

Blair/Sonia
RM 040223

20 January 2006

The Manager
South Taranaki District Council
Private Bag
Hawera
New Zealand



Toitu te
Land whenua
Information
New Zealand



PLAN DEPOSIT NOTICE

Surveyors Reference: 8259F

Deposited Plan No DP 354172 of LOTS 1-9 BEING SUBDIVISION OF LOT 4 DP18010 AND LOTS 1,2,4 DP334063 AND EASEMENTS OVER LOT 3 DP334063 Land Registration District of Taranaki lodged by Gilberd, Robert Hugh Browse was deposited on 21/12/2005.

The following new Certificates of Title have been issued:

Legal Description	Area	Certificate of Title
Lot 1 Deposited Plan 354172	3100 square metres	221322
Lot 2 Deposited Plan 354172	1987 square metres	221323
Lot 3 Deposited Plan 354172	2455 square metres	221324
Lot 4 Deposited Plan 354172	2979 square metres	221325
Lot 5 Deposited Plan 354172	986 square metres	221326
Lot 6 Deposited Plan 354172	1431 square metres	221327
Lot 7 Deposited Plan 354172	1616 square metres	221328
Lot 8 Deposited Plan 354172	9713 square metres	221329
Lot 9 Deposited Plan 354172	1.0287 hectares	221330

Processing Centre Manager

Hamilton Processing Centre
820 Victoria Street
Private Bag 3028
Hamilton
New Zealand
Tel 0800 ONLINE (665463)
Fax 64-7-834 6788
Internet
<http://www.linz.govt.nz>



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

421 km

Search Copy



R.W. Muir
Registrar-General
of Land

Identifier 221329
Land Registration District Taranaki
Date Issued 21 December 2005

Prior References
TNJ4/444

Estate Fee Simple
Area 9713 square metres more or less
Legal Description Lot 8 Deposited Plan 354172
Proprietors
3G Limited

Interests

Land Covenant in Transfer 429291

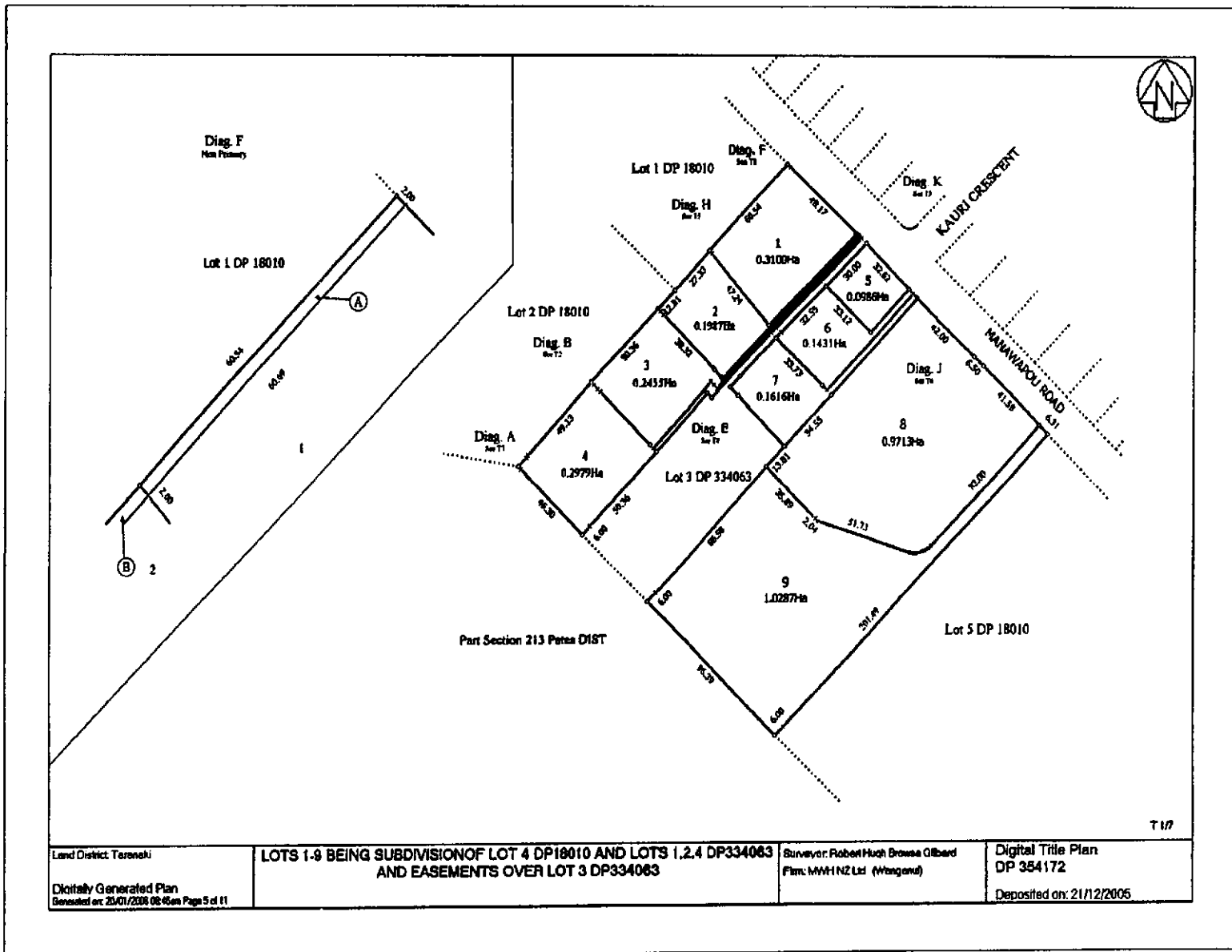
Appurtenant hereto are rights to drain sewage, convey water, convey electricity, convey gas, convey telecommunications and computer media created by Easement Instrument 6699995.5 - 21.12.2005 at 9:00 am

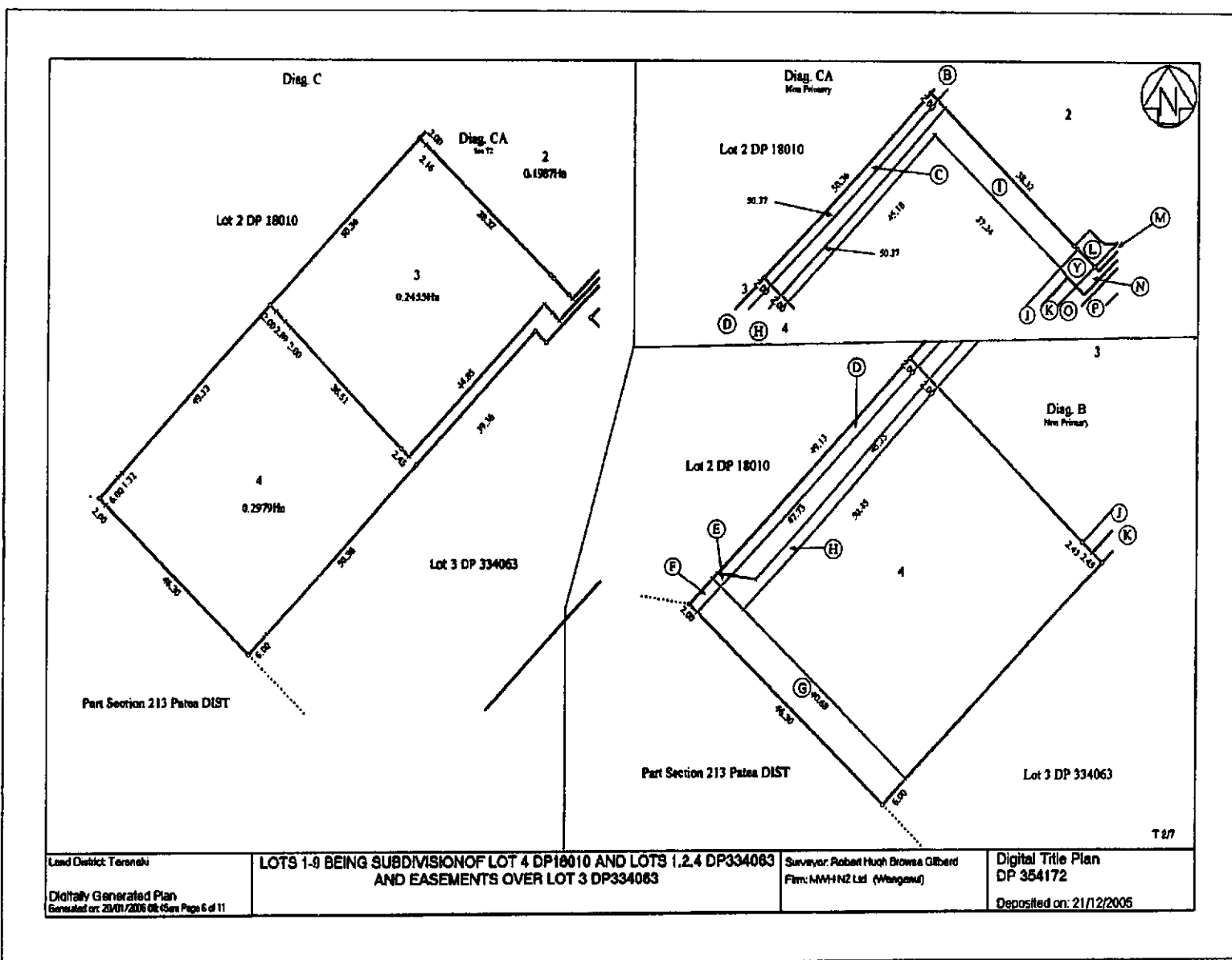
Subject to rights to convey water, convey electricity, convey gas, convey telecommunications and computer media over parts marked W and Z on DP 354172 created by Easement Instrument 6699995.5 - 21.12.2005 at 9:00 am

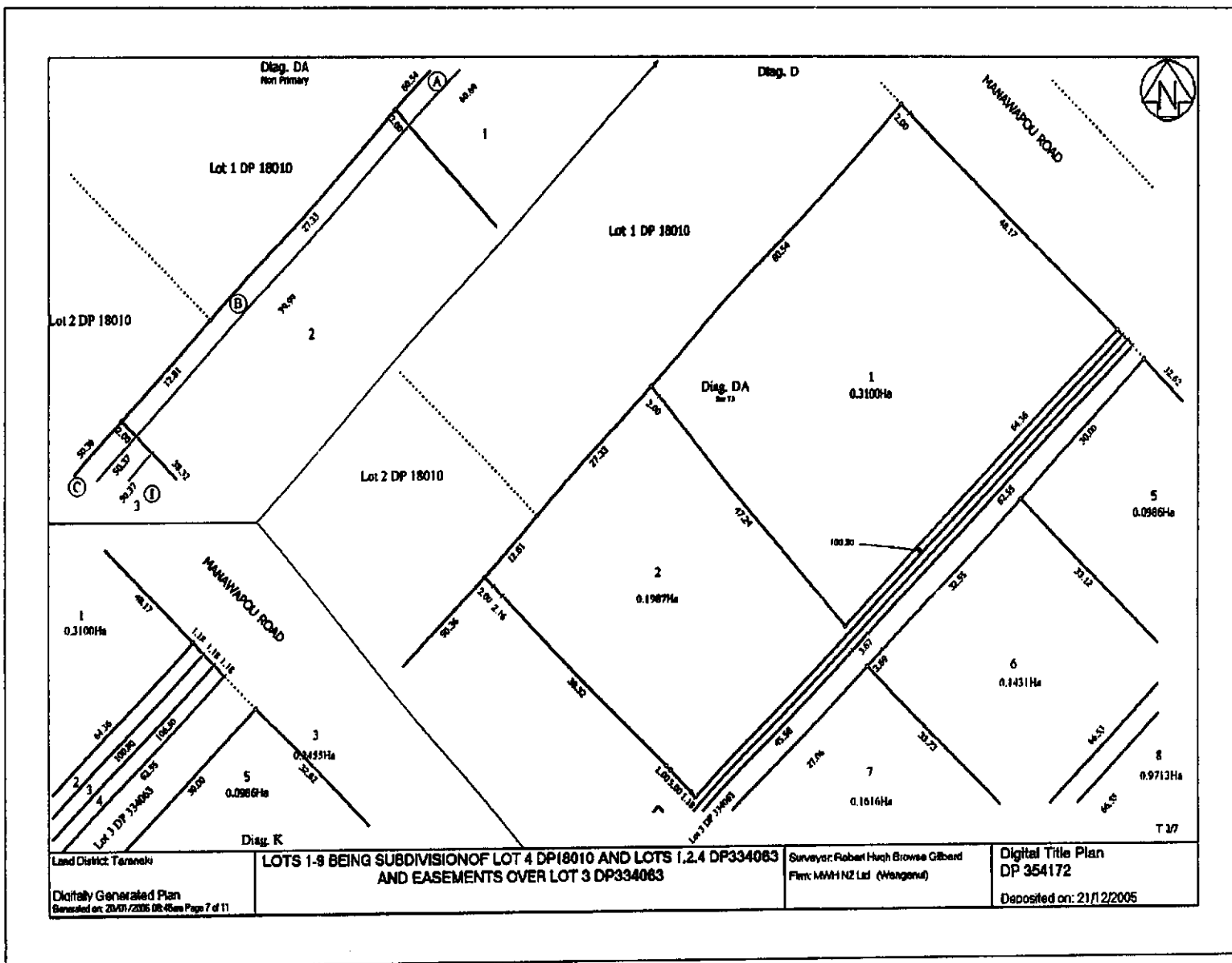
The easements created by Easement Instrument 6699995.5 are subject to Section 243 (a) Resource Management Act 1991
6749086.2 Mortgage to David John Kingdom - 13.2.2006 at 9:00 am

