 22 December 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 4 DP 18010 and Lots 1,2 and 4 DP 334063), resulting in Lot 1 of 3097 square metres, Lot 2 of 1990 square metres, Lot 3 of 2458 square metres, Lot 4 of 2977 square metres, Lot 5 of 986 square metres, Lot 6 of 1431 square metres, Lot 7 of 1616 square metres, Lots 8,9 and 10 of 818 square metres, Lot 11 of 804 square metres, Lot 12 of 839 square metres, Lot 13 of 922 square metres, Lot 14 of 856 square metres, Lot 15 of 1194 square metres, Lot 16 of 812 square metres, Lot 17 of 813 square metres, Lot 18 of 1045 square metres and Lot 19 of 9578 square metres, pursuant to Sections 104 and 108 of the Resource Management Act 1991.

**For the following reasons:**

1. The proposed subdivision will not generate any adverse effects on the surrounding environment that are more than minor.
2. The proposed subdivision will be in keeping with other residential activities in the area.

**Subject to the following conditions:**

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 Engineering drawings of the sewer are submitted to the Council for the approval of the Group Manager Engineering Services prior to its installation.
4. ✓ That all other services for the subdivision including power-lines, gas distribution lines and communication lines are installed underground.

5. That each right of way serving the lots is formed to meet the standard required in Land Development and Subdivision Engineering NZS 4404:2004 and plans submitted to the Council for the approval of the Group Manager Engineering Services prior to construction.
6. That all stormwater from the rights of way is disposed of on-site.
7. That a grass berm and 1.2 metre wide concrete footpath is provided along the length of the properties Manawapou Road frontage.
8. That all work required under conditions 1-7 shall be to the standard set out in Land Development and Subdivision Engineering NZS 4404:2004 or such other standard as may be considered appropriate to the satisfaction of the Council.
9. That Lots 1,5,8,9,10 and 11 each have a vehicle crossing installed in accordance with the Council's Sealed Urban Property Entrance specifications.
10. That each right of way has a vehicle crossing installed to meet the Council's Standard Commercial Vehicle Crossing specifications.
11. That all necessary easements are set aside and reserved.
12. That a Reserve Fund contribution of \$37,500 (including GST) is paid to the Council.

The level of reserve fund contribution for this subdivision has been determined by subtracting the total paid through RM 040029 earlier in the year from the total payable for this subdivision using the usual 7.5% of land value system. This has ensured that a contribution will not be paid twice for the same land.

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. 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**



# NON-NOTIFIED RESOURCE CONSENT SURVEY PLAN/MONITORING SHEET

NAME: <u>G. Hogg</u>		FILE No RM/ <u>040223</u>
ACTIVITY STATUS: <u>Controlled</u>		
MAINTENANCE SCREEN: <input checked="" type="checkbox"/>		PLEND CODES: <input checked="" type="checkbox"/>
01 Subject to reserves fund contribution *	<input checked="" type="checkbox"/>	10 Subject to street lighting
02 Subject to development levy	<input checked="" type="checkbox"/>	11 Subject to amalgamation condition
03 Subject to right of way easement	<input checked="" type="checkbox"/>	12 Subject to financial contribution for works *
04 Subject to water easement/connection	<input checked="" type="checkbox"/>	13 Subject to road widening
05 Subject to sewer easement/connection	<input checked="" type="checkbox"/>	14 Subject to footpath construction
06 Subject to stormwater easement/drainage	<input checked="" type="checkbox"/>	15 Subject to esplanade condition
07 Construction of crossing/driveway	<input checked="" type="checkbox"/>	16 Subject to underground power/gas
08 Subject to specific on-site condition(s)	<input checked="" type="checkbox"/>	17 Subject to engineering certification
09 Subject to planning bond \$ <u>37,500</u> *	<input checked="" type="checkbox"/>	18 Subject to receipt of final survey plan in accordance with approved scheme plan

\* (Record amount on charge out sheet)

MONITORING SCREEN:			
DONE DATE: <u>   </u> / <u>   </u> / <u>   </u> (Date completed)		REQUIRED DATE: <u>   </u> / <u>   </u> / <u>   </u>	
Planner:	Details:		<input checked="" type="checkbox"/> Tick when updated
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: <u>   </u> / <u>   </u> / <u>   </u>	
Further information requested:	<u>   </u> / <u>   </u> / <u>   </u>	Computer updated:	Yes <input checked="" type="checkbox"/> [ ]
Information received:	<u>   </u> / <u>   </u> / <u>   </u>	Computer updated:	Yes <input checked="" type="checkbox"/> [ ]
Register updated:	<u>   </u> / <u>   </u> / <u>   </u>		
Applicant notified:	<u>22 / 12 / 04</u>	Computer updated:	Yes <input checked="" type="checkbox"/> [ ]
Granted:	<u>22 / 12 / 04</u>	Computer updated:	Yes <input checked="" type="checkbox"/> [ ]
Invoiced 223/224? Yes/No			
Invoiced Resource consent application fees:		Yes/No <u>   </u>	

# Report

Central File Ref

RM 040223

To	Group Manager Environmental Services, Graham Young
From	Planner, Blair Sutherland
Date	20 December 2004
Subject	<b>NINETEEN LOT URBAN SUBDIVISION – 40 MANAWAPOU, HAWERA</b>

**Applicant:** Glyn Hogg  
**Location of Activity:** 40 Manawapou Road, Hawera  
**Legal Description:** Lot 4 DP 18010 and Lots 1, 2 and 4 DP 334063  
**Zone:** Residential  
**Type of Activity:** Controlled

## DISTRICT PLAN REQUIREMENTS

### Section 8 – Subdivision

#### Controlled Activities

- 8.01.2(a) Subdivision which fully complies with the performance standards set out or referred to in Section 8.02.1 – 8.02.3 of the plan and which is not listed in Sections 8.01.3 and 8.01.4.

#### 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 water supply, drainage from buildings, and effluent disposal.
- 8.02.1(2) At the time of subdivision, power lines, gas distribution pipes and communication lines shall be provided underground in residential, commercial and industrial zones and where the services are available within 200 metres of a proposed subdivision.
- 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.
- 8.02.2(2) All necessary easements for the protection of utilities and services to the land parcel shall be provided by the subdivider, and duly granted and reserved.
- 8.02.2(3) NZS 4404 Code of Urban subdivision shall be complied with.

## **APPLICATION**

The applicant, Glyn Hogg is proposing to subdivide the property at 40 Manawapou Road, Hawera (land legally described as Lot 4 DP 18010 and Lots 1,2 and 4 DP 334063), into Lot 1 of 3097 square metres, Lot 2 of 1990 square metres, Lot 3 of 2458 square metres, Lot 4 of 2977 square metres, Lot 5 of 986 square metres, Lot 6 of 1431 square metres, Lot 7 of 1616 square metres, Lots 8,9 and 10 of 818 square metres, Lot 11 of 804 square metres, Lot 12 of 839 square metres, Lot 13 of 922 square metres, Lot 14 of 856 square metres, Lot 15 of 1194 square metres, Lot 16 of 812 square metres, Lot 17 of 813 square metres, Lot 18 of 1045 square metres and Lot 19 (balance land) of 9578 square metres.

The land is in the Residential Zone and the applicant is marketing the subdivision as a residential development. This subdivision is a controlled activity and is subject to the performance standards in the District Plan.

## **EVALUATION**

The proposed subdivision will create fifteen new lots in the Residential Zone. There are currently dwellings under construction on several of the lots and there are plans for building on several of the remaining lots. Part of the site was the subject of a four lot subdivision earlier in the year.

## **Utilities and Services**

The District Plan requires all new lots to be connected to the Council's water supply and sewerage system if the services are available. The Council's water supply is available to serve the subdivision. Clive Margetts, the Council's Reticulation Officer has assessed the application and has required that each lot is separately connected to the Council's water supply.

The Council's sewerage system is available to serve the subdivision from Denby Road. The applicant is proposing to build a new sewer to serve the subdivision. The design of the sewer will be sufficient to serve the subdivision and cater for some further subdivision of the surrounding land. The Reticulation Officer has advised that the Council would be prepared to adopt this sewer providing it is constructed to meet Council requirements. Each lot is to be connected into the sewer; the Reticulation Officer has stated that each lot will require a separate connection.

Stormwater for the proposal is to be retained on-site.

## **Access**

The District Plan requires all lots to have access to a legal and formed road. Lots 1,5,8,9,10 and 11 have access to Manawapou Road. Vincent Lim, the Council's Rooding Manager, has assessed the proposal and has advised that each of these lots will require a vehicle crossing to meet the Council's Sealed Urban Property Entrance specifications.

Lots 2-4 and Lot 3 DP 334063 will be served by a 7.1 metre wide right of way. This right of way will have a turning area provided approximately 100 metres in from the road boundary of the property. Lots 6 and 7 will be served by a second right of way 6.5 metres wide. This right of way serves only two lots and does not require a turning area. Lots 12-19 will be served by a third right of way 6.3 metres wide. This right of way will also have a turning area at its end.

The Rooding Manager has advised that each of the three rights of way will require a vehicle crossing to meet the Council's Standard Commercial Vehicle Crossing specifications. The Rooding Manager has also advised that the rights of way will need to be constructed in accordance with NZS 4404:2004 Land Development and Subdivision Engineering. This will also include stormwater run-off from the rights of way which is to be retained within the rights of way.

The properties frontage to Manawapou Road does not currently have a footpath. The area has a footpath across the road and most of the wider area has footpath. The Rooding Manager has requested that the applicant provides a 1.2 metre wide concrete footpath (including a grass berm along the remainder of the properties road frontage) along the full length of the properties frontage to Manawapou Road.

## **Financial Contributions**

Residential subdivisions attract the payment of financial contributions in the form of Reserve Fund contributions. The Reserve Fund Contribution can be in the form of land as a reserve or can be as a monetary contribution to the Council which will be put toward providing extra reserves in the district. The applicant has not set aside any of the property to form a reserve and therefore a financial contribution is an appropriate option. Council practice has been to take 7.5% of the value of any new lots created.