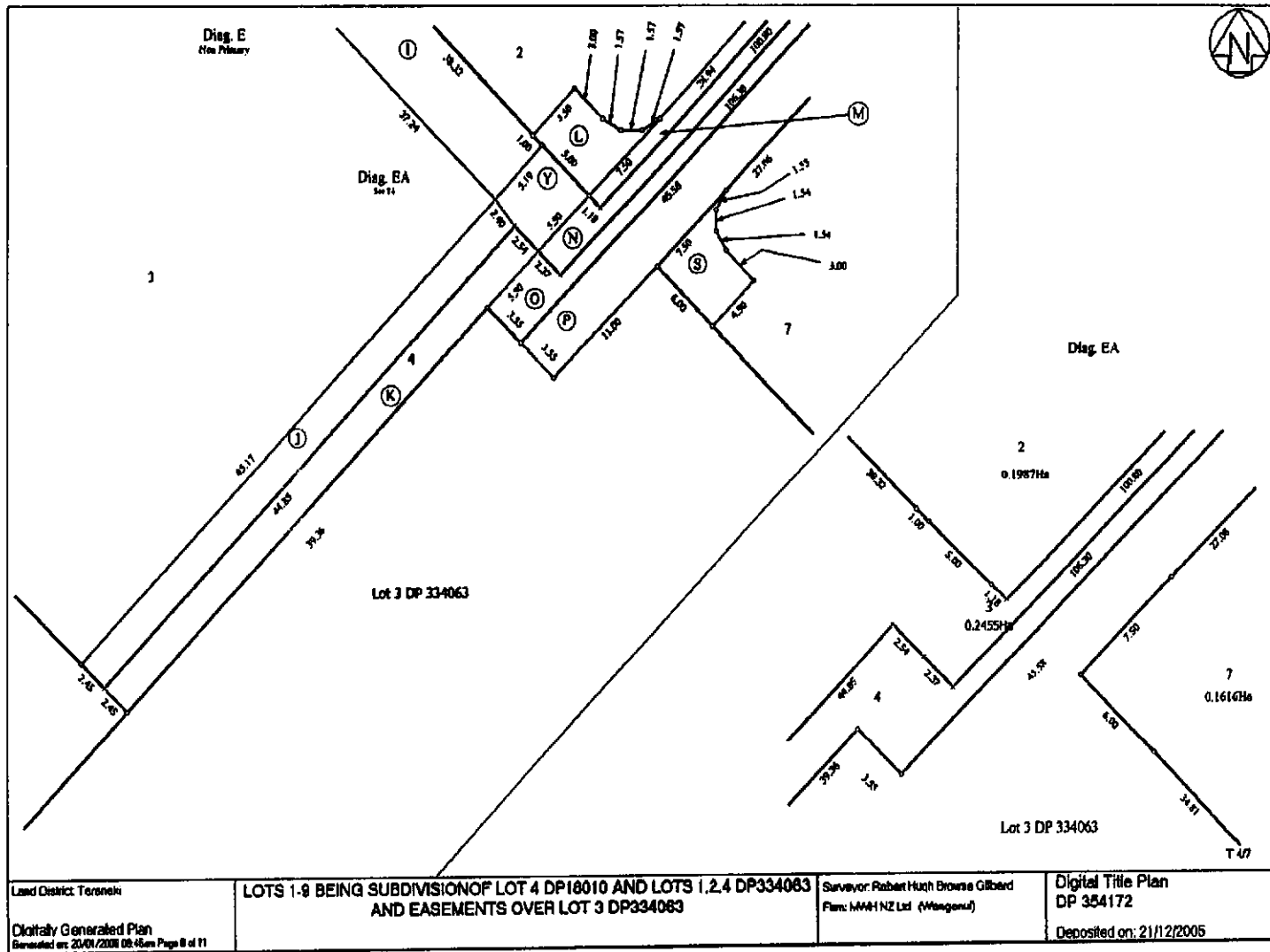
Identifier

221329



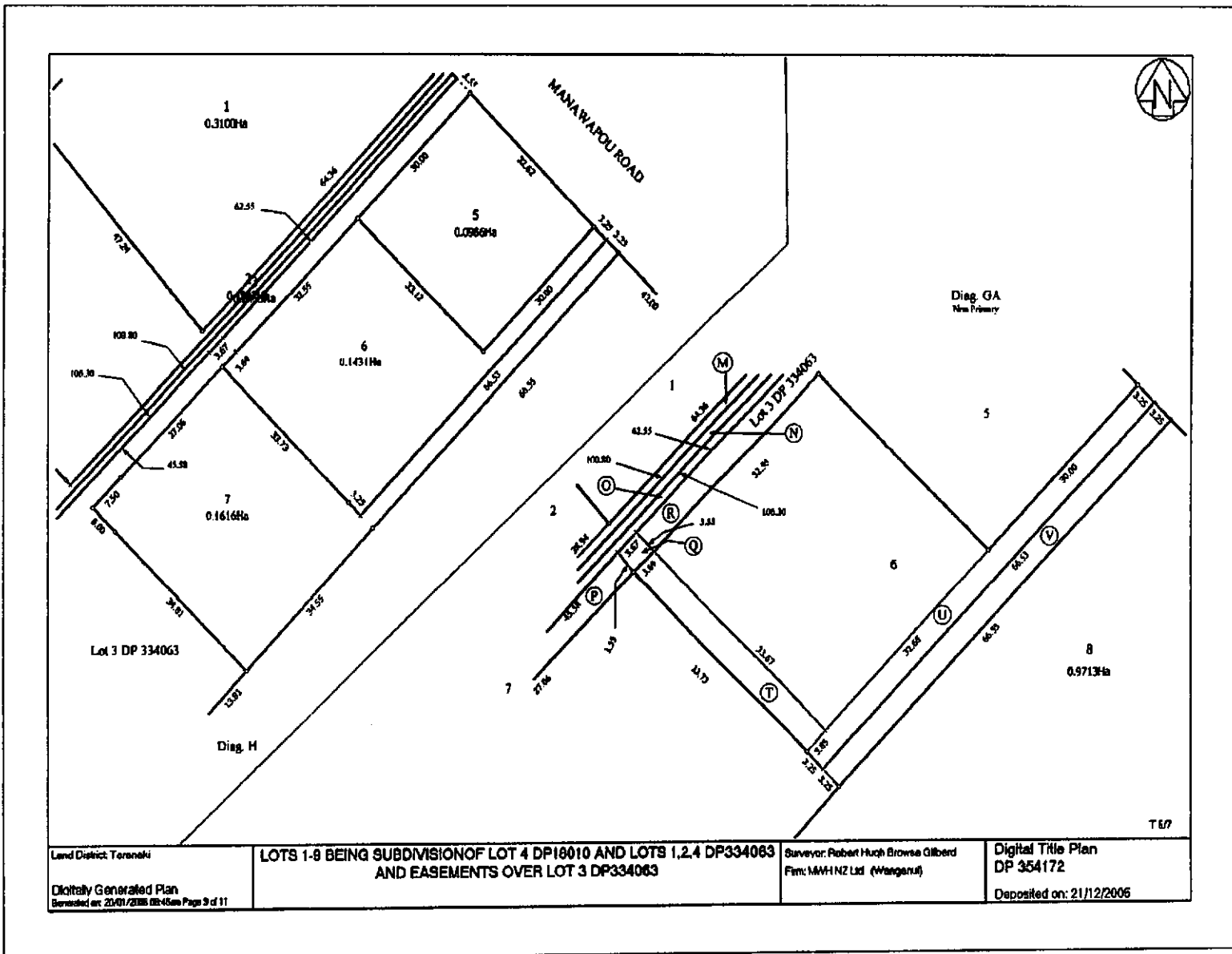






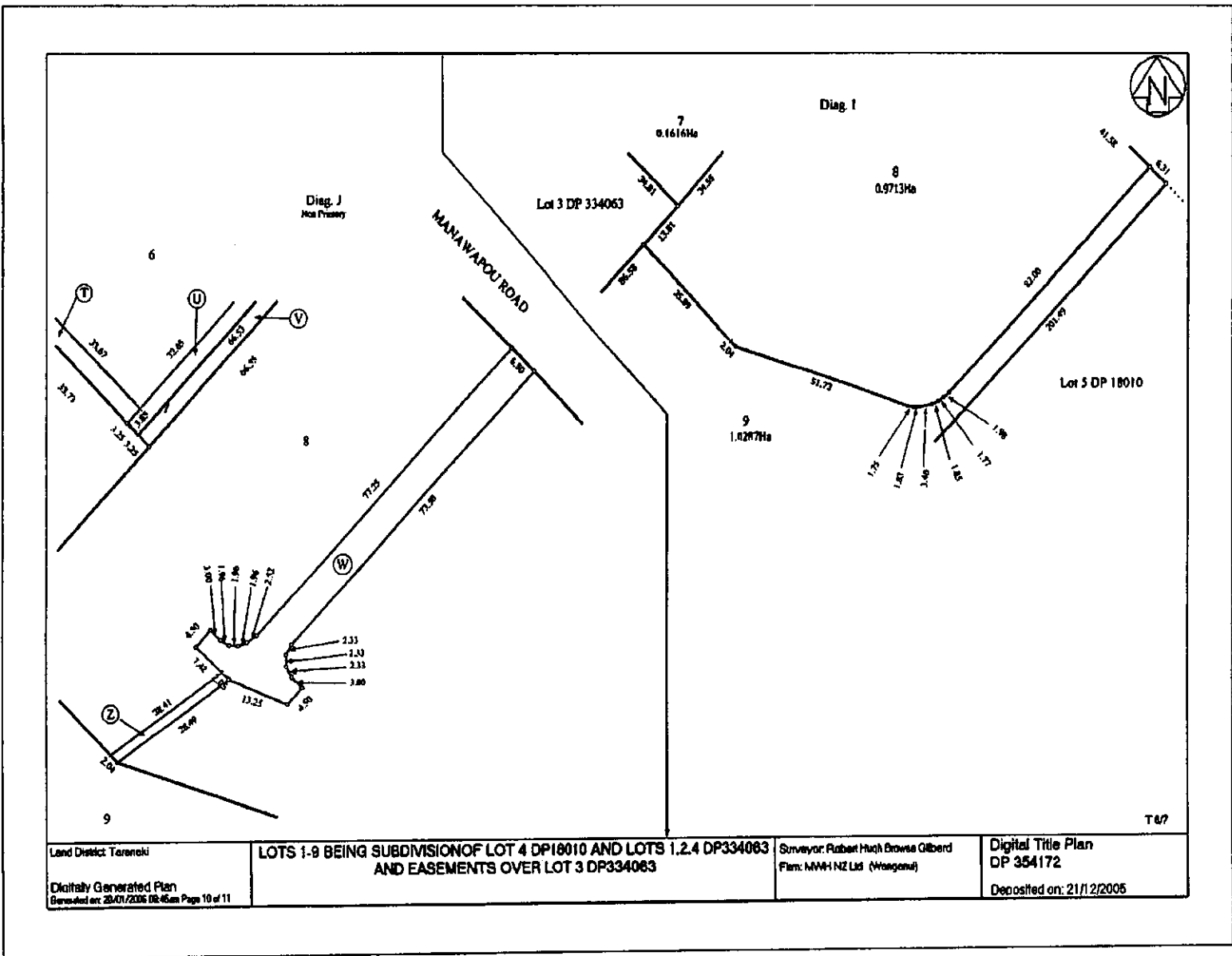
Identifier

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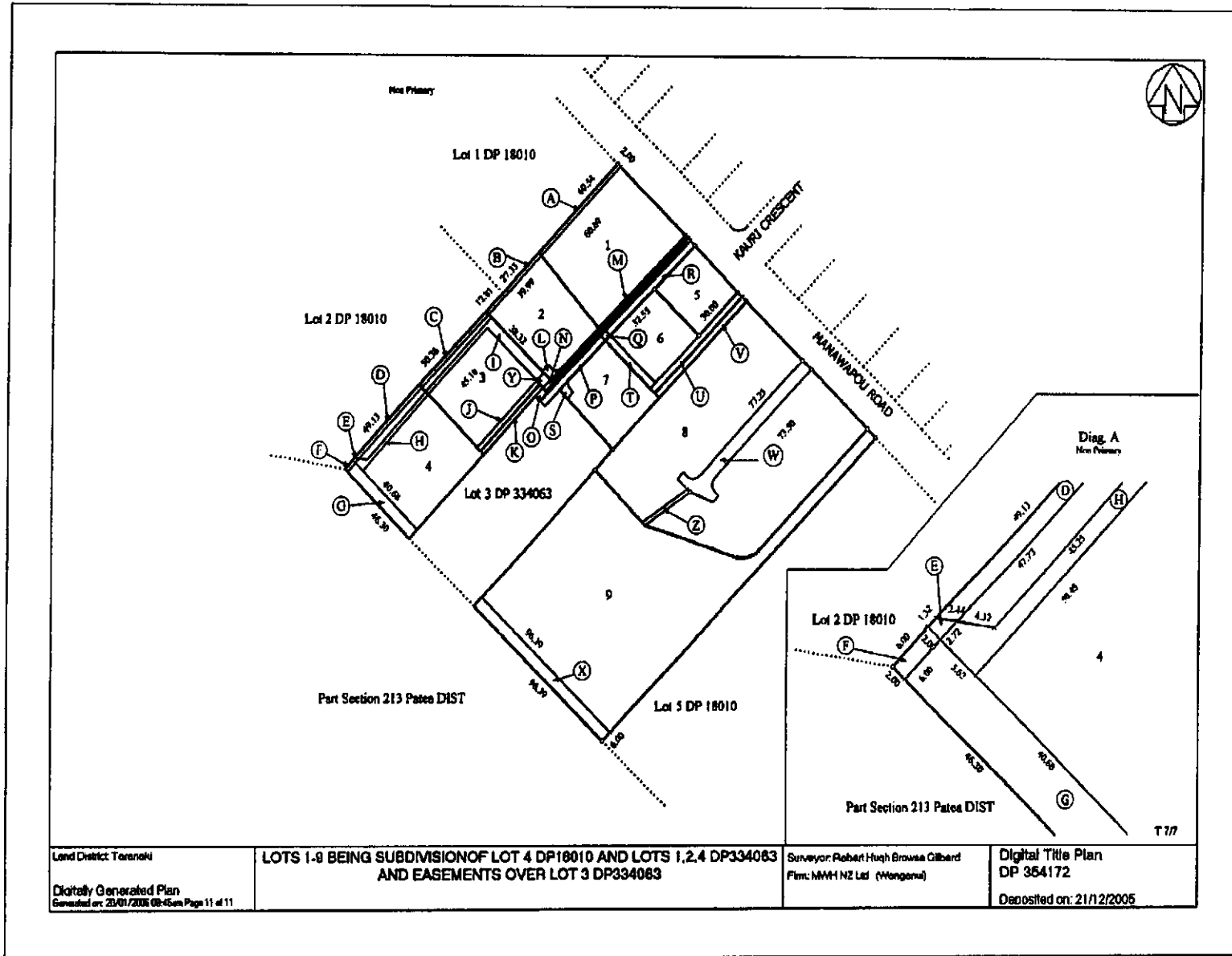
Identifier

221329



Identifier

221329



Tax Invoice/Statement: 2130

GST Reg. No: 52-769-477

Invoice Date: 28 April 2006

FILE COPY

G Hogg
87 Puriri Street
Hawera 4800

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

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

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

Remittance Advice**Please post to:**

South Taranaki District Council
Private Bag 902
Hawera

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



To Blair Sutherland
ST DC

2 pages

Blair.

Please have the following
signed. I have filled in the
details. Changed plan
number to be correct.

Please Post to:

Colin Handley

P.O. Box 242

Rotorua.

Ta

Hugh

SURVEY PLAN APPROVAL

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

Applicant: G. Hogg Appn. No: RM 040223

Address of Subdivision: Manawapou Rd. Hawera

Section 223 Approval

The Group Manager Environmental Services acting under delegated authority, approved the above Plan of Subdivision under Section(s) of the Resource Management Act 1991 on the day of 200

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

RECOMMENDATION

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

Planner

Approved: Senior Planner

Approved under delegation

Date:

Alison Gibson
Planning Manager
Authorised Officer

Date:

Section 224 Approval (Re approval)

All conditions have been met for the above subdivision

Planner

B. Smith
Approved: Senior Planner

Date: 15/12/05

RECOMMENDATION

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

Approved under delegation

Alison Gibson
Planning Manager
Authorised Officer

Date: 15/12/05

Survey Plan Received

No. of Days

Survey Plan Completed

Sent for invoicing and monitoring

FILE COPY

Tax Invoice/Statement: 1603

GST Reg. No: 52-769-477

Invoice Date: 15 December 2005

G Hogg
87 Puriri Street
Hawera 4800

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

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

Charge Description	Charge	GST	Amount
Balance B/fwd			\$20,252.88
Subdivision 224 Certificate Fee	\$38.22	\$4.78	\$43.00
Total	\$38.22	\$4.78	\$20,295.88

*Less balance carried forward ~~43.00~~
20,252.88
43.00*

Remittance Advice

Please post to:

South Taranaki District Council
Private Bag 902
Hawera

Application Number: RM040223
Applicant: G Hogg
Amount Due: \$20,295.88

RM 040223

15 November 2005

Hugh Gilbert
MWH New Zealand Ltd
PO Box 168
Wanganui

Dear Hugh

Survey Plan – Glyn Hogg, Manawapou Road, Hawera

Please find attached the final survey plan approved pursuant to Sections 223 and 224 of the Resource Management Act 1991.

Attached is an invoice for the approval and the preparation of the bond agreement.

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

Yours sincerely

Blair Sutherland
Senior Planner

SURVEY PLAN APPROVAL

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

Applicant: G. Hoag Appn. No: RM 040223

Address of Subdivision: Manawapou Road Hawera

Section 223 Approval - Stage 1 only

The Group Manager Environmental Services acting under delegated authority, approved the above Plan of Subdivision under Section(s) 104 + 108 of the Resource Management Act 1991 on the 22nd day of December 2004.

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

RECOMMENDATION

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

Planner

Approved: Senior Planner

.....

B. Studd

Approved under delegation

Date: 11/11/05

Alison Gibson

Alison Gibson
Planning Manager
Authorised Officer

Date: 11/11/05

Section 224 Approval - Stage 1 only

All conditions have been met for the above subdivision
Subject to bond

Planner

B. Studd

Approved: Senior Planner

RECOMMENDATION

Date: 11/11/05

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

Approved under delegation

Alison Gibson

Alison Gibson
Planning Manager
Authorised Officer

Date: 11/11/05

Survey Plan Received

No. of Days

Survey Plan Completed

Sent for invoicing and monitoring

Land Registration District

Taranaki

Plan Number

DP 354172

Territorial Authority (the Council)


South Taranaki District

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

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

- ☐ the above plan was approved by the Council pursuant to section 223 of the Resource Management Act 1991
- ☐ on the 11th day of November 2005 ¹
- ☐ pursuant to Section 224(c) some of the conditions of the subdivision consent have been complied with to the satisfaction of the Council and that a [completion certificate/and/or consent notice has/have] been issued [and/or] a bond has been entered into in respect of those conditions that have not been complied with ²
- ☐ the approval of the Council under section 223 of the Resource Management Act 1991 is subject to the creation of the easement(s) set out in the Memorandum of Easements on the attached Annexure Schedule ³

Dated this 11th day of November 2005


Principal Administrative Officer/Authorised Officer

Land Registration District

Taranaki

Plan Number

DP 345172

Territorial Authority (the Council)

South Taranaki District

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

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

- ☒ the above plan was approved by the Council pursuant to section 223 of the Resource Management Act 1991
- ☐
- ☐ on the 11th day of November 2005
- ☒ pursuant to Section 224(c) [some/~~none~~] of the conditions of the subdivision consent have been complied with to the satisfaction of the Council and that a [~~completion certificate and/or consent notice has/have~~] been issued [~~and/or~~] a bond has been entered into in respect of those conditions that have not been complied with ²
- ☒ the approval of the Council under section 223 of the Resource Management Act 1991 is subject to the creation of the easement(s) set out in the Memorandum of Easements on the attached Annexure Schedule ³

Dated this 11th day of November 2005


Principal Administrative Officer/Authorised Officer

Memorandum of Easements

(Pursuant to s243 resource Management Act 1991)

Purpose	Shown	Servient Tenement	Dominant Tenement
Right to Convey Water	W & Z	Lot 8	Lot 9
Right to Convey Electricity	V	Lot 7	Lot 2 – 4, 6, 8 & Lot 3 DP334063
Right to Convey Gas	U & T	Lot 6	Lot 2 – 4, 7, 8 & Lot 3 DP334063
Right to Convey Telecommunications and Electric Media	K & O	Lot 4	Lot 3 & Lot 3 DP334063
	J, N, Y	Lot 3	Lot 4 & Lot 3 DP334063
	M	Lot 2	Lots 3, 4, 6 – 8 & Lot 3 DP334063
	P, Q, R	Lot 3 DP334063	Lots 2 – 4, 6 & 7
Right of Way	V	Lot 7	Lot 6
	U	Lot 6	Lot 7
	K	Lot 4	Lot 3
	J & Y	Lot 3	Lot 4
	M & L	Lot 2	Lots 3, 4 & Lot 3 DP334063
	N, Y	Lot 3	Lots 2, 4 & Lot 3 DP334063
	O	Lot 4	Lots 2, 3 & Lot 3 DP334063
	P, Q, R	Lot 3 DP334063	Lots 2 – 4
	S	Lot 7	Lots 2 – 4 & Lot 3 DP334063
Right to Drain Sewage	V	Lot 7	Lots 5, 6, & 8
	U & T	Lot 6	Lots 5, 7 & 8
	Q	Lot 3 DP334063	Lots 1, 5 – 8
	R	Lot 3 DP334063	Lots 1, 5, 6
	M	Lot 2	Lots 1, 5 – 8 & Lot 3 DP334063
	P	Lot DP334063	Lots 1, 2, 5 – 8
	N, Y & I	Lot 3	Lots 1, 2, 5 – 8 & Lot 3 DP334063
	E & H	Lot 4	Lots 1 – 3, 5 – 8 & Lot 3 DP334063

Schedule of Existing Easements

Right to Convey Water	A	Lot 1	EC 411522.2
	B	Lot 2	
	C	Lot 3	
	D, E & F	Lot 4	

Schedule of Existing Easements in Gross

Purpose	Shown	Servient Tenement	Creating Document
Right to Convey Electricity	M	Lot 2	EI 6298991.4
	N	Lot 3	
	O	Lot 4	
	P, Q, & R	Lot 3 DP334063	

Schedule of Existing Easements in Gross			
Purpose	Shown	Servient Tenement	Creating Document
Right to Drain Sewage	F & G	Lot 4	T4115212
	X	Lot 9	

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

² If conditions have been imposed and are yet to be satisfied this certification must be deleted.

³ This certification is only required where a subdivision has been approved subject to the creation of easement pursuant to s243 Resource Management Act 1991. It must be deleted in all other cases.

Tax Invoice/Statement: 1450

GST Reg. No: 52-769-477

Invoice Date: 11 November 2005

G Hogg
87 Puriri Street
Hawera 4800

FILE COPY

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

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

Charge Description	Charge	GST	Amount
Balance B/fwd			\$37,500.00
Bond Preparation	\$267.56	\$33.44	\$301.00
Subdivision 223 Certificate Fee	\$38.22	\$4.78	\$43.00
Subdivision 224 Certificate Fee	\$152.89	\$19.11	\$172.00
Payment Received			-\$17,763.12
Total			\$20,252.88

Less balance carried forward 19,736.88

Total

516.00

Remittance Advice

Please post to:

South Taranaki District Council
Private Bag 902
Hawera

Application Number: RM040223
Applicant: G Hogg
Amount Due: \$20,252.88

FILE COPY

Tax Invoice/Statement: 1450

GST Reg. No: 52-769-477

Invoice Date: 11 November 2005

G Hogg
87 Puriri Street
Hawera 4800

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

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

Charge Description	Charge	GST	Amount
Balance B/fwd			\$37,500.00
Bond Preparation	\$267.56	\$33.44	\$301.00
Subdivision 223 Certificate Fee	\$38.22	\$4.78	\$43.00
Subdivision 224 Certificate Fee	\$152.89	\$19.11	\$172.00
Total	\$458.67	\$57.33	\$38,016.00

Remittance Advice

Please post to:

South Taranaki District Council
Private Bag 902
Hawera

Application Number: RM040223
Applicant: G Hogg
Amount Due: \$38,016.00

IN THIS BOND given this 10 day of Nov 2005 the following expressions shall have the following meanings:-

CONSENT HOLDER: Glyn Hogg

THE COUNCIL: The South Taranaki District Council duly constituted under the Local Government Act 1974

THE SUM: \$29,200.00

CASH PAYMENT: The sum of \$2,920.00 is required in full upon execution of this document.

THE LAND: LOT 4, DP 18010, Lots 1, 2, 4 DP 334063

KNOW ALL MEN BY THESE PRESENTS

That the Consent Holder and the Guarantor are held and firmly bound to the Council in the sum to be paid to the Council for which payment well and truly to be made the Consent Holder and the Guarantor binds themselves firmly by these presents.

NOW THE CONDITION of the above written bond is that if the Consent Holder shall duly and punctually observe and perform all and singular the covenants, agreements and stipulations and provisions contained and implied in the schedule of works hereunder and within the times and in the manner therein stated then this Bond shall become void but otherwise shall remain in full force and effect.

And the Consent Holder and the Guarantor **HEREBY COVENANTS** with the Council:

1. That in case of default being made in the performance and observance of the foregoing condition the sum shall be recoverable by the Council from the Consent Holder or the Guarantor as liquidated damages in any Court of competent jurisdiction or at its option it shall be lawful for the Council to arrange for the satisfactory completion of any and all the works detailed in the Schedule by its servants or agents employed by the Council in that behalf, and the Consent Holder shall pay all costs incurred by the Council in so arranging for the completion of those works, and in terms of this Clause the Consent Holder shall be liable for any sums so expended by the Council in excess of the sum bonded and from the date Council incurs any expense in completing such works, interest shall run on such payments made until payment at a rate equivalent to two percent (2%) above the then current overdraft rates as charged to Council by its Bankers from time to time.

Initials.....
Bd.

2. That Consent Holder shall pay the costs of the Council and its Solicitors for the preparation and registration of these presents and for the preparation and registration of any release hereof and any and all further costs incurred by the Council in exercising any of its heights, powers and remedies hereunder.
3. In these presents where the context requires:
 - (a) The expression "The Consent Holder", "The Guarantor" and "The Council" shall include their respective Executors, Administrators, Successors and Assigns
 - (b) Words importing one gender shall import all other genders
 - (c) Words importing the plural or singular shall import the singular or plural respectively.
4. Upon the condition of the above written Bond becoming satisfied and the said bond becoming null and void and upon the Council being paid at its reasonable costs and disbursements for so doing the Council shall execute a Memorandum or release on the outstanding duplicate copy of these presents and shall lodge the same with the District Land Registrar.
5. That although as between the Consent Holder and the Guarantor, the Guarantor is only a surety for the Consent Holder nevertheless between the Guarantor and the Council, the Guarantor shall be deemed to be and taken to be a principal obligant to the Council within the limits of the foregoing bond PROVIDED THAT any further time which may be given or other indulgence that may be granted by the Council for the satisfaction of all or any of the obligations of the Consent Holder under the foregoing bond or any delay, neglect or forbearance on the part of the Council in exercising or pursuing any of the powers or remedies contained in or arising out of the foregoing bond or any variation to be made by the Consent Holder and the Council in the foregoing bond or in any term or provision hereof shall not prejudice or affect the right of the Council to pursue its remedies hereunder and the Guarantor shall not be released from liability under these presents by reason of any forbearance, act or omission whereby a Guarantor would be released but for this provision.

IN WITNESS of which this agreement has been executed.

Initials.....

BSA

SCHEDULE OF WORKS

1. That each Lot is connected to the Council's water supply, with a separate "toby" for each lot and that certification from the installer is provided to the Council confirming that the line is constructed to the appropriate standard.
2. That each Lot is connected to the Council's sewerage system and that certification from the installer is provided to the Council confirming that the drain is constructed to the appropriate standard.
3. That a grass berm and 1.2 metre wide concrete footpath is provided along the length of the properties Manawapou Road frontage.
4. That Lot 8 has a vehicle crossing installed in accordance with the Council's Sealed Urban Property Entrance specifications.