The subdivision will create fifteen new lots in the Residential Zone. The Council's standard practice has been to take a financial contribution on the lots of lesser value. Hutchins and Dick property consultants and valuers have assessed the application and their report is attached.

Lot	Valuation	Reserve Fund Contribution
1	\$78,000	(Excluded)
2	\$66,000	\$4,950
3	\$68,000	(Excluded)
4	\$70,000	(Excluded)

5	\$55,000	\$4,125
6	\$58,000	\$4,350
7	\$60,000	\$4,500
8	\$53,000	\$3,975
9	\$53,000	\$3,975
10	\$53,000	\$3,975
11	\$53,000	\$3,975
12	\$50,000	\$3,750
13	\$50,000	\$3,750
14	\$50,000	\$3,750
15	\$52,000	\$3,900
16	\$50,000	\$3,750
17	\$51,000	\$3,825
18	\$51,000	\$3,825
19	\$150,000	(Excluded)

Excluding lots 1,3,4 and 19, as the four lots of highest value, the total Reserve Fund Contribution equates to \$60,375. The applicant has a subdivision consent (040029) for a prior subdivision of part of the site. This earlier subdivision attracted a Reserve Fund Contribution of \$22,875. Given that this new subdivision is a re-subdivision of the same property, it is considered inappropriate to require a contribution of the total amount (\$60,375) through this contribution. A solution which is more reasonable to the applicant would be to subtract the amount paid from the previous subdivision from the total required from this subdivision. This would ensure that a Reserve Fund Contribution is not taken twice from any property and would equate to a total contribution of \$37,500.

The effects of this subdivision will not be more than minor. The land being subdivided is zoned Residential, thereby anticipating residential development. The subdivision will enable the land to be used for its intended purpose. The subdivision, subject to conditions, will not give rise to any adverse environmental effects that are more than minor.

## RECOMMENDATIONS

THAT consent be granted to the Glyn Hogg to subdivide the property at 40 Manawapou Road, Hawera (land legally known as Lot 4 DP 18010 and Lots 1,2 and 4 DP 334063), resulting in Lot 1 of 3097 square metres, Lot 2 of 1990 square metres, Lot 3 of 2458 square metres, Lot 4 of 2977 square metres, Lot 5 of 986 square metres, Lot 6 of 1431 square metres, Lot 7 of 1616 square metres, Lots 8,9 and 10 of 818 square metres, Lot 11 of 804 square metres, Lot 12 of 839 square metres, Lot 13 of 922 square metres, Lot 14 of 856 square metres, Lot 15 of 1194 square metres, Lot 16 of 812 square metres, Lot 17 of 813 square metres, Lot 18 of 1045 square metres and Lot 19 of 9578 square metres, pursuant to Sections 104 and 108 of the Resource Management Act 1991.

**For the following reasons:**

1. The proposed subdivision will not generate any adverse effects on the surrounding environment that are more than minor.
2. The proposed subdivision will be in keeping with other residential activities in the area.

**Subject to the following conditions:**

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 Engineering drawings of the sewer are submitted to the Council for the approval of the Group Manager Engineering Services prior to its installation.
4. That all other services for the subdivision including power-lines, gas distribution lines and communication lines are installed underground.
5. That each right of way serving the lots is formed to meet the standard required in Land Development and Subdivision Engineering NZS 4404:2004 and plans submitted to the Council for the approval of the Group Manager Engineering Services prior to construction.
6. That all stormwater from the right of way is disposed of on-site.
7. That a grass berm and 1.2 metre wide concrete footpath is provided along the length of the properties Manawapou Road frontage.
8. That all work required under conditions 1-7 shall be to the standard set out in Land Development and Subdivision Engineering NZS 4404:2004 or such other standard as may be considered appropriate to the satisfaction of the Council.
9. That Lots 1,5,8,9,10 and 11 each have a vehicle crossing installed in accordance with the Council's Sealed Urban Property Entrance specifications.
10. That each right of way has a vehicle crossing installed to meet the Council's Standard Commercial Vehicle Crossing specifications.
11. That all necessary easements are set aside and reserved.
12. That a Reserve Fund contribution of \$37,500 (including GST) is paid to the Council.



Blair Sutherland  
Planner



[Seen by]  
Alison Gibson  
Planning Manager

RM 040223: NINETEEN LOT SUBDIVISION – GLYN HOGG, 40 MANAWAPOU ROAD,  
HAWERA

[Approved/Not ~~Approved~~]

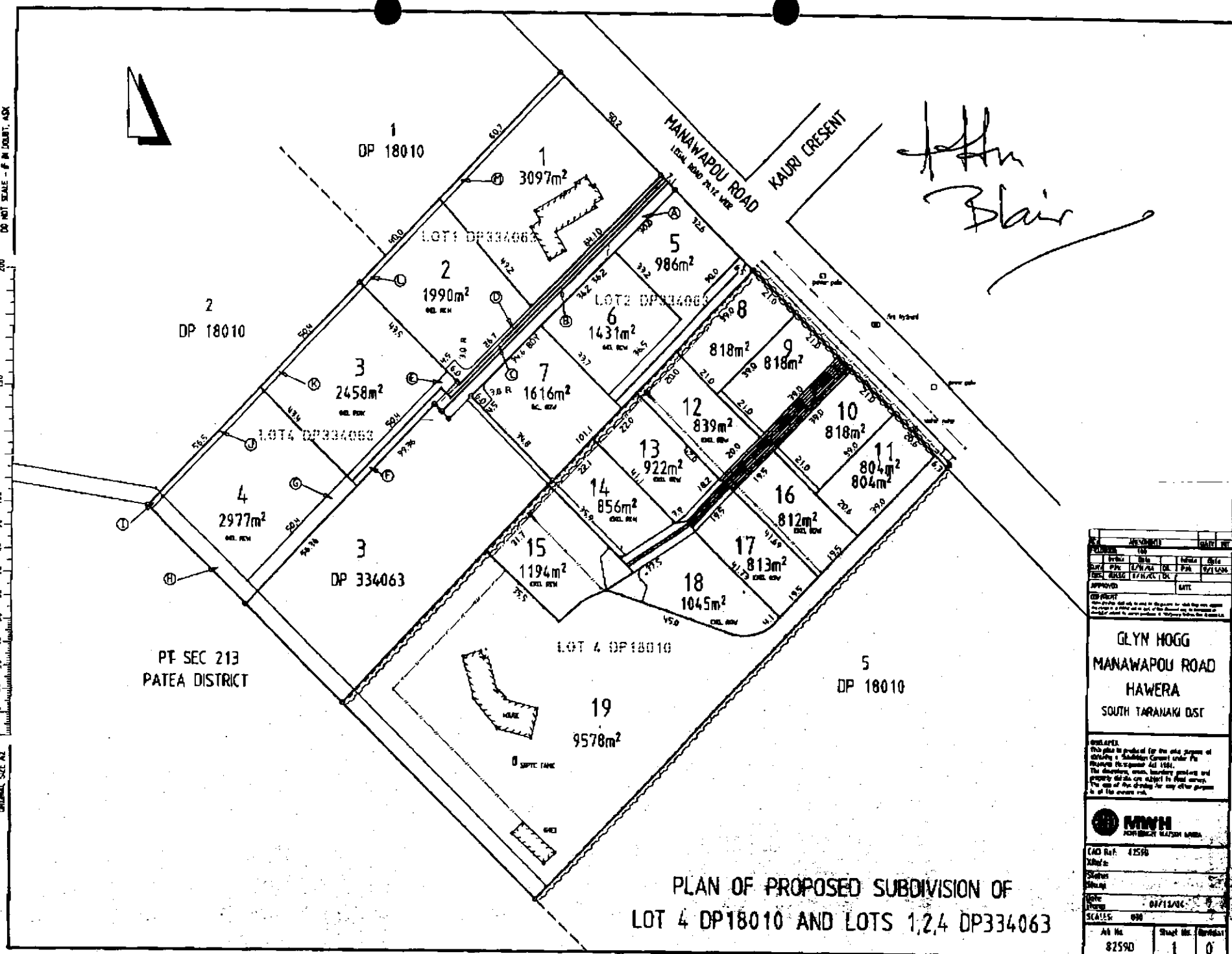


Graham Young  
**Group Manager Environmental Services**

Date: 22/12/04



DO NOT SCALE - IF IN DOUBT, ASK  
ORIGINAL SIZE A2



*John Blair*

APPROVED		DATE	
DATE	BY	DATE	BY
DATE	BY	DATE	BY
APPROVED			
DATE			
<p>GLYN HOGG MANAWAPOU ROAD HAWERA SOUTH TARANAKI DIST</p>			
<p>NOTES: This plan is prepared for the sole purpose of obtaining a Subdivision Consent under the Resource Management Act 1991. The boundaries, areas, boundary points and property details are subject to field survey. The use of the drawing for any other purpose is at the owner's risk.</p>			
<p><b>MWH</b> MANAWAPOU ROAD</p>			
<p>CAD Ref: 42590 Title:</p>			
<p>Scale:</p>			
<p>Date: 09/12/04</p>			
<p>Scale: 000</p>			
Alt. No.	Sheet No.	Total Sheets	
82590	1	0	

MWH Ref: 801/008259-01

01 December 2004

South Taranaki District Council  
Private Bag 902  
**HAWERA**

**Attention: Blair Sutherland**

Dear Blair

### **Glyn Hogg, Manawapou Road**

Further to our brief telephone conversation this morning we submit an amended plan of the proposed subdivision of the original stage 1 and the Smith land to the south east.

Glyn has a purchaser for Lot 7 on the amended plan who requires an area of 1400m<sup>2</sup> exclusive of access. We have now revamped that portion of the scheme to provide for three lots, Lot 5 having an area of 986m<sup>2</sup>, Lot 6 having an area of 1431m<sup>2</sup> and Lot 7 having a total area of 1616m<sup>2</sup>. Lots 6 and 7 will be served by a right of way running along the boundary between the original stage 1 and the Smith land. We imagine the services for Lot 7 will continue to be provided up the original right of way, as may be the services for Lot 6. Lot 5 will be serviced from Manawapou Road.