SIGNED by
Consent Holder of the land in the presence of

Glyn Hogg

as)

[Signature]

Blair Sutherland

) *[Signature]*

Note: Please sign this document with somebody to witness your signature and the initialing of each page where indicated. This can be completed at the Council Office if you wish.

FILE NOTE

File Note about
bond
10/11/05

FILE NO.	RM 040223
APPLICANT	G Hogg
APPLICATION	Subdivision – Manawapou Road, Hawera
SUBJECT	Bond for consent conditions.
DATE	10 November 2005
OFFICER	Blair Sutherland

The applicant has entered into a written bond in preference to satisfying some of the conditions of the resource consent held for the subdivision of the property at Manawapou Road, Hawera.

The applicant has entered into a written bond for the sum of \$29,200.00 and has paid a cash deposit of \$2,920.00. This bond applies only to the parts of conditions which apply to the plan being deposited and further action may be required in order to complete the conditions when the final plan is lodged for approval.

The amount for the bond was estimated at \$50 per metre for 96 metres of footpath and grass berm along the road frontage of the development. A rural property entrance to serve Lot 8 was included at \$1,000 and the cost of the sewer was estimated at \$200 per metre and \$2000 per manhole (based on information supplied verbally by Apex Consultants) for a total of 97 metres and 2 manholes.

Blair Sutherland
Senior Planner

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

2
DP 18010

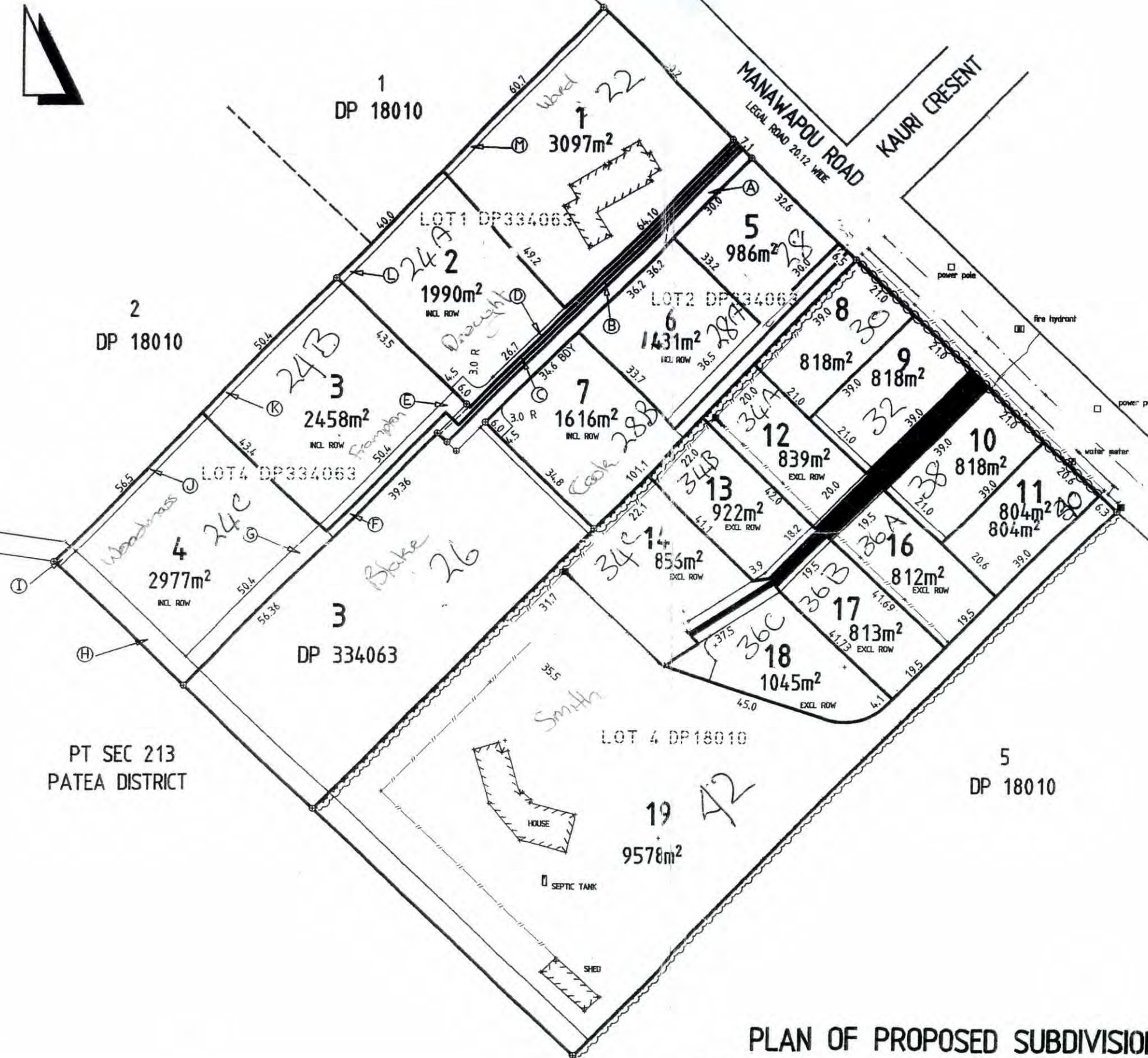
1
DP 18010

3
DP 334063

LOT 4 DP18010

5
DP 18010

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



Street
Number

REV	AMENDMENTS	DATE	INT
1	700		
2	700		
3	700		
4	700		
5	700		
6	700		
7	700		
8	700		
9	700		
10	700		
11	700		
12	700		
13	700		
14	700		
15	700		
16	700		
17	700		
18	700		
19	700		
20	700		
21	700		
22	700		

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
Scale: 800

Job No. 8259D
Sheet No. 1
Revision 0

DO NOT SCALE - IF IN DOUBT, ASK

200

150

100

90

80

70

60

50

40

30

20

10

ORIGINAL SIZE A2



PT SEC 213
PATEA DISTRICT

2
DP 18010

1
DP 18010

3
DP 334063

LOT 4 DP18010

5
DP 18010

MANAWAPOU ROAD
LEGAL ROAD 20.12 MIDE

KAURI CRESENT

LOT1 DP334063

LOT2 DP334063

LOT4 DP334063

1
3097m²

2
1990m²
INCL. ROW

3
2458m²
INCL. ROW

4
2977m²
INCL. ROW

6
1431m²
INCL. ROW

7
1616m²
INCL. ROW

14
856m²
EXCL. ROW

15
1194m²
EXCL. ROW

19
9578m²

5
986m²

8
818m²

12
839m²
EXCL. ROW

13
922m²
EXCL. ROW

16
812m²
EXCL. ROW

17
813m²
EXCL. ROW

18
1045m²
EXCL. ROW

10
818m²

11
804m²

16
812m²
EXCL. ROW

17
813m²
EXCL. ROW

18
1045m²
EXCL. ROW

10
818m²

11
804m²

16
812m²
EXCL. ROW

17
813m²
EXCL. ROW

SEPTIC TANK

SHED

power pole

fire hydrant

power pole

water meter

REV	AMENDMENTS	DATE	INT
1	FIELDBOOK: 700		
SURV	P.Mc	8/11/04	DR. P.Mc
DES	R.H.B.G.	9/11/04	CH. CH.
APPROVED		DATE	

COPYRIGHT
This drawing shall only be used for the purpose for which it was prepared.
Any re-use is prohibited and no part of this document may be reproduced or
distributed without the written permission of Montgomery Watson Harza Ltd.

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	09/11/04
Stamp	
SCALES:	800
Job No.	8259D
Sheet No.	1
Revision	0

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

Glyn Hooper
87 Puriri St
Hawera

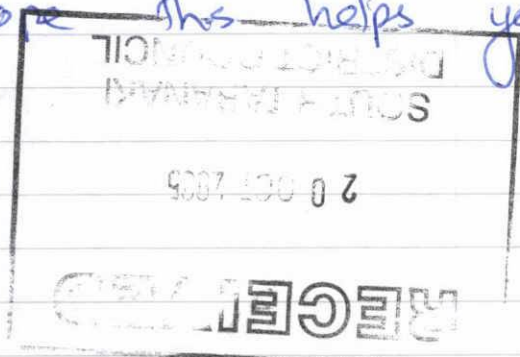
Blair,

As I know that you are extremely busy, I have taken the liberty of working out the reserve fund contribution payable by me. I would appreciate your comments. I have treated the large lot 3 as the original lot therefore there would be no reserve fund contribution payable. The other lots 1-7 have the valuation undertaken by Hutchins and Dick on the 8th Dec 2004 with the Reserve Fund Contribution calculated a 7.5% of the value of the lot.

	Value	Reserve Fund Contribution
Lot 1	78,000.00	5850.00
Lot 2	66,000.00	4950.00
Lot 3	68,000.00	5100.00
Lot 4	70,000.00	5250.00
Lot 5	55,000.00	4125.00
Lot 6	58,000.00	4350.00
Lot 7	60,000.00	4500.00
Totals	455,000.00	34,125.00

Therefore the figure payable is \$34,125.00 less paid already \$22,875.00 leaving a balance payable of \$11,250.00

I hope this helps you out



Regards Glyn Hooper
021662021

Total Reserve Fund Contribution - \$37,500

over 19 lots = \$1,973.68 / lot

\$17,763.12 for 9 lots

over 15 new lots = \$2,500 / lot

\$22,000 already paid is from earlier subdivision,
would have been \$60,000 but I subtracted the \$22,000
from this to give the \$37,500 total.



Memo to: Blair S.

Subject: Satisfaction Of Consent Conditions

Engineering Section Comments / Conditions

Date : 8 November 2005

APPLICANT

Name Glyn Hogg
Address Manawapou Road, Hawera
Reference RM 040223

Hello Blair,

As discussed , as fas as Mr Glynn Hogg is willing to furnish a bond for the balance un completed work , engineering conditions are met.

Regards

Vivek Goel

Development Control Engineer

Memorandum

To Vivek Goel
From Blair Sutherland
Date 1 November 2005
Subject Glyn Hogg Subdivision – Manawapou Road, Hawera

Satisfaction of Consent Conditions

Hello Vivek

The final survey plan for Glyn Hogg's subdivision on Manawapou Road, Hawera has arrived for approval again. Engineering certification of the water supply and sewer have been provided this time. Please assess the information provided and let me know if it meets your requirements.

Please contact me with any queries.

Regards



Blair Sutherland
Senior Planner

Glyn Hogg
87 Puriri Street
Hawera

31 October 2005

Mr Blair Sutherland
Senior Planner
South Taranaki District Council
Hawera

Dear Blair

Enclosed is the information that you required. The reason that the rest of the remaining sections of sewer mains i.e. section between MH5 – MH6. MH6 to TMS.1 and MH6 to TMS.3 have not been tested, is due to the drain layer placing the termination caps on the 100mm Laterals instead of gluing them on. All the ends of the laterals will have to be exposed and the caps glued on. The engineer will then test them and send his certificate on to the council when completed.

Yours faithfully



Glyn Hogg

BRUCE ROCKELL

24 Nelson Street,
P. O. Box 438,
HAWERA.



Consulting Engineer

Phone 06 - 278 6049

Fax 06 - 278 6048

E-mail bruce.rockell@xtra.co.nz

Our Ref: 5829

31 October 2005

Glyn Hogg
87 Puriri Street
HAWERA

Dear Sir

MANAWAPOU ROAD SUBDIVISION - SERVICES

This is to confirm that all of the sewer mains have now been laid in stage 2 of the above subdivision. I have witnessed the successful hydraulic testing of the section between MH's 6 and 7. The remaining sections, i.e. MH5 - MH6, MH6 to TMS1 and MH6 to TMS3 have been laid but not yet tested.

The watermains for the whole subdivision have been laid and successfully tested.

Yours faithfully

BRUCE ROCKELL Consulting Engineer

W. B. ROCKELL

D.V. McCoy
7 Plantation Reserve, Ohope
Subdivider and Registered Drainlayer – Registration Number 00221
Phone 07 312 4640

27th October 2005

To Mr B Rockell
Consulting Engineer
PO Box 438
Hawera

Dear Mr Rockell

I have been asked by Mr G. Hogg to ascertain the cost of works yet to be carried out on stage 2 of Mr Hoggs Manawapou Road Subdivision. My assessment is as follows:

1. Sewer Mains have now all been laid and just require testing.
Estimated cost to complete: \$1,400.00
2. The Ring Water main for the whole subdivision has been completed.
Estimated cost to complete: \$ nil
3. Telephone / Power supply / Gas lines installation has been completed.
Estimated cost to complete: \$ nil
4. Footpaths and vehicle crossing still to be completed.
Estimated cost to complete: \$3,500.00

If I can be of further assistance please don't hesitate to contact me at the above address.

Yours faithfully



D. V. McCoy

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

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

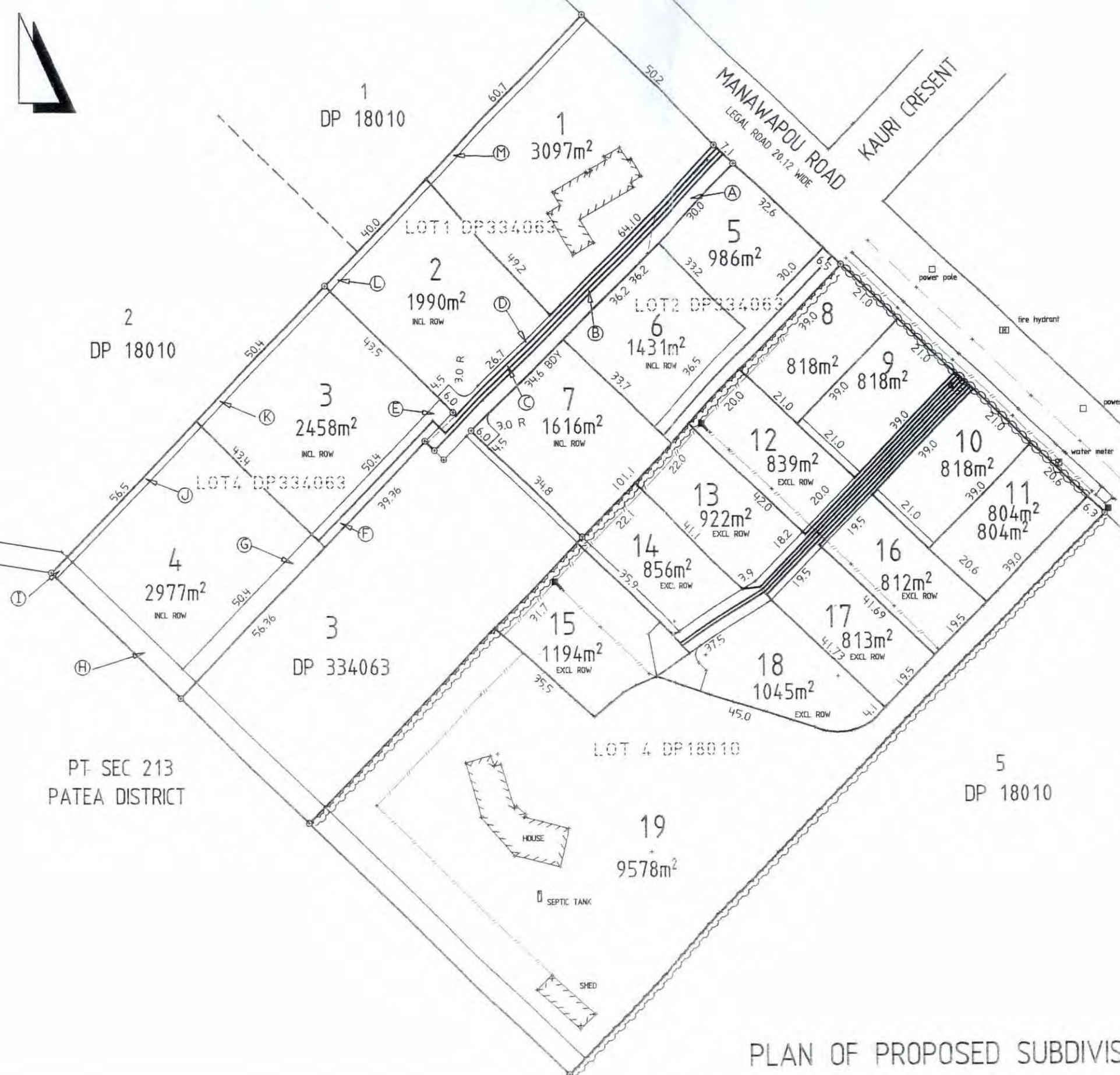
2
DP 18010

1
DP 18010

3
DP 334063

5
DP 18010

MANAWAPOU ROAD
LEGAL ROAD 20.12 WIDE
KAURI CRESENT



REV	AMENDMENTS	DATE	INIT
1	FIELD BOOK	700	
SURV	Initials	Date	Initials
DES	P.Mc	8/11/04	DR. P.Mc
	R.H.B.G	9/11/04	CH. P.Mc
APPROVED		DATE	
COPYRIGHT			
These drawings shall only be used for the purpose for which they were issued. Any re-use or modification of these drawings without the written permission of Montgomery Watson Harza Ltd. is prohibited.			

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

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

BRUCE ROCKELL

24 Nelson Street,
P. O. Box 438,
HAWERA.



Consulting Engineer

Phone 06 - 278 6049

Fax 06 - 278 6048

E-mail bruce.rockell@xtra.co.nz

Our Ref: 5829

31 October 2005

Glyn Hogg
87 Puriri Street
HAWERA

Dear Sir

MANAWAPOU ROAD SUBDIVISION - SERVICES

This is to confirm that all of the sewer mains have now been laid in stage 2 of the above subdivision. I have witnessed the successful hydraulic testing of the section between MH's 6 and 7. The remaining sections, i.e. MH5 – MH6, MH6 to TMS1 and MH6 to TMS3 have been laid but not yet tested.

The watermains for the whole subdivision have been laid and successfully tested.

Yours faithfully

BRUCE ROCKELL Consulting Engineer

W. B. ROCKELL

Glyn Hogg
87 Puriri Street
Hawera

31 October 2005

Mr Blair Sutherland
Senior Planner
South Taranaki District Council
Hawera

Dear Blair

Enclosed is the information that you required. The reason that the rest of the remaining sections of sewer mains i.e. section between MH5 – MH6. MH6 to TMS.1 and MH6 to TMS.3 have not been tested, is due to the drain layer placing the termination caps on the 100mm Laterals instead of gluing them on. All the ends of the laterals will have to be exposed and the caps glued on. The engineer will then test them and send his certificate on to the council when completed.

Yours faithfully



Glyn Hogg

D.V. McCoy
7 Plantation Reserve, Ohope
Subdivider and Registered Drainlayer – Registration Number 00221
Phone 07 312 4640

27th October 2005

To Mr B Rockell
Consulting Engineer
PO Box 438
Hawera

Dear Mr Rockell

I have been asked by Mr G. Hogg to ascertain the cost of works yet to be carried out on stage 2 of Mr Hoggs Manawapou Road Subdivision. My assessment is as follows:

1. Sewer Mains have now all been laid and just require testing.
Estimated cost to complete: \$1,400.00
2. The Ring Water main for the whole subdivision has been completed.
Estimated cost to complete: \$ nil
3. Telephone / Power supply / Gas lines installation has been completed.
Estimated cost to complete: \$ nil
4. Footpaths and vehicle crossing still to be completed.
Estimated cost to complete: \$3,500.00

If I can be of further assistance please don't hesitate to contact me at the above address.

Yours faithfully



D. V. McCoy



Subdivision Consent Application – Condition Report

Name Glyn Hogg

Address Manawapou Road

Conditions That each lot will have a separate water supply to the Council's water main with its own toby. Certification required that the installation has been carried out to the appropriate standards. Condition Met

That each lot will have a separate sewer connection to the Council's sewer main
Certification required that the installation has been carried out to the appropriate standards. Condition Met

Engineering Drawings supplied prior to installation Condition Met

Date 18 October 2005

Name Clive Margetts

Position Utilities Network Officer

Signature

Memorandum

To Clive Margetts
From Blair Sutherland
Date 17 October 2005
Subject Glyn Hogg Subdivision – Manawapou Road, Hawera

Satisfaction of Consent Conditions

Hello Clive

The final survey plan for Glyn Hogg's subdivision on Manawapou Road, Hawera has arrived for approval again. Engineering certification of the water supply and sewer have been provided this time. Please assess the information provided and let me know if it meets your requirements.

Please contact me with any queries.

Regards



Blair Sutherland
Senior Planner

Glyn Hogg
87 Puriri Street
Hawera

13 Oct. 05

Mr B Sutherland
Senior Planner
South Taranaki District Council

RE: RM 040223

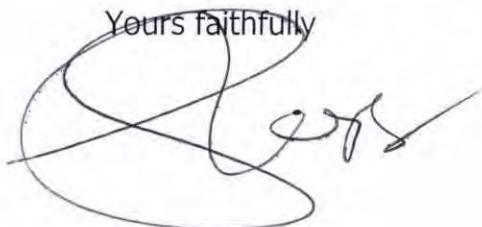
Dear Blair

Enclosed is the engineers' checklist for the completed 2nd stage of our project. I have also included letters of certification from our own Clark of Works, Mr D V McCoy.

You will notice that no disinfections test was carried out on the water system due to the fact that great care was taken in the installation of the pipe work and that we were using the bleed system as all of our customers were against high dosages of chlorine required by the test. Mr Frampton, a local plumber, carried out the bleeding system.

Please do not hesitate to contact me on 021 662 021 if you require any further information.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Glyn Hogg', written over the typed name.

Glyn Hogg

A bright yellow rectangular sticky note with the word 'Clive' written in brown ink.



MWH



MWH Ref: 801/08259-01

3 October 2005

South Taranaki District Council
Private Bag 902
HAWERA

Attention: Blair Sutherland

Dear Blair,

RE: Glyn Hogg – Manawapou Road

We attach a copy of the Digital Title Plan as completed, a Section 223 and 224 Certificate for execution and copies of the Schedule and Memorandum of Easements that will attach to the plan.

We have been advised verbally by Mr. Hogg that all matters have been completed or that he has entered into a bond to complete. Your confirmation of this would be appreciated.

As there has been changes made to the Russell Smith land to accommodate a more appropriate right of way and easements to the Smith property, we would appreciate you destroying the previous draft 223 and 224 Certificates sent to you some time ago.

As set out above, if this is not an order of certification could you please advise us immediately so we can contact Glyn Hogg and have him complete what is necessary. We understand from his Solicitor, Mr. Colin Handley, of Rotorua that matters are becoming somewhat urgent.

If you have any questions please contact us.

Yours faithfully,
MWH New Zealand Limited


Hugh Gilbert
Survey Manager, Hawera

FILE REF	520/04	DATE FILED	
FOR INFORMATION	Gkha	TIME	
SOUTH TARANAKI DISTRICT COUNCIL			
- 4 OCT 2005			
ACTION/REF		DATE REPLIED	
NAME	INITIAL	DATE	NAME
Gkha		4/10	
Alisa		4/10	
Blk.v			

Lt15 B Sutherland_STDC_Change of Certificates_HG.doc

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

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

Delivering Innovative Projects and Solutions Worldwide

051004001

Condition 1:

- 7 Footpath - Completed for the first part
- 8 Engineers - First section only
- 9 Engineers - Vehicle crossings completed
- 10 " "
- 12 Reserve fund contribution partial given that only some of the
lots will be created at this time

Condition 1 Bond ~~Water~~ ^{Water} for Lots 8-19 certification + (Value of) installation

Condition 2 Bond sewer for Lots 8-19 certification + (Value of) installation

Condition 3 —

Condition 4 —

Condition 5 ~~see~~ Right of way serving 17, 18 etc (Value of) ?

~~Condition 6 Stormwater from rights of way~~

Condition 7

Grass berm + footpath for Lots 8-19 96m \$3,500.00 (Value of)

Condition 8

~~Certification that ROW up to sidewalk + Footpath/Berm~~

~~Only~~
Condition 9

4 vehicle crossings Sealed Urban Property Entrance (Value of)

Condition 10

ROW vehicle crossings ? x 18

Condition 11

Reserve fund contribution (Value of)

\$1,973.68/lot x 9 = \$17,763.12
for 9 Lots

\$3,500
\$14,000
\$ 4,900

QUALITY SYSTEM**CHECKLIST 1.0**

Water Pipe Installation Projects

Project: *Glyn Hays Subdivision*Location: *Manawatu NW 1/12/13/14*Plan Nos: *MWH. 8254 COSB***Preliminary**

		Type	Class	Faults
Check materials	Pipes	<i>UPVC</i>	<i>M12</i>	<i>OK</i>
	Hydrants	<i>Steel</i>	<i>NA</i>	<i>OK</i>
	Valves	<i>Steel</i>	<i>NA</i>	<i>OK</i>

Random Audit During Laying

Alignment correct	<input checked="" type="checkbox"/>
Cover correct	<input checked="" type="checkbox"/>
Bedding and filling material checked	<input checked="" type="checkbox"/>
Hydrants and valves installed correctly	<input checked="" type="checkbox"/>
Service connections installed correctly	<input checked="" type="checkbox"/>
Compaction checked	<input checked="" type="checkbox"/>

Testing**Pressure Test (refer Pressure Test Procedure)**

Length of section tested 320 metres
Pressure required in the procedure _____ kpa
Pressure achieved 900 kpa

Satisfactory



Unsatisfactory

**Disinfection Tests (refer Disinfection Test Procedure)**

Test 1 – Chlorine Concentration	_____	mg/l (50 mg/l)
Test 2 – Chlorine Concentration	_____	mg/l (10 mg/l)
Test 3 – Chlorine Concentration	_____	mg/l (0.2 mg/l)

Acceptance and Connection

Reinstatement checked



Valves/hydrants correctly marked



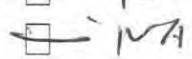
Toby boxes installed correctly



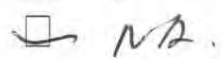
Air valves checked on/off



Right of entry released



Meter Form completed



Any comments:

9 meters & pressure at 150 psi. 8 defects

W. B. Smith
Signature

BRUCE ROCKWELL
CONSTRUCTION REVIEW
Name and Designation

13.10.05
Date

QUALITY SYSTEM**CHECKLIST 2.0**

Stormwater and Wastewater Pipe Installation Projects

Project: *Glyn Hogg Subdivision, Stage 1*Location: *Manurepou Rd HAWKESBURY*Plan Nos: *MWH 8257, COLB, COSB, CO4B***Preliminary**

Check materials

Pipes
Manholes
SumpsType
*SPUR CONCRETE***Random Audit During Laying**

Alignment correct



Grade/cover correct



Bedding and filling material checked



Service connections installed correctly



Compaction checked

**Acceptance and Connection**

Reinstatement checked



Service/other connection staked



Right of Entry released



Any comments:

I have witnessed the successful ^{water} tests of Sewer R. M41 - M51 - M42 - M43 - M44 - M45 - M52. There was no measurable loss of water over the duration of the tests.