This resubdivision of this area will require an extension of the proposed sewer to allow for the connection of Lot 6. Although this possibly will be handled by a direct connection into the extension of the sewer which will serve Lots 1 and 2.

This plan replaces those previously submitted and the comments within this letter are additional to the application.

Please do not consider that the time you have had the original application, submitted on 18<sup>th</sup> November, is part of the current time we are quite satisfied that this plan and notes should re-start the consent process.

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

Yours faithfully

**MWH New Zealand Limited**



Hugh Gilbert  
**Survey Manager, Taranaki**

Encl.: Plan

Ltr04 STDC\_Amended Plan\_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](http://www.mwhglobal.com/nz)

520104	DATE FILED
FOR INFORMATION	TIME
SOUTH TARANAKI DISTRICT COUNCIL	
2 2004	
ACTION	DATE REPLIED
NAME	DATE
Gilbert	3/12
Blair	8/12

*Delivering Innovative Projects and Solutions Worldwide*

04 1203004

## FILE NOTE

FILE NO.	RM 040223
APPLICANT	Glyn Hogg
APPLICATION	Subdivision 40 Manawapou Road
SUBJECT	Amended Scheme Plan
DATE	1 December 2004
OFFICER	Blair Sutherland

Hugh Gilberd, Surveyor for the applicant, has advised that the applicant wishes to alter the scheme plan for the proposal. The alteration will involve the creation of an extra lot. Hugh has requested that the application is placed on hold awaiting the receipt of a new scheme plan and proposal. Hugh has also requested that the clock is reset at zero, given that this application was received several days ago and the new proposal will require reassessment.

Blair Sutherland  
**Planner**



## Memorandum

**To** Blair Sutherland  
**From** Vincent Lim  
**Date** 26 November 2004  
**Subject** **G Hogg - Subdivision**

---

### Comment and conditions as follows:

#### Stage 1.

1. ROW to be constructed in accordance with NZS 4404. Stormwater run-off on the ROW to be contained within the ROW, ie discharge on to kerb and channel or road is not permitted.
2. Standard urban domestic crossing to be provided for Lot 5 and Lot 6.
3. Engineering drawing shall be submitted to Council for approval by the Group Manager Engineering Services.

#### Stage 2.

1. ROW to be constructed in accordance with NZS 4404. Stormwater run-off on the ROW to be contained within the ROW.
2. Standard urban commercial crossing to be provided for the ROW.
3. Standard urban domestic crossing to be provided for Lot 7,8, 9 and 10.
4. Concrete footpath 1.2 metres width, minimum 75 mm thick shall be provided for the full frontage of the subdivision area.
5. The remaining area between the kerb and property boundary over the full frontage of the subdivision area shall be levelled and sown with grass to establish a flat grass berm area
6. Engineering drawing shall be submitted to Council for approval by the Group Manager Engineering Services prior to the construction of the ROW and the footpath.



T C Lim  
**Roading Manager**

# Memorandum

To Engineering Services Group  
.....*Vincent*.....*N*.....  
From Planning Unit  
Date *23/11/04*  
Subject **SUBDIVISION CONSENT APPLICATION**

---

Please find attached the following application for subdivision consent:

Name: .....*G. Hogg*.....

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

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

.....

Please return your comments to me by: .....*30/11/04*.....

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

*B. [Signature]*  
**PLANNER/PLANNING MANAGER**

### LOADING

	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>		
<b>SIGNED:</b>		

### 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>		
<b>SIGNED:</b>		



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, Mr R Smith

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

Street Address: Manawapou Road  
Legal Description: Lot 4 DP18010 and Lots 1, 2 and 4 DP334063  
Total Area: 3.4558ha  
Certificates of Title: TNJ4/443, TNJ4/444  
Zoning: Residential in the South Taranaki District Plan

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

In March 2004 the STDC approved a subdivision consent for Glyn Hogg – ref RM 040029. This was to subdivide Lot 3 DP18010 into 4 lots with the rear two being serviced by a right of way. The survey for this was completed in March 2004 and the plan number is LT334063. The survey plan has not yet deposited and titles issued. Glyn has had the two new homes on Lots 1 and 2 on the market and has succeeded in selling Lot 3.

Comments from prospective purchasers indicate that while they want to live in the area they find the lot sizes too large.

Glyn has now instructed us to prepare a scheme to further subdivide Lots 1, 2 and 4 into 6 lots creating an additional 3 lots from the existing. Following that instruction he made an offer for and has entered into an agreement to purchase the major portion of Mr Russell Smith's land – Lot 4 DP18010 – to the south east. Glyn then instructed us to prepare a combined scheme for both areas.

This is the scheme now submitted.

We will refer to the original subdivision as Stage 1 and the Smith land as Stage 2.

The existing right of way for stage 1 is 7.1m wide and originally served 2 lots. The proposal now is for this right of way to serve 5 lots being Lot 3 DP334063 and Lots 2, 3, 4, and 6 of the new scheme. We consider that the existing right of way is capable of being used in this manner. To

facilitate this increase in traffic we have designed a "T" shaped turning area where the right of way lessens in width to serve Lots 3 and 4.

With the increased number of lots Glyn has accepted that it is not appropriate to continue with septic tanks for effluent disposal and proposes connecting Stage 1 and Stage 2 to the existing Council sewer in Denby Road. The design for this sewer will be such that full allowance will be made to service the adjacent land, Lots 2 and 5 DP18010. In that the provision of this sewer will provide for more than the land under subdivision we ask that the STDC give consideration to making a contribution toward the cost. The design of the sewer will be undertaken by MWH NZ Ltd.

Extensive levels have been taken over both area and we are satisfied that a sewer can be designed to serve all the land.

Stage 2 is the development of the Smith land. The location, size, and existing entrance have conspired against the development of this land using a cul-de-sac as was originally envisaged when the subdivision of the underlying land was designed in 1993.

The development of Stage 2 comprises 5 Lots with direct access to Manawapou Road and 7 Lots with access via a right of way. The right of way is 6.3m wide and includes a turning area adjacent to Lots 14 and 15.

The number of lots served by the right of way is one more than the accepted maximum under the District Plan and given the situation set out above we ask that this be accepted.

The lots in Stage 2 will all be served by the proposed new sewer.

Power, telephone, gas and water are all available to serve the new lots.

MWH will be designing both rights of way.

Having reviewed the conditions imposed on the original subdivision we and Glyn expect similar conditions to be imposed now.

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.**

The land is appropriately zoned for this use.

Given that the development is now larger than that for which consent has been given there will be a number of additional vehicle movements per day. We estimate these to be in the order of 72 per day. Manawapou Road is well formed and carries a significant number of vehicles but very few of these are in the heavy class. The increase in vehicle movements in the localised area should not pose a problem.

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.



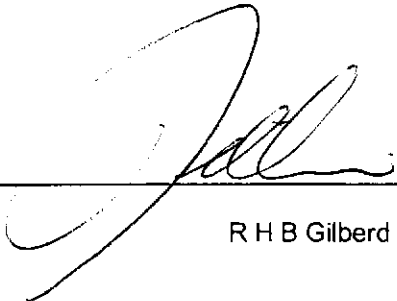
**MWH**

MONTGOMERY WATSON HARZA

- (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





232143500

232143400

0300

WAIHI ROAD

DENBY ROAD

SOUTH ROAD

LAURENT VC STREET

VOGEL STREET

1232146900

1232147000

1227072103

1227072104

1227072106

1227072102

1227072105

1227072101

1227072100

KAURI CRESCENT

MANAWAPOU ROAD

WERA STREET





PT SEC 213  
PATEA DISTRICT

2  
DP 18010

1  
DP 18010

3  
2458m<sup>2</sup>  
INCL ROW

4  
2977m<sup>2</sup>  
INCL ROW

3  
DP 334063

2  
1990m<sup>2</sup>  
INCL ROW

1  
3097m<sup>2</sup>

18  
9578m<sup>2</sup>

13  
856m<sup>2</sup>  
EXCL ROW

14  
1194m<sup>2</sup>  
EXCL ROW

12  
922m<sup>2</sup>  
EXCL ROW

15  
1045m<sup>2</sup>  
EXCL ROW

11  
839m<sup>2</sup>  
EXCL ROW

6  
2816m<sup>2</sup>

5  
1218m<sup>2</sup>

MANAWAPOU ROAD  
LEGAL ROAD 30.12 MDE

KAURI CRESENT

7  
818m<sup>2</sup>

8  
818m<sup>2</sup>

9  
818m<sup>2</sup>

10  
804m<sup>2</sup>


17  
812m<sup>2</sup>  
EXCL ROW

16  
813m<sup>2</sup>  
EXCL ROW

LOT 4 DP18010

5  
DP 18010

PLAN OF PROPOSED SUBDIVISION OF  
LOT 4 DP18010 AND LOTS 1,2,4 DP334063

REV	AMENDMENTS	DATE	BY
FIELDBOOK 706			
SURV	PM	18/11/04	PD
DES	PHB	18/11/04	PD
APPROVED		DATE	
COPYRIGHT			
GLYN HOGG MANAWAPOU ROAD HAWERA SOUTH TARANAKI DIST			
NOTES This plan is prepared for the sole purpose of obtaining a Subdivision License under the Resource Management Act 1991. The proposed areas, boundary positions and property details are subject to final survey. The use of this drawing for any other purpose is at the owner's risk.			
 MWH MONTGOMERY WATSON HARRIS			
TAD Ref: 82590			
Date:			
Scale:			
Stamp:			
Date Stamp: 09/11/04			
SCALE: 800			
Job No.		Sheet No. / Rev	

# Memorandum

**To:** Planning Unit  
**CC:**  
**From:** Clive Margetts  
Reticulation Officer  
**Date:** 26/11/2004  
**Re:** Sub Division Application for G Hogg

I refer to the above Sub Division Application for 40 Manawapou Road, Hawera

## Stormwater

All stormwater, including that from the ROW's, will be retained on site. Engineering design calculations will be required to show the efficacy of the soak holes for the ROW's.

## Sewer

It is not likely that the council will make any contribution to the cost of any sewer reticulation system for either Stage 1 or Stage 2 of the proposed development. However, depending on the design of the system, it is possible that the council will assume responsibility for the maintenance of the sewer reticulation pipework. This can be discussed when engineering drawings are available and will be subject to a number of conditions.

## Water

Each plot will have a separate water supply. As with the sewer reticulation, is possible that the council will assume responsibility for the maintenance of the water reticulation pipework. Again, this can be discussed when engineering drawings are available and as before, will be subject to a number of conditions.

Clive Margetts



## Memorandum

To Engineering Services Group  
..... *Clive* .....

From Planning Unit

Date *23/11/04*

Subject **SUBDIVISION CONSENT APPLICATION**

---

Please find attached the following application for subdivision consent:

Name: ..... *G. Hogg* .....

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

..... *Ret Hawera* .....

.....

Please return your comments to me by: ..... *30/11/04* .....

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

*Blen*

**PLANNER/PLANNING MANAGER**

### LOADING

	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>		
<b>SIGNED:</b>		

### 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>Please see memo dated 26/11/21</i></p>		
<b>SIGNED:</b>		

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, Mr R Smith

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

Street Address: Manawapou Road  
Legal Description: Lot 4 DP18010 and Lots 1, 2 and 4 DP334063  
Total Area: 3.4558ha  
Certificates of Title: TNJ4/443, TNJ4/444  
Zoning: Residential in the South Taranaki District Plan

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

In March 2004 the STDC approved a subdivision consent for Glyn Hogg – ref RM 040029. This was to subdivide Lot 3 DP18010 into 4 lots with the rear two being serviced by a right of way. The survey for this was completed in March 2004 and the plan number is LT334063. The survey plan has not yet deposited and titles issued. Glyn has had the two new homes on Lots 1 and 2 on the market and has succeeded in selling Lot 3.

Comments from prospective purchasers indicate that while they want to live in the area they find the lot sizes too large.

Glyn has now instructed us to prepare a scheme to further subdivide Lots 1, 2 and 4 into 6 lots creating an additional 3 lots from the existing. Following that instruction he made an offer for and has entered into an agreement to purchase the major portion of Mr Russell Smith's land – Lot 4 DP18010 – to the south east. Glyn then instructed us to prepare a combined scheme for both areas.

This is the scheme now submitted.

We will refer to the original subdivision as Stage 1 and the Smith land as Stage 2.

The existing right of way for stage 1 is 7.1m wide and originally served 2 lots. The proposal now is for this right of way to serve 5 lots being Lot 3 DP334063 and Lots 2, 3, 4, and 6 of the new scheme. We consider that the existing right of way is capable of being used in this manner. To

facilitate this increase in traffic we have designed a "T" shaped turning area where the right of way lessens in width to serve Lots 3 and 4.

With the increased number of lots Glyn has accepted that it is not appropriate to continue with septic tanks for effluent disposal and proposes connecting Stage 1 and Stage 2 to the existing Council sewer in Denby Road. The design for this sewer will be such that full allowance will be made to service the adjacent land, Lots 2 and 5 DP18010. In that the provision of this sewer will provide for more than the land under subdivision we ask that the STDC give consideration to making a contribution toward the cost. The design of the sewer will be undertaken by MWH NZ Ltd.

Extensive levels have been taken over both area and we are satisfied that a sewer can be designed to serve all the land.

Stage 2 is the development of the Smith land. The location, size, and existing entrance have conspired against the development of this land using a cul-de-sac as was originally envisaged when the subdivision of the underlying land was designed in 1993.

The development of Stage 2 comprises 5 Lots with direct access to Manawapou Road and 7 Lots with access via a right of way. The right of way is 6.3m wide and includes a turning area adjacent to Lots 14 and 15.

The number of lots served by the right of way is one more than the accepted maximum under the District Plan and given the situation set out above we ask that this be accepted.

The lots in Stage 2 will all be served by the proposed new sewer.

Power, telephone, gas and water are all available to serve the new lots.

MWH will be designing both rights of way.

Having reviewed the conditions imposed on the original subdivision we and Glyn expect similar conditions to be imposed now.

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.**

The land is appropriately zoned for this use.

Given that the development is now larger than that for which consent has been given there will be a number of additional vehicle movements per day. We estimate these to be in the order of 72 per day. Manawapou Road is well formed and carries a significant number of vehicles but very few of these are in the heavy class. The increase in vehicle movements in the localised area should not pose a problem.


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







RM040223

23 November 2004

Max Dick  
Hutchins & Dick  
PO Box 321  
**NEW PLYMOUTH**

Dear Max

**REQUEST FOR VALUATION SERVICES**

Please find enclosed information relating to an 18 lot subdivision of a site at 40 Manawapou Road, Hawera (Lot 4 DP 18010 and Lots 1,2 and 4 DP 334063). The site is in the Residential Zone.

Our financial contributions 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.

The subdivision involves four existing lots and will therefore create 14 new lots.

Please provide a report detailing land values only (i.e. not improvements or capital value) of the 14 lots of lesser value.

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

Your assistance is always appreciated and I look forward to hearing from you by Monday 6 December 2004.

Yours sincerely

Blair Sutherland  
**PLANNER**



# QUALITY CONTROL SHEET RM.040223

Received ..... 19 November 2004

Officer ..... Blair

Report due to Senior Planner .....

Adequate Information Supplied ☒ ☒ Date Checked .....

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 ..... 23/11/04

Date Due ..... 30/11/04

Date Comments received .....

Comments required from external agencies

Transit New Zealand

District Land Registrar

Taranaki Regional Council

Department of Conservation

☐  
☐  
☐  
☐

Date Comments requested ..... Date Comments received .....

Date Site Visit Completed ..... 22/12/04

Date Report Completed ..... 22/12/04

Conditions Drafted

☒ ☒

Approval Date ..... 22/12/04

Decision Letter Sent .....

Officer

Date

# DISTRICT PLAN EFFECTIVENESS MONITORING SHEET

## POTENTIAL ISSUES/EFFECTS

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

Zone of Activity ..... *Residential Zone* .....

Category ..... *PIC/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



MWH Reference: 801/007638

18 November 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

520/04		DATE FILED
Glyn Hogg		
SOUTH TARANAKI DISTRICT COUNCIL		
ACTION/DECISION		DATE REPLIED
NAME	INITIALS	DATE
Glyn Hogg	GH	19/11
AL-20-		

Ltr03 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](http://www.mwhglobal.com/nz)

*Delivering Innovative Projects and Solutions Worldwide*

041119003

DO NOT SCALE - IF IN DOUBT, ASK

200

150

100

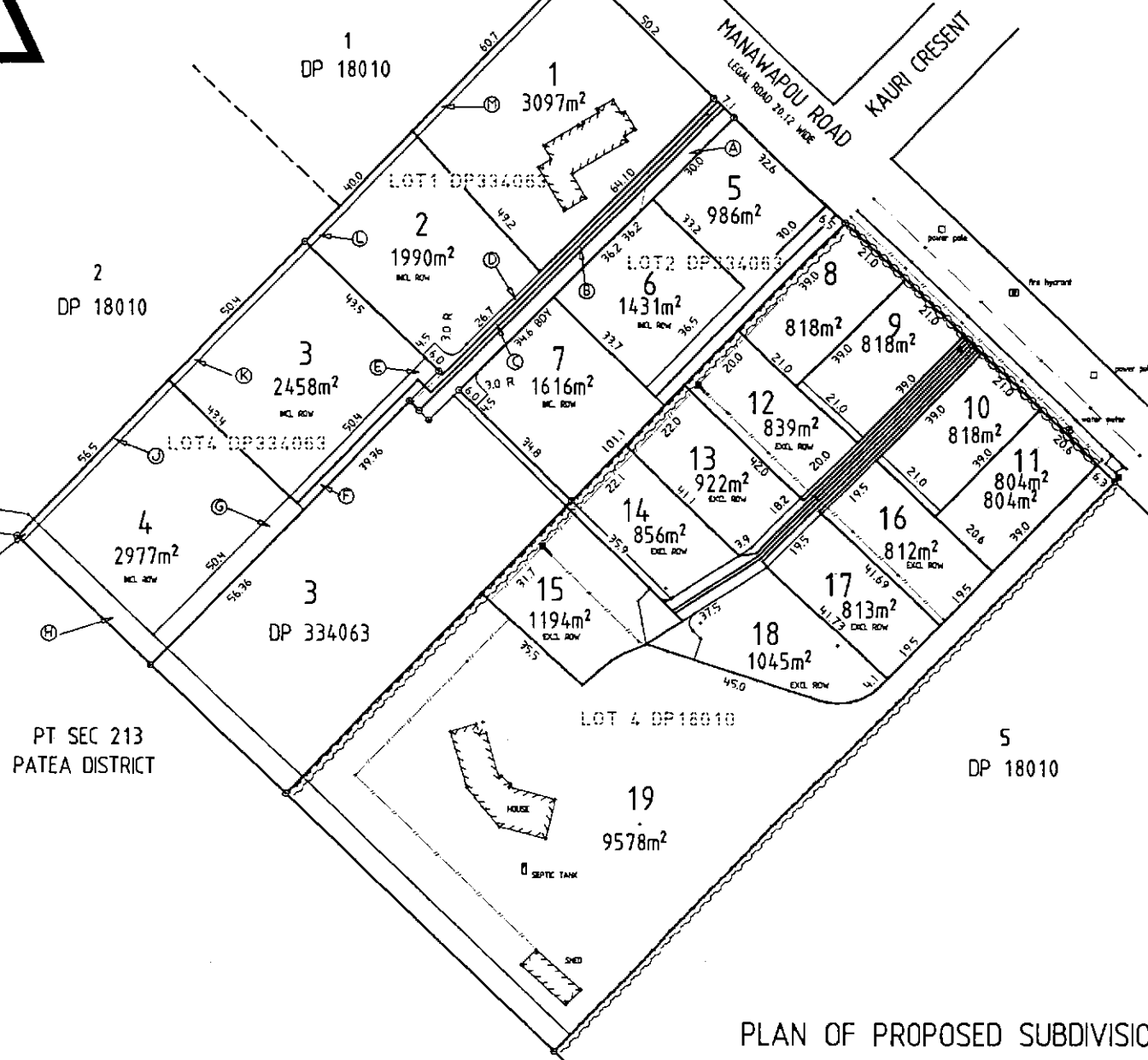
70

40

20

0

ORIGINAL SIZE A2



# PLAN OF PROPOSED SUBDIVISION OF LOT 4 DP18010 AND LOTS 1,2,4 DP334063

REV	AMENDMENTS	DATE	BY
1	ISSUED	09/11/04	GLY HOGG

GLYN HOGG  
MANAWAPOU ROAD  
HAWERA  
SOUTH TARANAKI DIST

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 users risk.