L. G. Rockwell
Signature

Bruce Rockwell

CONSULTING ENGINEER
Name and Designation

3.10.05
Date

Version 1

June 2003



Digital Title Plan - LT 354172

Survey Number LT 354172
Surveyor Reference 8259F
Surveyor Robert Hugh Browse Gilberd
Survey Firm MWH NZ Ltd (Wanganui)
Surveyor Declaration

Survey Details

Dataset Description LOTS 1-9 BEING SUBDIVISION OF LOT 4 DP18010 AND LOTS 1,2,4 DP334063 AND EASEMENTS OVER LOT 3 DP334063
Status Initiated
Land District Taranaki
Submitted Date
Survey Class Class I Cadastral Survey
Survey Approval Date
Deposit Date

Territorial Authorities

South Taranaki District

Comprised In

CT 139565
CT 139563
CT 139562
CT TNJ4/444

Created Parcels

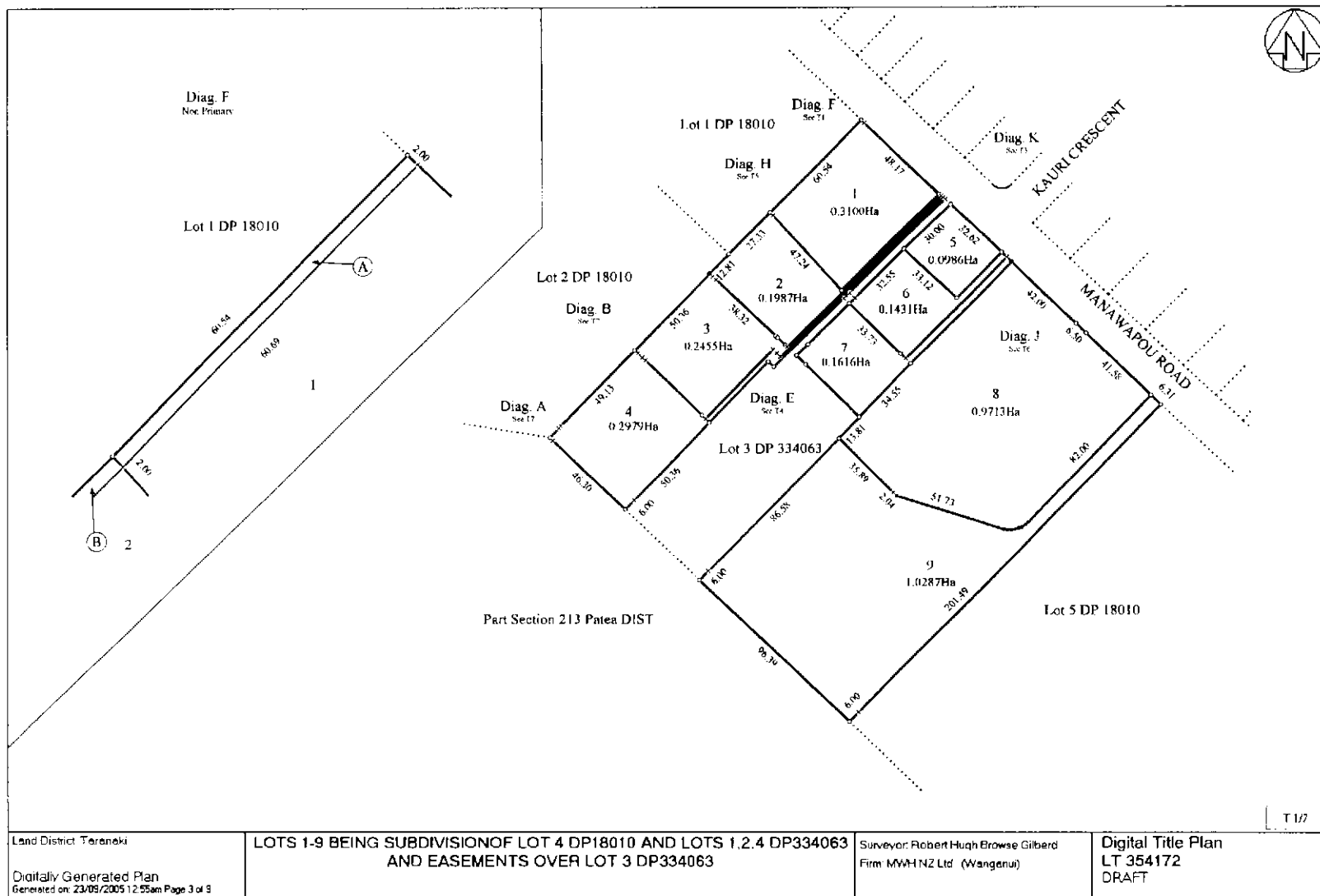
Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 354172	Fee Simple Title	0.3100 ha	221322
Lot 2 Deposited Plan 354172	Fee Simple Title	0.1987 ha	221323
Lot 3 Deposited Plan 354172	Fee Simple Title	0.2455 ha	221324
Lot 4 Deposited Plan 354172	Fee Simple Title	0.2979 ha	221325
Lot 5 Deposited Plan 354172	Fee Simple Title	0.0986 ha	221326
Lot 6 Deposited Plan 354172	Fee Simple Title	0.1431 ha	221327
Lot 7 Deposited Plan 354172	Fee Simple Title	0.1616 ha	221328
Lot 8 Deposited Plan 354172	Fee Simple Title	0.9713 ha	221329
Lot 9 Deposited Plan 354172	Fee Simple Title	1.0287 ha	221330
Marked A Deposited Plan 354172	Easement		
Marked B Deposited Plan 354172	Easement		
Marked C Deposited Plan 354172	Easement		
Marked D Deposited Plan 354172	Easement		
Marked E Deposited Plan 354172	Easement		
Marked F Deposited Plan 354172	Easement		
Marked G Deposited Plan 354172	Easement		
Marked H Deposited Plan 354172	Easement		
Marked I Deposited Plan 354172	Easement		
Marked J Deposited Plan 354172	Easement		
Marked K Deposited Plan 354172	Easement		