**MWH**  
MONTGOMERY WATSON HARRIS

CAD Ref:	82590
XRefs:	
Status:	
Stamp:	
Date:	09/11/04
Stamp:	
SCALES:	800
Job No.	82590
Sheet No.	1
Revision	0



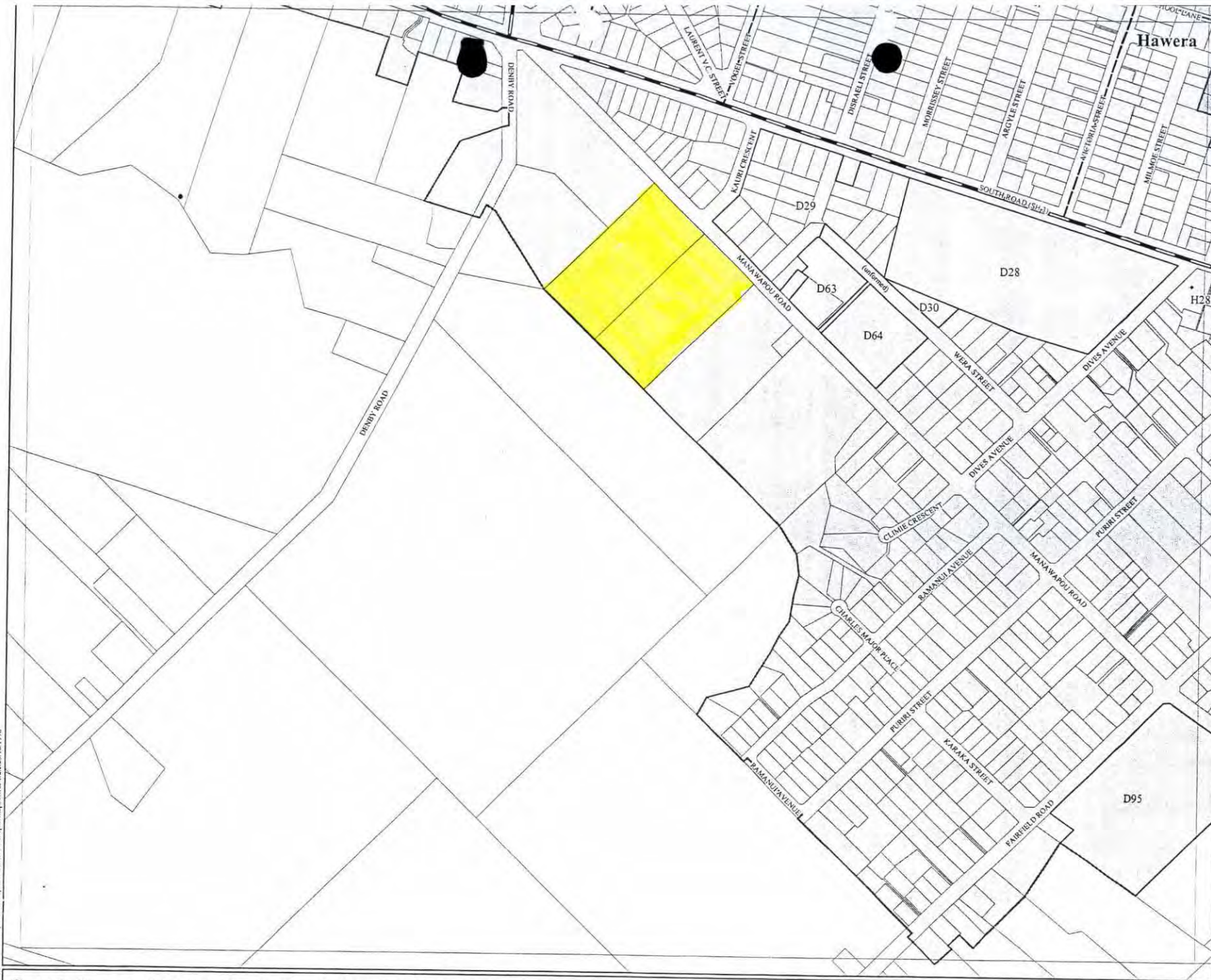
Key  
Subject  
Main route



HAWERA



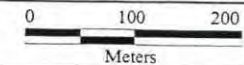
Workspace: p:\212104210\place20\mapinfo\work\final2\mapinfo\map19.sxd Date: 21/01/1998



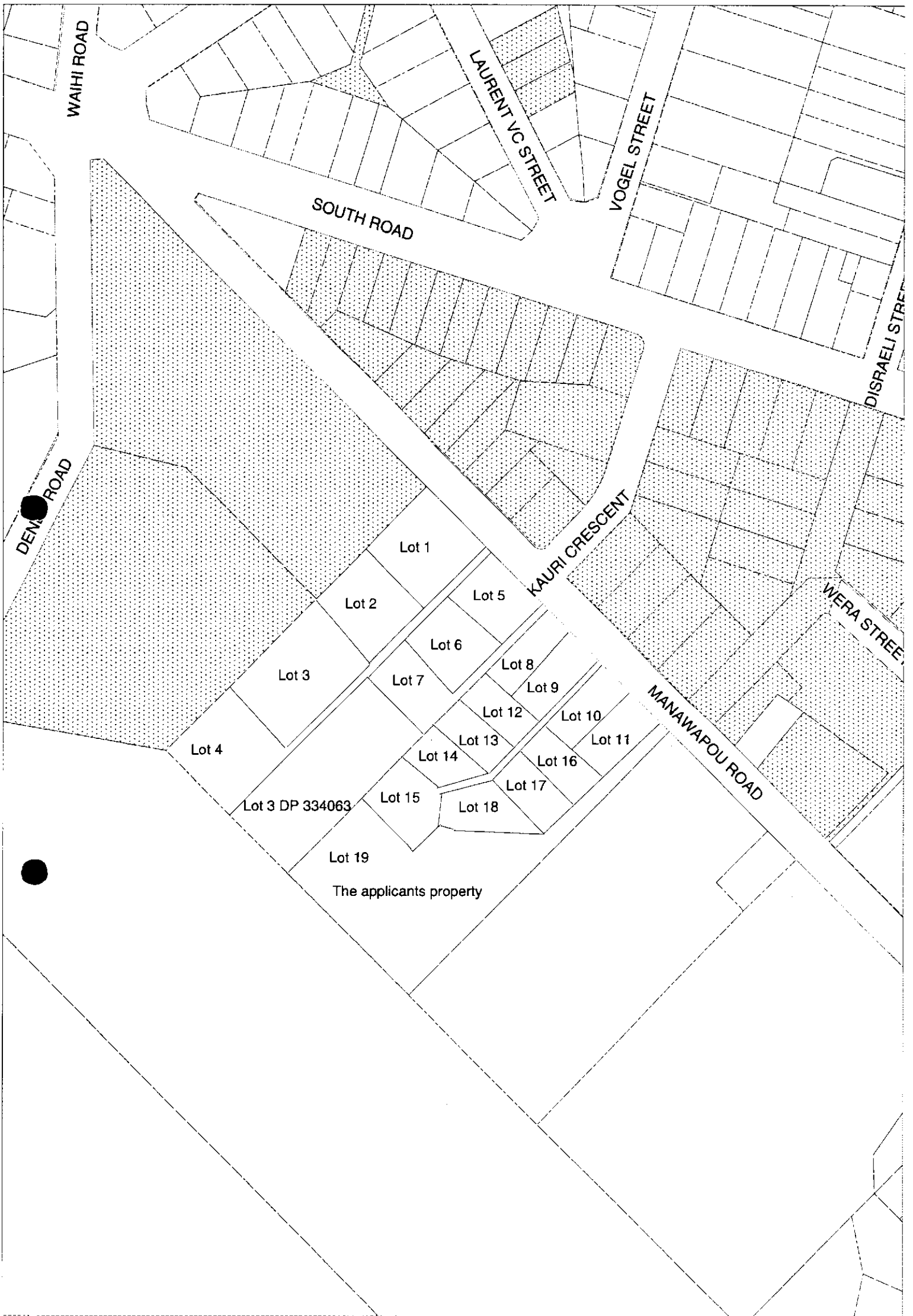
- ### Legend
- Commercial Zone
  - Industrial Zone
  - Residential Zone
  - Rural Industrial Zone
  - Rural Zone
  - Designation
  - Protection Area
  - Railway and Designated Area
  - Heritage Item
  - Pa Site
  - Coastal Protection Line
  - Defined Pedestrian Area
  - Pipeline Corridor
  - Power Corridor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