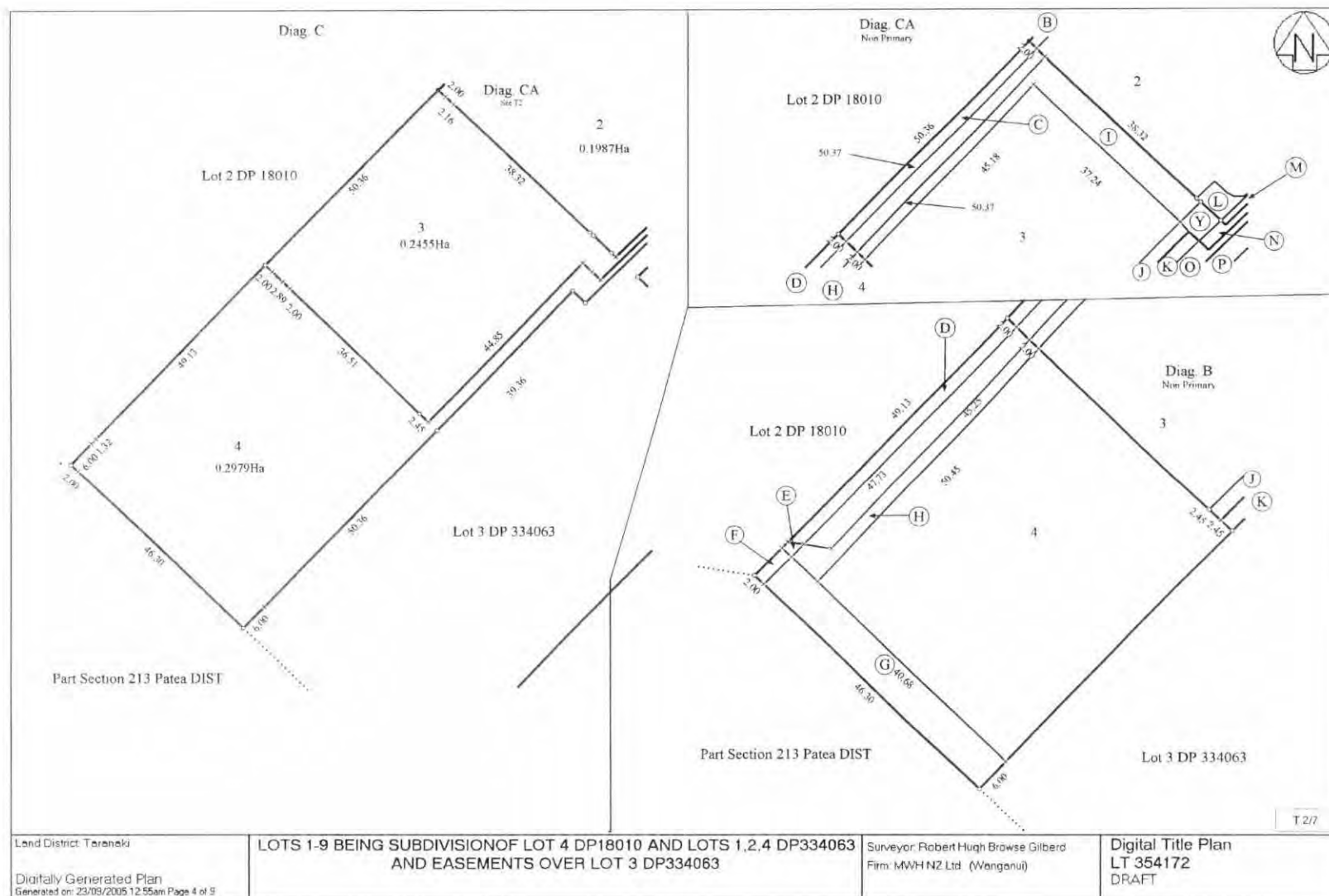


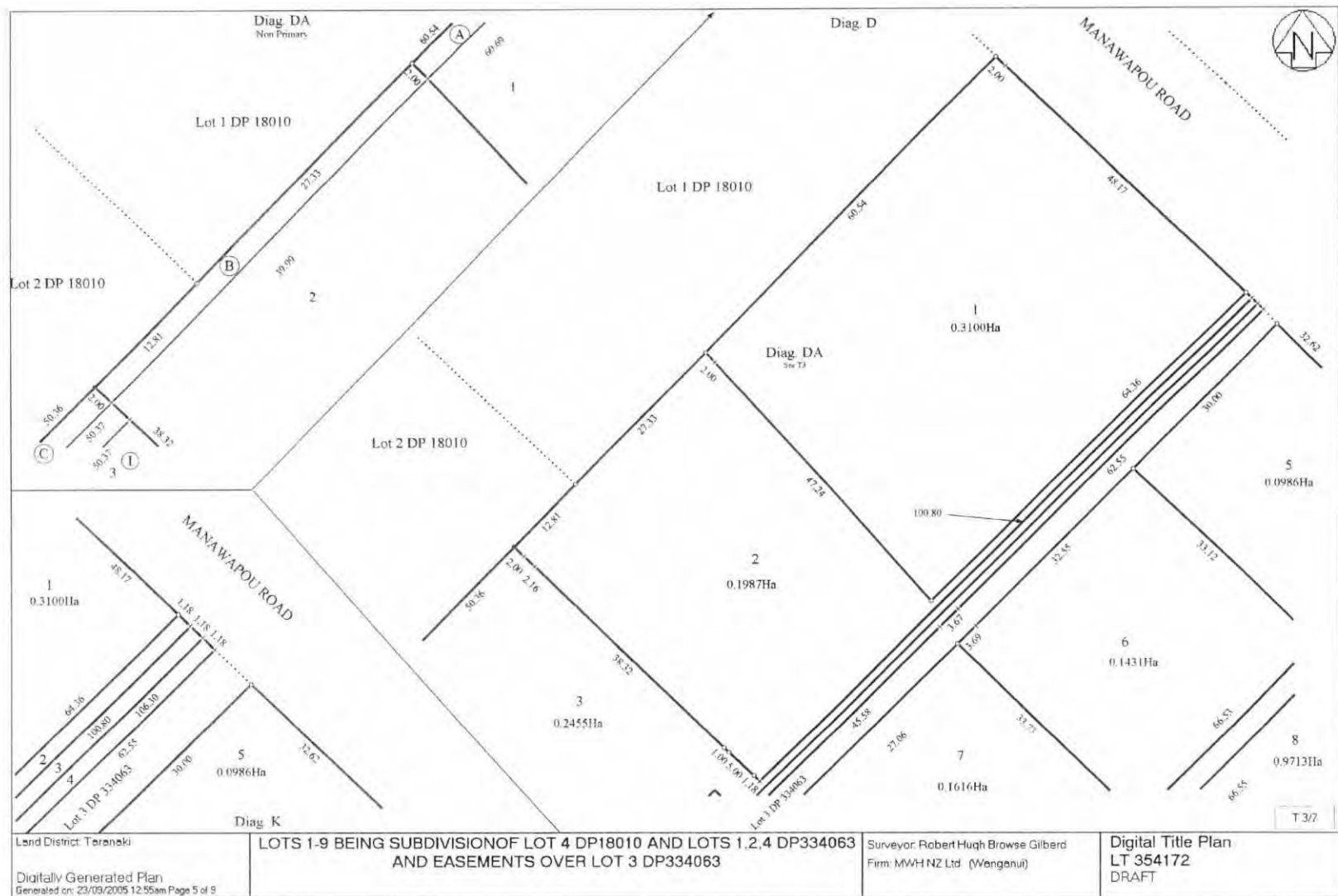
Digital Title Plan - LT 354172

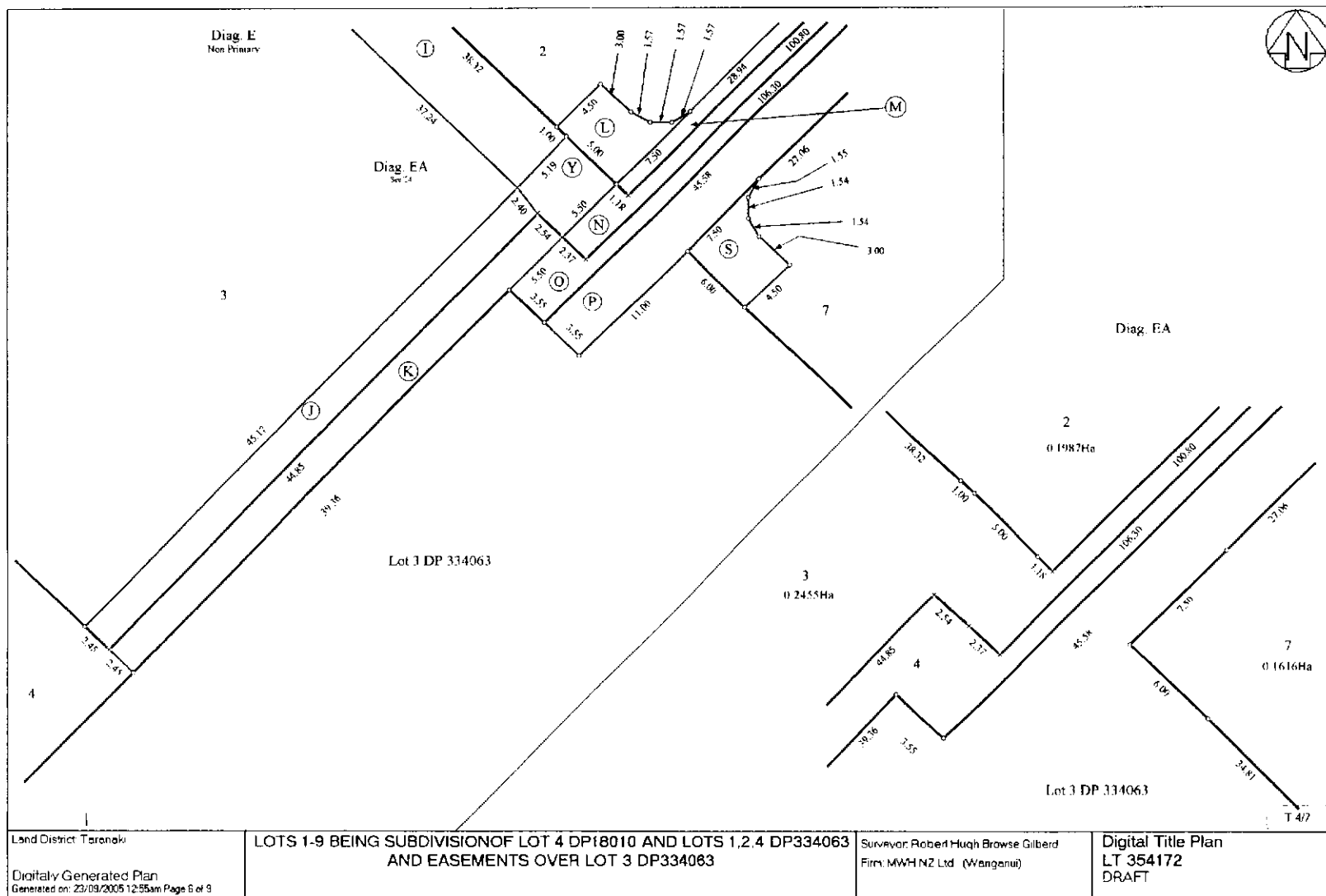
Created Parcels

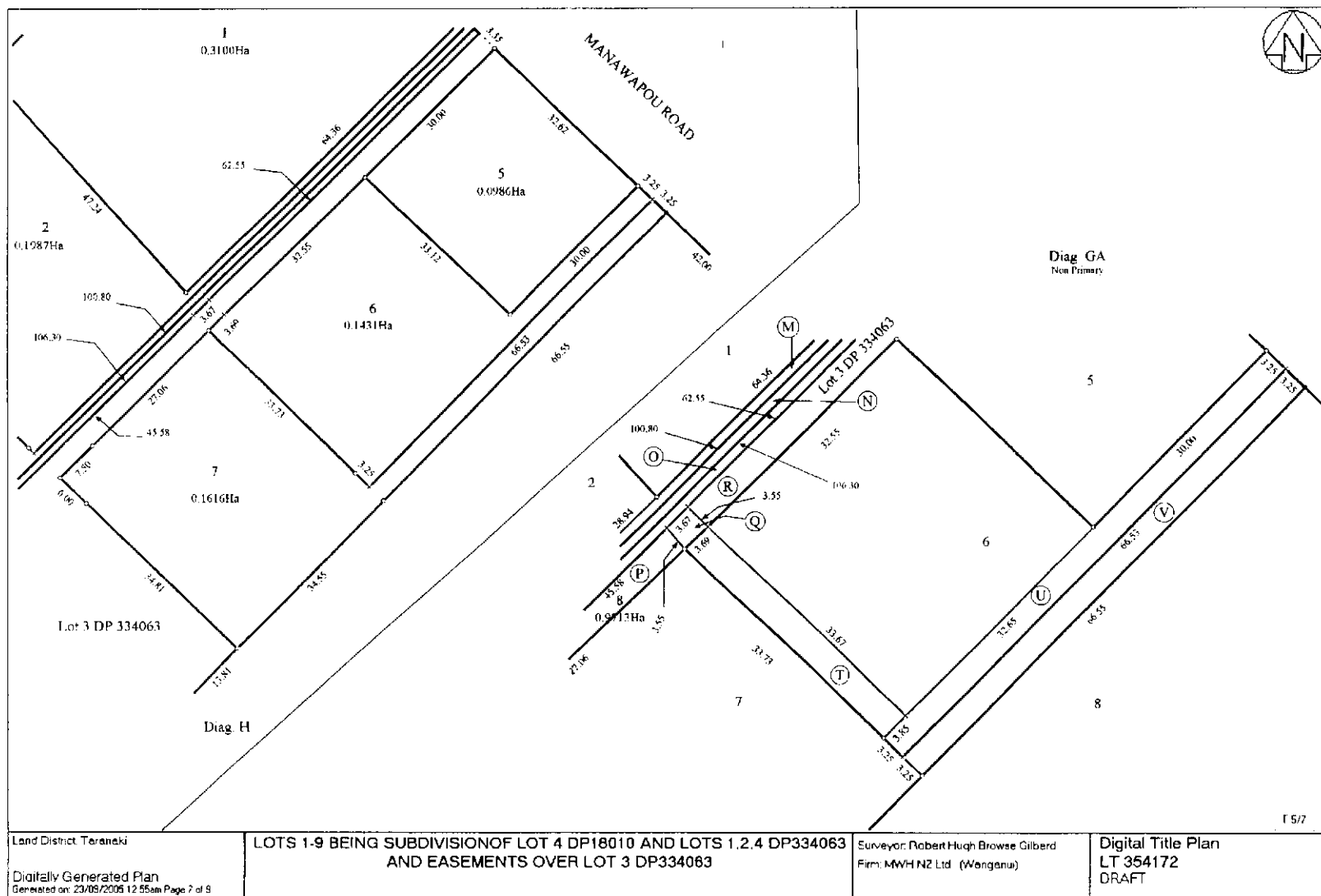
Parcels	Parcel Intent	Area	CT Reference
Marked L Deposited Plan 354172	Easement		
Marked M Deposited Plan 354172	Easement		
Marked N Deposited Plan 354172	Easement		
Marked O Deposited Plan 354172	Easement		
Marked P Deposited Plan 354172	Easement		
Marked Q Deposited Plan 354172	Easement		
Marked R Deposited Plan 354172	Easement		
Marked S Deposited Plan 354172	Easement		
Marked T Deposited Plan 354172	Easement		
Marked U Deposited Plan 354172	Easement		
Marked V Deposited Plan 354172	Easement		
Marked W Deposited Plan 354172	Easement		
Marked X Deposited Plan 354172	Easement		
Marked Y Deposited Plan 354172	Easement		
Marked Z Deposited Plan 354172	Easement		
Total Area		3.4554 ha	











Land District Taranaki

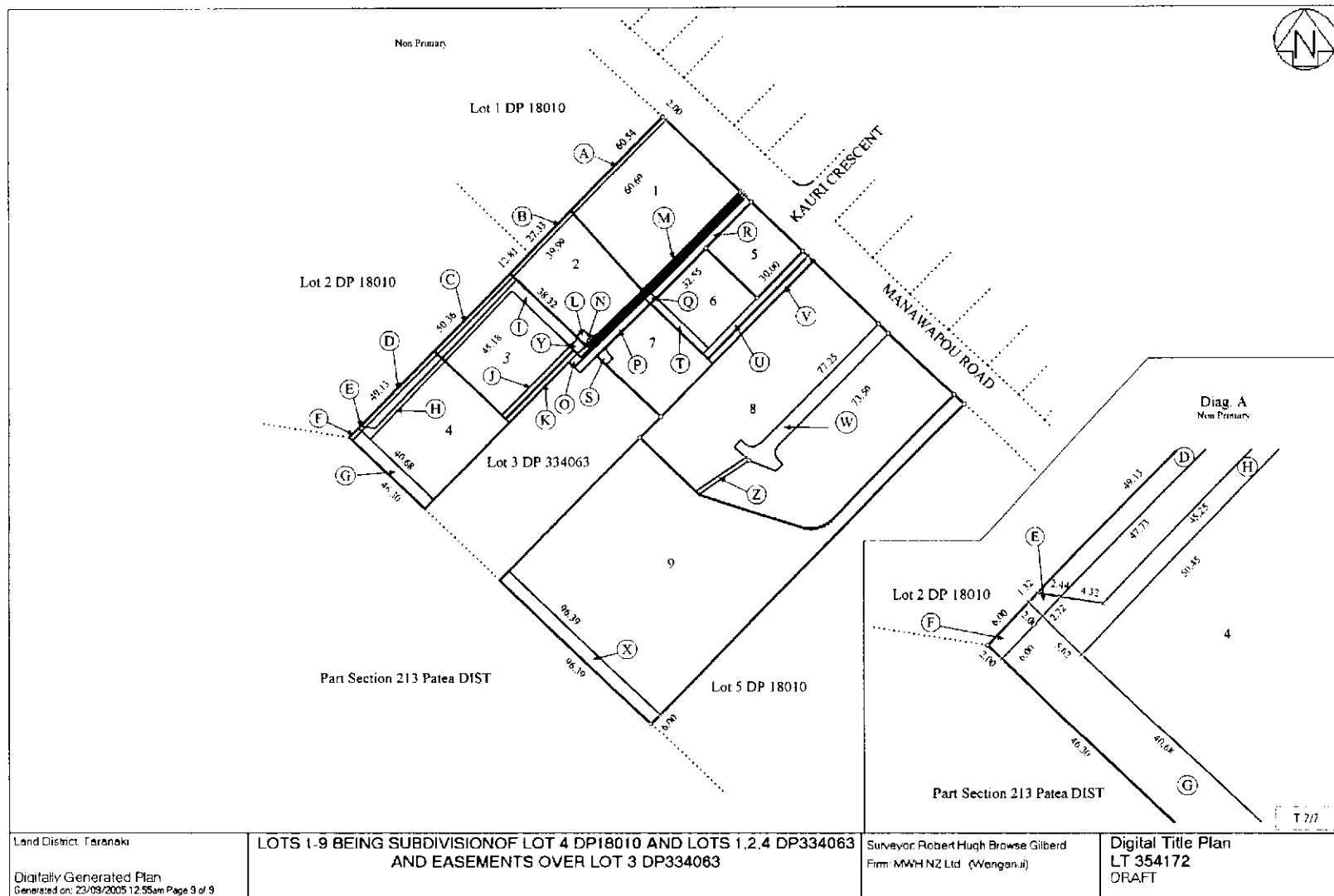
LOTS 1-9 BEING SUBDIVISION OF LOT 4 DP18010 AND LOTS 1, 2, 4 DP334063
AND EASEMENTS OVER LOT 3 DP334063

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

Digital Title Plan
LT 354172
DRAFT

Digitally Generated Plan
Generated on: 23/05/2005 12:55am Page 7 of 8





D.V. McCoy
7 Plantation Reserve, Ohope
Subdivder and Registered Drainlayer - Registration Number 00221
Phone 07 312 4640

15th September, 2005

To:
Mr. B. Rockell
Consulting Engineer
PO Box 438
Hawera

Copy to:
Mr. H. Gilbert
M.W.H New Zealand Ltd.
PO Box 168
Wanganui

Dear Mr. Rockell,

I certify that the sewerage system installed for the Hogg subdivision from Denby Road to the boundary of Lots 1 to 7 DP. 334063 has been installed in accordance with the M.W.H sewer lay out plan (Job 8259) and the New Plymouth District Council's standards for connection to council sewerage systems.

Yours faithfully,



D. V. McCoy

CONFIRM
SEWER
INSTALL
AS PER
DESIGN
MCCOY
→
ROCKELL

D.V. McCoy
7 Plantation Reserve, Ohope
Subdivder and Registered Drainlayer - Registration Number 00221
Phone 07 312 4640

15th September, 2005

To:
Mr. B. Rockell
Consulting Engineer
PO Box 438
Hawera

Copy to:
Mr. H. Gilberd
M.W.H New Zealand Ltd.
PO Box 168
Wanganui

Dear Mr. Rockell,

I certify that the water supply reticulation installed in Lots 1 to 7, being stage one of Glyn Hoggs Manawapou Road subdivision, has been installed in accordance with the plan supplied by M.W.H, and the New Plymouth District Council's standards for water reticulation.

Yours faithfully,



D. V. McCoy

D.V. McCoy
7 Plantation Reserve, Ohope
Subdivder and Registered Drainlayer - Registration Number 00221
Phone 07 312 4640

15th September, 2005

To:
Mr. B. Rockell
Consulting Engineer
PO Box 438
Hawera

Copy to:
Mr. H. Gilbert
M.W.H New Zealand Ltd.
PO Box 168
Wanganui

Dear Mr. Rockell,

I confirm that all power lines, gas distribution lines and telephone lines have been installed on Lot 1 to 7 D.P. 334063 as required by the South Taranaki District Council Conditions in relation to RM 040223.

Yours faithfully,



D. V. McCoy

06 September 2005

Hugh Gilbert
MWH New Zealand Limited
PO Box 168
Wanganui

Dear Hugh

Section 223 and 224 Approval – Glyn Hogg, Manawapou Road, Hawera

I write regarding your recent application for the issue of approval pursuant to Sections 223 and 224 of the Resource Management Act 1991.

Details of the application have been forwarded to the Council's Engineers for comment and any additional requirements are outlined below.

Condition 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.

With respect to this condition the Council has yet to receive confirmation from the installer of the water line that it has been installed to the appropriate standards. The applicant also has yet to confirm that all lots are connected to the Council's water supply.

Condition 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.

The Council has yet to receive confirmation from the installer of the sewer that it has been installed to the appropriate standards.

Condition 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.