### Index

	37	38
	39	40
9		



Scale 1:5,000



WAIHI ROAD

LAURENT VC STREET

VOGEL STREET

SOUTH ROAD

DISRAELI STREET

DENI ROAD

KAURI CRESCENT

WERA STREET

MANAWAPOU ROAD

Lot 1

Lot 2

Lot 5

Lot 6

Lot 3

Lot 7

Lot 8

Lot 9

Lot 12

Lot 10

Lot 11

Lot 4

Lot 13

Lot 16

Lot 14

Lot 17

Lot 15

Lot 18

Lot 3 DP 334063

Lot 19

The applicants property



DO NOT SCALE - IF IN DOUBT, ASK

200

150

100

90

80

70

60

50

40

30

20

10

0

ORIGINAL SIZE A2



PT SEC 213  
PATEA DISTRICT

1  
DP 18010

2  
DP 18010

3  
DP 334063

5  
DP 18010

LOT 4 DP18010

19  
9578m<sup>2</sup>

SEPTIC TANK

SHED

MANAWAPOU ROAD  
LEGAL ROAD 20.12 WIDE  
KAURI CRESENT

LOT1 DP334063

LOT2 DP334063

LOT4 DP334063

1  
3097m<sup>2</sup>

2  
1990m<sup>2</sup>  
INCL. ROW

3  
2458m<sup>2</sup>  
INCL. ROW

4  
2977m<sup>2</sup>  
INCL. ROW

5  
986m<sup>2</sup>

6  
1431m<sup>2</sup>  
INCL. ROW

7  
1616m<sup>2</sup>  
INCL. ROW

12  
839m<sup>2</sup>  
EXCL. ROW

13  
922m<sup>2</sup>  
EXCL. ROW

14  
856m<sup>2</sup>  
EXCL. ROW

15  
1194m<sup>2</sup>  
EXCL. ROW

17  
813m<sup>2</sup>  
EXCL. ROW

18  
1045m<sup>2</sup>  
EXCL. ROW

8  
818m<sup>2</sup>

9  
818m<sup>2</sup>

10  
818m<sup>2</sup>

11  
804m<sup>2</sup>

16  
812m<sup>2</sup>  
EXCL. ROW

17  
813m<sup>2</sup>  
EXCL. ROW

18  
1045m<sup>2</sup>  
EXCL. ROW

19  
9578m<sup>2</sup>

20  
818m<sup>2</sup>

21  
818m<sup>2</sup>

22  
818m<sup>2</sup>

23  
818m<sup>2</sup>

24  
818m<sup>2</sup>

25  
818m<sup>2</sup>

26  
818m<sup>2</sup>

27  
818m<sup>2</sup>

28  
818m<sup>2</sup>

29  
818m<sup>2</sup>

30  
818m<sup>2</sup>

31  
818m<sup>2</sup>

32  
818m<sup>2</sup>

33  
818m<sup>2</sup>

34  
818m<sup>2</sup>

35  
818m<sup>2</sup>

36  
818m<sup>2</sup>

37  
818m<sup>2</sup>

38  
818m<sup>2</sup>

39  
818m<sup>2</sup>

40  
818m<sup>2</sup>

41  
818m<sup>2</sup>

42  
818m<sup>2</sup>

43  
818m<sup>2</sup>

44  
818m<sup>2</sup>

45  
818m<sup>2</sup>

46  
818m<sup>2</sup>

47  
818m<sup>2</sup>

48  
818m<sup>2</sup>

49  
818m<sup>2</sup>

50  
818m<sup>2</sup>

51  
818m<sup>2</sup>

52  
818m<sup>2</sup>

53  
818m<sup>2</sup>

54  
818m<sup>2</sup>

55  
818m<sup>2</sup>

56  
818m<sup>2</sup>

57  
818m<sup>2</sup>

58  
818m<sup>2</sup>

59  
818m<sup>2</sup>

60  
818m<sup>2</sup>

61  
818m<sup>2</sup>

62  
818m<sup>2</sup>

63  
818m<sup>2</sup>

64  
818m<sup>2</sup>

65  
818m<sup>2</sup>

66  
818m<sup>2</sup>

67  
818m<sup>2</sup>

68  
818m<sup>2</sup>

69  
818m<sup>2</sup>

70  
818m<sup>2</sup>

71  
818m<sup>2</sup>

72  
818m<sup>2</sup>

73  
818m<sup>2</sup>

74  
818m<sup>2</sup>

75  
818m<sup>2</sup>

76  
818m<sup>2</sup>

77  
818m<sup>2</sup>

78  
818m<sup>2</sup>

79  
818m<sup>2</sup>

80  
818m<sup>2</sup>

81  
818m<sup>2</sup>

82  
818m<sup>2</sup>

83  
818m<sup>2</sup>

84  
818m<sup>2</sup>

85  
818m<sup>2</sup>

86  
818m<sup>2</sup>

87  
818m<sup>2</sup>

88  
818m<sup>2</sup>

89  
818m<sup>2</sup>

90  
818m<sup>2</sup>

91  
818m<sup>2</sup>

92  
818m<sup>2</sup>

93  
818m<sup>2</sup>

94  
818m<sup>2</sup>

95  
818m<sup>2</sup>

96  
818m<sup>2</sup>

97  
818m<sup>2</sup>

98  
818m<sup>2</sup>

99  
818m<sup>2</sup>

100  
818m<sup>2</sup>

101  
818m<sup>2</sup>

102  
818m<sup>2</sup>

103  
818m<sup>2</sup>

104  
818m<sup>2</sup>

105  
818m<sup>2</sup>

106  
818m<sup>2</sup>

107  
818m<sup>2</sup>

108  
818m<sup>2</sup>

109  
818m<sup>2</sup>

110  
818m<sup>2</sup>

111  
818m<sup>2</sup>

112  
818m<sup>2</sup>

113  
818m<sup>2</sup>

114  
818m<sup>2</sup>

115  
818m<sup>2</sup>

116  
818m<sup>2</sup>

117  
818m<sup>2</sup>

118  
818m<sup>2</sup>

119  
818m<sup>2</sup>

120  
818m<sup>2</sup>

121  
818m<sup>2</sup>

122  
818m<sup>2</sup>

123  
818m<sup>2</sup>

124  
818m<sup>2</sup>

125  
818m<sup>2</sup>

126  
818m<sup>2</sup>

127  
818m<sup>2</sup>

128  
818m<sup>2</sup>

129  
818m<sup>2</sup>

130  
818m<sup>2</sup>

131  
818m<sup>2</sup>

132  
818m<sup>2</sup>

133  
818m<sup>2</sup>

134  
818m<sup>2</sup>

135  
818m<sup>2</sup>

136  
818m<sup>2</sup>

137  
818m<sup>2</sup>

138  
818m<sup>2</sup>

139  
818m<sup>2</sup>

140  
818m<sup>2</sup>

141  
818m<sup>2</sup>

142  
818m<sup>2</sup>

143  
818m<sup>2</sup>

144  
818m<sup>2</sup>

145  
818m<sup>2</sup>

146  
818m<sup>2</sup>

147  
818m<sup>2</sup>

148  
818m<sup>2</sup>

149  
818m<sup>2</sup>

150  
818m<sup>2</sup>

151  
818m<sup>2</sup>

152  
818m<sup>2</sup>

153  
818m<sup>2</sup>

154  
818m<sup>2</sup>

155  
818m<sup>2</sup>

156  
818m<sup>2</sup>

157  
818m<sup>2</sup>

158  
818m<sup>2</sup>

159  
818m<sup>2</sup>

160  
818m<sup>2</sup>

161  
818m<sup>2</sup>

162  
818m<sup>2</sup>

163  
818m<sup>2</sup>

164  
818m<sup>2</sup>

165  
818m<sup>2</sup>

166  
818m<sup>2</sup>

167  
818m<sup>2</sup>

168  
818m<sup>2</sup>

169  
818m<sup>2</sup>

170  
818m<sup>2</sup>

171  
818m<sup>2</sup>

172  
818m<sup>2</sup>

173  
818m<sup>2</sup>

174  
818m<sup>2</sup>

175  
818m<sup>2</sup>

176  
818m<sup>2</sup>

177  
818m<sup>2</sup>

178  
818m<sup>2</sup>

179  
818m<sup>2</sup>

180  
818m<sup>2</sup>

181  
818m<sup>2</sup>

182  
818m<sup>2</sup>

183  
818m<sup>2</sup>

184  
818m<sup>2</sup>

185  
818m<sup>2</sup>

186  
818m<sup>2</sup>

187  
818m<sup>2</sup>

188  
818m<sup>2</sup>

189  
818m<sup>2</sup>

190  
818m<sup>2</sup>

191  
818m<sup>2</sup>

192  
818m<sup>2</sup>

193  
818m<sup>2</sup>

194  
818m<sup>2</sup>

195  
818m<sup>2</sup>

196  
818m<sup>2</sup>

197  
818m<sup>2</sup>

198  
818m<sup>2</sup>

199  
818m<sup>2</sup>

200  
818m<sup>2</sup>

201  
818m<sup>2</sup>

202  
818m<sup>2</sup>

203  
818m<sup>2</sup>

204  
818m<sup>2</sup>

205  
818m<sup>2</sup>

206  
818m<sup>2</sup>

207  
818m<sup>2</sup>

208  
818m<sup>2</sup>

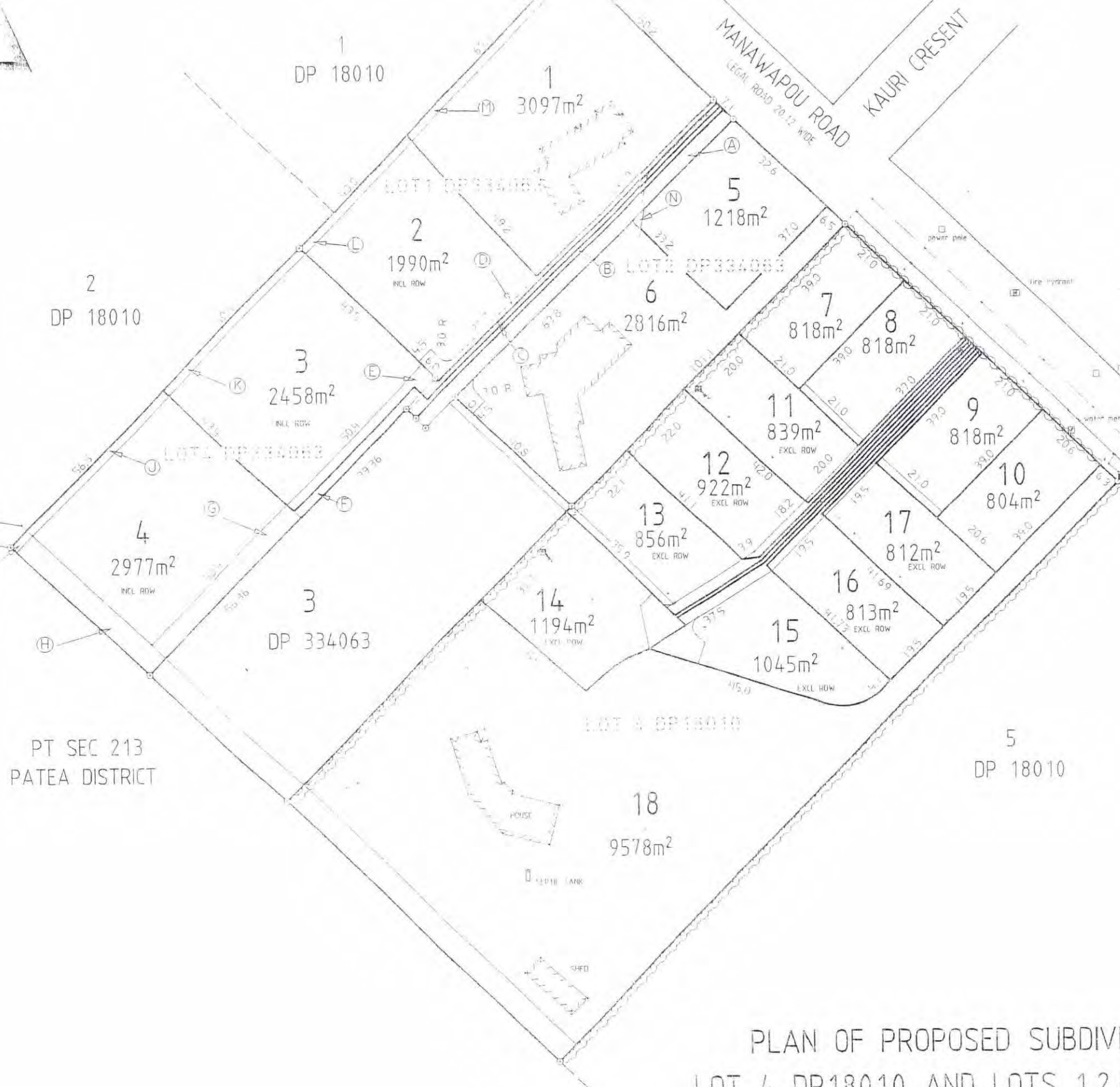
209  
818m<sup>2</sup>

210  
818m<sup>2</sup>

211  
818m<sup>2</sup>

212  
818m<sup>2</sup>





PLAN OF PROPOSED SUBDIVISION OF  
LOT 4 DP18010 AND LOTS 1,2,4 DP334063

REV	REVISIONS	DATE	BY
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
11	Initials	Date	Initials
12	Initials	Date	Initials
13	Initials	Date	Initials
14	Initials	Date	Initials
15	Initials	Date	Initials
16	Initials	Date	Initials
17	Initials	Date	Initials
18	Initials	Date	Initials
19	Initials	Date	Initials
20	Initials	Date	Initials
21	Initials	Date	Initials
22	Initials	Date	Initials
23	Initials	Date	Initials
24	Initials	Date	Initials
25	Initials	Date	Initials
26	Initials	Date	Initials
27	Initials	Date	Initials
28	Initials	Date	Initials
29	Initials	Date	Initials
30	Initials	Date	Initials
31	Initials	Date	Initials
32	Initials	Date	Initials
33	Initials	Date	Initials
34	Initials	Date	Initials
35	Initials	Date	Initials
36	Initials	Date	Initials
37	Initials	Date	Initials
38	Initials	Date	Initials
39	Initials	Date	Initials
40	Initials	Date	Initials
41	Initials	Date	Initials
42	Initials	Date	Initials
43	Initials	Date	Initials
44	Initials	Date	Initials
45	Initials	Date	Initials
46	Initials	Date	Initials
47	Initials	Date	Initials
48	Initials	Date	Initials
49	Initials	Date	Initials
50	Initials	Date	Initials
51	Initials	Date	Initials
52	Initials	Date	Initials
53	Initials	Date	Initials
54	Initials	Date	Initials
55	Initials	Date	Initials
56	Initials	Date	Initials
57	Initials	Date	Initials
58	Initials	Date	Initials
59	Initials	Date	Initials
60	Initials	Date	Initials
61	Initials	Date	Initials
62	Initials	Date	Initials
63	Initials	Date	Initials
64	Initials	Date	Initials
65	Initials	Date	Initials
66	Initials	Date	Initials
67	Initials	Date	Initials
68	Initials	Date	Initials
69	Initials	Date	Initials
70	Initials	Date	Initials
71	Initials	Date	Initials
72	Initials	Date	Initials
73	Initials	Date	Initials
74	Initials	Date	Initials
75	Initials	Date	Initials
76	Initials	Date	Initials
77	Initials	Date	Initials
78	Initials	Date	Initials
79	Initials	Date	Initials
80	Initials	Date	Initials
81	Initials	Date	Initials
82	Initials	Date	Initials
83	Initials	Date	Initials
84	Initials	Date	Initials
85	Initials	Date	Initials
86	Initials	Date	Initials
87	Initials	Date	Initials
88	Initials	Date	Initials
89	Initials	Date	Initials
90	Initials	Date	Initials
91	Initials	Date	Initials
92	Initials	Date	Initials
93	Initials	Date	Initials
94	Initials	Date	Initials
95	Initials	Date	Initials
96	Initials	Date	Initials
97	Initials	Date	Initials
98	Initials	Date	Initials
99	Initials	Date	Initials
100	Initials	Date	Initials

GLYN HOGG  
MANAWAPOU ROAD  
HAWERA  
SOUTH TARANAKI DIST

NOTES  
This plan is produced for the sole purpose of  
submitting 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 owner's risk.



1:10 Ref.	82500
Scale	
Status	
Stamp	
Date	09/11/04
Scale	1:10
Job No.	
Sheet No.	
Rev.	



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, Mr R Smith

2. The location to which this application relates is:

Street Address: Manawapou Road  
Legal Description: Lot 4 DP18010 and Lots 1, 2 and 4 DP334063  
Total Area: 3.4558ha  
Certificates of Title: TNJ4/443, TNJ4/444  
Zoning: Residential in the South Taranaki District Plan

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

In March 2004 the STDC approved a subdivision consent for Glyn Hogg – ref RM 040029. This was to subdivide Lot 3 DP18010 into 4 lots with the rear two being serviced by a right of way. The survey for this was completed in March 2004 and the plan number is LT334063. The survey plan has not yet deposited and titles issued. Glyn has had the two new homes on Lots 1 and 2 on the market and has succeeded in selling Lot 3.

Comments from prospective purchasers indicate that while they want to live in the area they find the lot sizes too large.

Glyn has now instructed us to prepare a scheme to further subdivide Lots 1, 2 and 4 into 6 lots creating an additional 3 lots from the existing. Following that instruction he made an offer for and has entered into an agreement to purchase the major portion of Mr Russell Smith's land – Lot 4 DP18010 – to the south east. Glyn then instructed us to prepare a combined scheme for both areas.

This is the scheme now submitted.

We will refer to the original subdivision as Stage 1 and the Smith land as Stage 2.

The existing right of way for stage 1 is 7.1m wide and originally served 2 lots. The proposal now is for this right of way to serve 5 lots being Lot 3 DP334063 and Lots 2, 3, 4, and 6 of the new scheme. We consider that the existing right of way is capable of being used in this manner. To



facilitate this increase in traffic we have designed a "T" shaped turning area where the right of way lessens in width to serve Lots 3 and 4.

With the increased number of lots Glyn has accepted that it is not appropriate to continue with septic tanks for effluent disposal and proposes connecting Stage 1 and Stage 2 to the existing Council sewer in Denby Road. The design for this sewer will be such that full allowance will be made to service the adjacent land, Lots 2 and 5 DP18010. In that the provision of this sewer will provide for more than the land under subdivision we ask that the STDC give consideration to making a contribution toward the cost. The design of the sewer will be undertaken by MWH NZ Ltd.

Extensive levels have been taken over both area and we are satisfied that a sewer can be designed to serve all the land.

Stage 2 is the development of the Smith land. The location, size, and existing entrance have conspired against the development of this land using a cul-de-sac as was originally envisaged when the subdivision of the underlying land was designed in 1993.

The development of Stage 2 comprises 5 Lots with direct access to Manawapou Road and 7 Lots with access via a right of way. The right of way is 6.3m wide and includes a turning area adjacent to Lots 14 and 15.

The number of lots served by the right of way is one more than the accepted maximum under the District Plan and given the situation set out above we ask that this be accepted.

The lots in Stage 2 will all be served by the proposed new sewer.

Power, telephone, gas and water are all available to serve the new lots.

MWH will be designing both rights of way.

Having reviewed the conditions imposed on the original subdivision we and Glyn expect similar conditions to be imposed now.

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.**

The land is appropriately zoned for this use.

Given that the development is now larger than that for which consent has been given there will be a number of additional vehicle movements per day. We estimate these to be in the order of 72 per day. Manawapou Road is well formed and carries a significant number of vehicles but very few of these are in the heavy class. The increase in vehicle movements in the localised area should not pose a problem.

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.




**MWH**  
MONTGOMERY WATSON HARZA

- (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

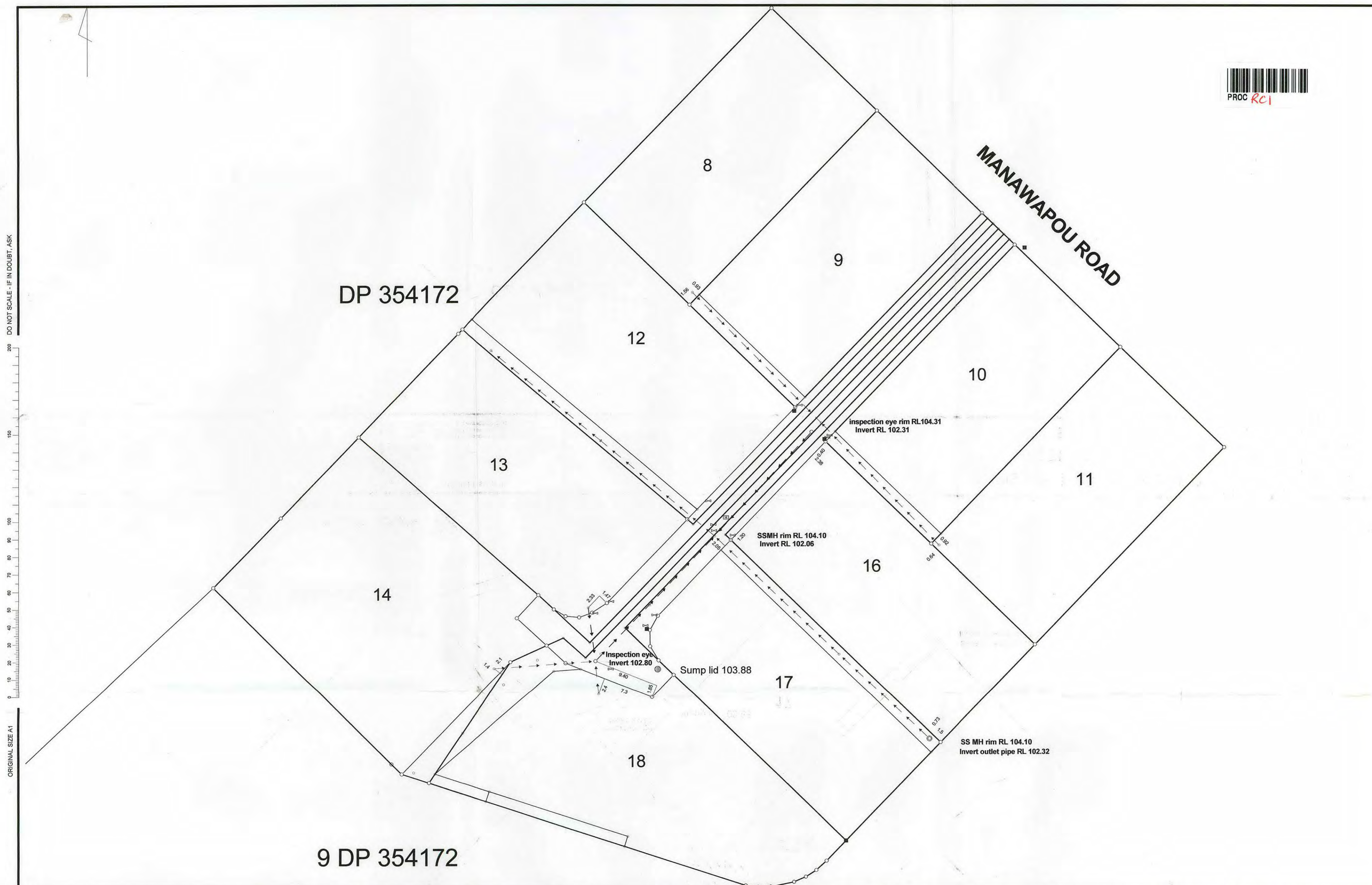
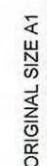
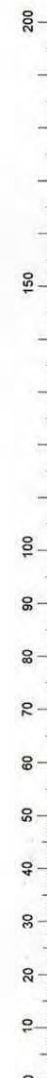
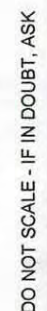
**ANNEXURES**


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









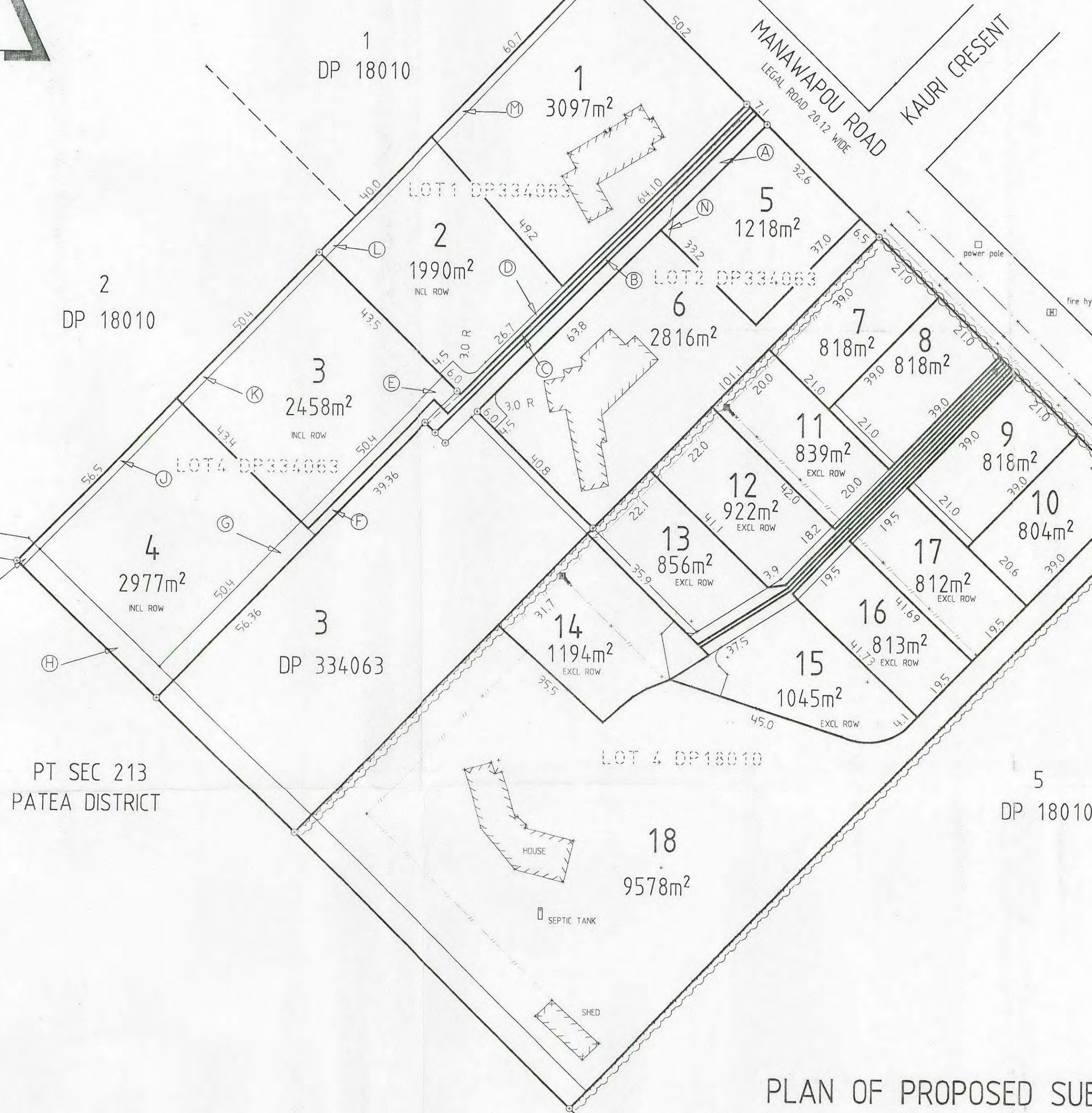
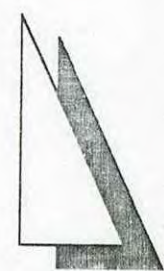
				CAD REF : ASBULT stage III		FIELDBOOK						3G LTD MANAWAPOU RD ASBULT PLAN STAGE III		Status Stamp ASBULT2	
						SURVEYED		Name		Date				SCALES	
						DESIGNED		PMC		24/02/06				A1: \$SCALE	
						DRAWN		PMC		2/03/06				A3: HALFSCALE	
						CHECKED		RHBG		7/03/06				Date Stamp	
						APPROVED								28/06/2006	
				COPYRIGHT										Job No.	
				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.				MWH NZ Ltd - Wanganui Office P O Box 168 Wanganui						Z 0825900	
														Sheet No.	
														1	
														Rev	
														0	
										</					



DO NOT SCALE - IF IN DOUBT, ASK

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

ORIGINAL SIZE A2

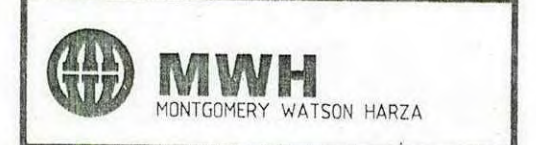


PLAN OF PROPOSED SUBDIVISION OF  
LOT 4 DP18010 AND LOTS 1,2,4 DP334063

REV	AMENDMENTS	DATE	INT
FIELDBOOK:	700		
SURV	P.Mc	8/11/04	DR. P.Mc 9/11/04
DES	R.H.B.G	9/11/04	CH.
APPROVED		DATE	
COPYRIGHT			
These drawings shall only be used for the purpose for which they were supplied. Any other use without the written consent of the author is prohibited. The author is not responsible for any errors or omissions in the drawings or for any consequences arising therefrom.			

GLYN HOGG  
MANAWAPOU ROAD  
HAWERA  
SOUTH TARANAKI DIST

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: 8259D  
XRefs:  
Status Stamp  
Date Stamp 09/11/04  
SCALES: 800

Job No.	Sheet No.	Revision
8259D	1	0