No further action is required in respect of this condition.

Condition 4: That all other services for the subdivision including power-lines, gas distribution lines and communication lines are installed underground.

With respect to this condition confirmation that these services have been installed is required.

Condition 5: That each right of way serving the lots is formed to meet the standard required in Land Development and Subdivision Engineering NZS4404:2004 and plans submitted to the Council for the approval of the Group Manager Engineering Services prior to construction.

No further action is required in respect of this condition.

Condition 6: That all stormwater from the rights of way is disposed of on-site.

No further action is required in respect of this condition.

Condition 7: That a grass berm and 1.2 metre wide concrete footpath is provided along the length of the properties Manawapou Road frontage.

During a recent site inspection it was determined that this work is yet to be completed.

Condition 8: That all work required under conditions 1-7 shall be to the standard set out in Land Development and Subdivision Engineering NZS4404:2004 or such other standard as may be considered appropriate to the satisfaction of the Council.

The work specified in Conditions 1 and 2 must be certified as having been completed to this standard and the work required under condition 7 must be completed to this standard.

Condition 9: That Lots 1,5,8,9,10 and 11 each have a vehicle crossing installed to meet the Council's Sealed Urban Property Entrance specifications.

During a recent site inspection it was clear that that this work is yet to be completed.

Condition 10: That each right of way has a vehicle crossing to meet the Council's Commercial Vehicle Crossing specifications.

During a recent site inspection it was clear that this work is yet to be completed.

Condition 11: That all necessary easements are set aside and reserved.

There are no further requirements in terms of this condition.

Condition 12: That a reserve fund contribution of \$37,500 (including GST) is paid to the Council.

The reserve fund contribution remains outstanding.

Once the matters above have been addressed the final survey plan is able to be released. Please advise if you would like approval under Section 223 of the Resource Management Act 1991 at this stage.

If you would like to discuss this matter in greater detail please do not hesitate to contact me.

Yours sincerely

Blair Sutherland
Senior Planner



MWH



MWH Ref: 801/008259

31 August, 2005

South Taranaki District Council
Private Bag 902
HAWERA

Attention: Allison Gibson

Dear Allison

RE: Glynn Hogg – Manawapou Road Subdivision

Please find attached the As-Built Survey Plan for subdivision in Manawapou Road, Hawera, LT 354172, detailing the Soak Pit, Manhole and Toby locations on site.

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

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

Yours faithfully,
MWH New Zealand Limited

V. Loughlin

**Victoria Loughlin
Surveyor**

FILE NO	520104	FILED	
FOR INFORMATION	Salem	TIME	
SOUTH TARANAKI DISTRICT COUNCIL			
FEB 2005		DATE	
ACTION/TASK		COMPLETED	
TIME	10:00 AM		
Salem			
Allison	08/1/9		

Ltr22 STDC AsBuilt _ VJL.doc

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

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

Delivering Innovative Projects and Solutions Worldwide

050901005

Memorandum

To Clive Margetts and Vincent Lim
From Blair Sutherland
Date 10 August 2005
Subject Section 223 and 224 approval

Glynn Hogg, 40 Manawapou Road, Hawera

Hello Clive and Vincent

The final survey plan for Glynn Hogg's subdivision at 40 Manawapou Road, Hawera has arrived for final approval subject to Sections 223 and 224 of the Resource Management Act 1991.

Attached is a list of conditions imposed on the subdivision. Please indicate which of your respective conditions have been met to your satisfaction.

Please contact me with any queries.

Regards



Blair Sutherland
Senior Planner



Subdivision Consent Application – Condition Report

Name Glynn Hogg

Address Manawapou Road

Conditions

That each lot will have a separate water supply to the Council's water main with its own toby and that the water reticulation is certified as having been installed to the appropriate standards

No certification received

That each lot will have a separate sewer connection to the Council's sewer main and that the sewer reticulation is certified as having been installed to the appropriate standards

No certification received

Date 10 August 2005

Name Clive Margetts

Position Utilities Network Officer

Signature

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

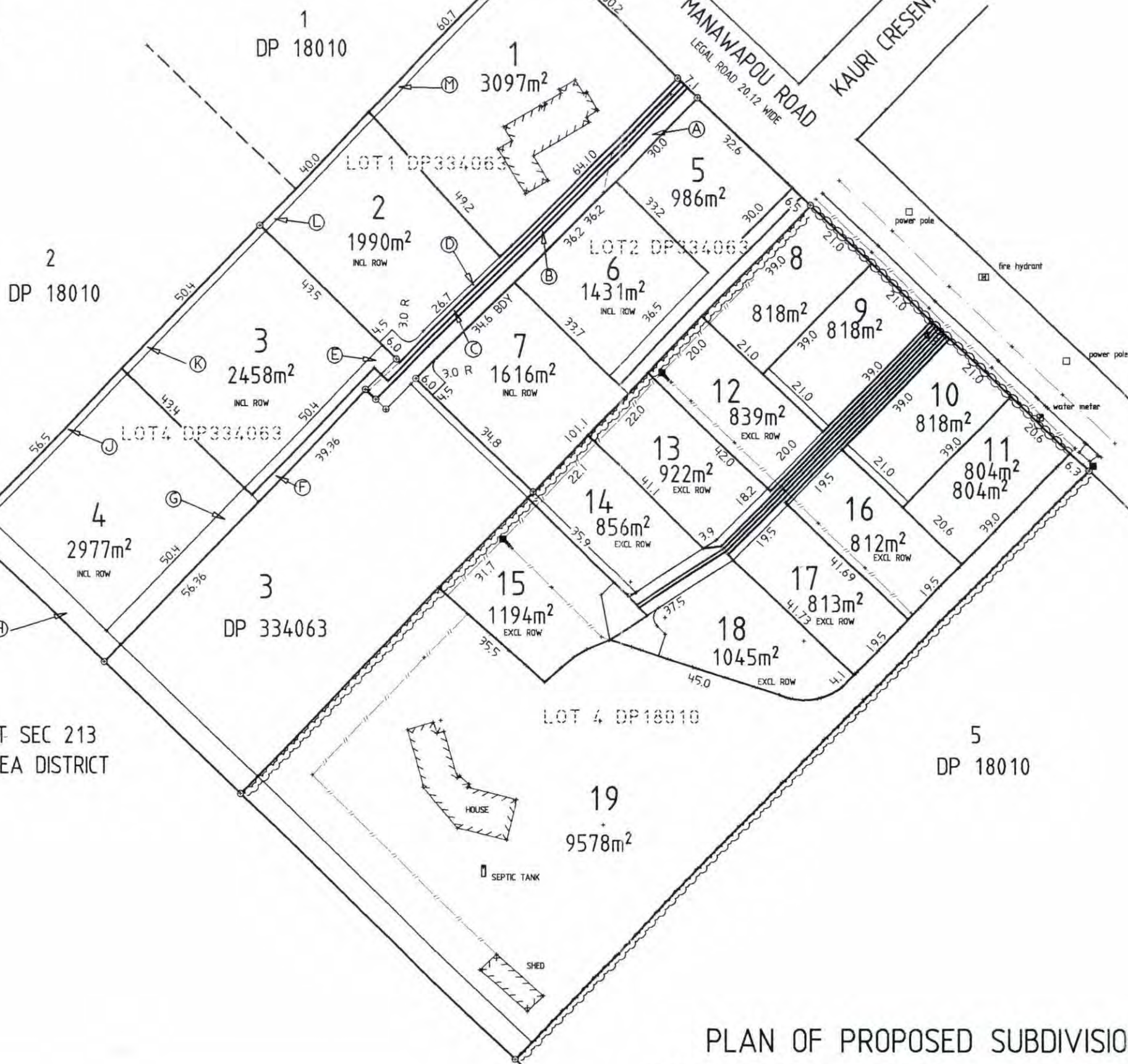
DO NOT SCALE - IF IN DOUBT, ASK

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ORIGINAL SIZE A2



PT SEC 213
PATEA DISTRICT



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

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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	09/11/04
Stamp	
SCALES:	800
Job No.	8259D
Sheet No.	1
Revision	0



Subdivision Consent Application – Condition Report

Name Glynn Hogg

Address Manawapou Road

Conditions That each lot will have a separate water supply to the Council's water main with its own toby and that the water reticulation is certified as having been installed to the appropriate standards

No certification received

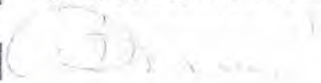
That each lot will have a separate sewer connection to the Council's sewer main and that the sewer reticulation is certified as having been installed to the appropriate standards

No certification received

Date 10 August 2005

Name Clive Margetts

Position Utilities Network Officer

Signature 

Memorandum

To Clive Margetts and Vincent Lim
From Blair Sutherland
Date 10 August 2005
Subject **Section 223 and 224 approval**

Glynn Hogg, 40 Manawapou Road, Hawera

Hello Clive and Vincent

The final survey plan for Glynn Hogg's subdivision at 40 Manawapou Road, Hawera has arrived for final approval subject to Sections 223 and 224 of the Resource Management Act 1991.

Attached is a list of conditions imposed on the subdivision. Please indicate which of your respective conditions have been met to your satisfaction.

Please contact me with any queries.

Regards



Blair Sutherland
Senior 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.
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

DO NOT SCALE - IF IN DOUBT, ASK

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ORIGINAL SIZE A2



PT. SEC 213
PATEA DISTRICT

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DP 18010

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DP 18010

3
2458m²
INCL. ROW

3
DP 334063

4
2977m²
INCL. ROW

1
DP 18010

LOT 1 DP334063

2
1990m²
INCL. ROW

1
3097m²

7
1616m²
INCL. ROW

6
1431m²
INCL. ROW

13
922m²
EXCL. ROW

14
856m²
EXCL. ROW

15
1194m²
EXCL. ROW

LOT 4 DP18010

19
9578m²

SEPTIC TANK

SHED

MANAWAPOU ROAD
LEGAL ROAD 20.12 WIDE

KAURI CRESENT

LOT 2 DP334063

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986m²

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MWH



MWH Ref: 801/008259

22 July 2005

South Taranaki District Council
Private Bag 902
HAWERA

Attention: Graham Young

Dear Graham

RE: Glynn Hogg – Manawapou Road Subdivision

Further to our submission of the required certificates under Section 223 and 224, we can advise that we have received a recent fax from Glynn's solicitors and they have advised that "in connection with this matter Glynn saw the writer (that is their solicitor Mr. Colin Handly) in Rotorua yesterday, he assures me that the final driveway work will be completed this week. It relates to the entrance driveway of lots 6 & 7. He says they have been boxed and prepared ready for concrete to be poured. He states that he has a consulting engineer in Hawera who will sign these off and get the details to Council. We await your further advice on this matter."

We have advised Colin that we will now seek for the District Council to sign both the Section 223 and 224 Certificate as submitted with one of the copies.

If there is any difficulty with this, would you please contact us as soon as possible.

Yours faithfully,
MWH New Zealand Limited


Hugh Gilbert
Survey Manager Taranaki

FILE REF	520/04	DATE FILED	
FOR INFORMATION	File	TIME	
SOUTH TARANAKI DISTRICT COUNCIL			
25 JUL 2005			
ACTION/NFA		DATE REPLIED	
NAME	INITIAL	DATE	NAME
Colin		25/7	
Alison		25/7	
Blair		28/7	

Ltr20 STDC_Response from Glynn's Lawyer re driveway

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

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050725015



MWH



MWH Ref: 801/008259

14 July 2005

South Taranaki District Council
Private Bag 902
HAWERA

Attention: Graham Young

FILE	526/04	DATE	
REF		FILED	
NO			
IN			
OUT			
SOUTH TARANAKI DISTRICT COUNCIL			
ACTION			
NAME			
DATE			
15/7			
15/7			
28/7			

Dear Graham,

RE: Glynn Hogg Manawapou Road re-development

We attach here with a copy of the Digital Title Plans for the re-development of the Manawapou Road site including the subdivision of the Smith land into two, to permit settlement with Smith.

As you are previously aware, Mr. Smith is retaining lot 9 on these plans and lot 8 is being transferred to Glynn Hogg.

We are unsure how far Mr Hogg has gone towards completing all the conditions of subdivision. We therefore attach templates for both the 223 and 224 certificates.

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

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

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

Yours faithfully,

MWH New Zealand Limited


Hugh Gilbert
Survey Manager, Taranaki

Ltr17 TDC_Glynn Hogg Manawapou Road re development

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

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

Delivering Innovative Projects and Solutions Worldwide

050715001

Blair Sutherland

From: Craig Stevenson
Sent: Tuesday, 3 May 2005 10:56
To: John Sutton
Cc: Chamath Piyabandu; Clive Margetts; Blair Sutherland
Subject: FW: Draft Reply to Simon Peace for your Consideration

*Thanks for doing this guys. The file notes etc were particularly useful.
Below is the final draft of what I will be sending Mr Pease today.*
C

520/01
050426017

02 May 2005

Simon Pease
44 Kentucky Road
R.D. 2,
Cambridge. 2351

Dear Simon,

Construction of pipeline through easement

I refer to your letter recieved on 26th April 2005 concerning the pipeline that has been laid across the easement on your property. I have asked my engineering staff to research this matter and now respond to the points you have raised.

The developer Mr Glen Hogg employed consulting engineers (MWH) to design the pipe line which was then sent to the council for approval. We granted approval for the design subject to certain conditions. Mr Hogg then arranged the construction work through his contractors under the supervision of his engineer.

At the end of the construction developers are required to forward a compliance certificate to the council as proof that the work has been undertaken in accordance with required standards and conditions. The council then checks the work and assumes ownership of the finished network, provided it has been built according to the approved design. The onus is clearly therefore on the developer to design and construct the work and naturally this includes liaison with land owners prior to construction. As our planner Blair Sutherland has explained, in a case like this, the developer has the total responsibility for the project. The pipeline was not laid at Council's instigation or request (contrary to the statement in Mr Hogg's handwritten note) and only becomes a Council asset once it is completed.

Nevertheless after receiving your letter my staff met the developer, Glen Hogg on 29th April to discuss your concerns. We are aware that an onsite meeting took place before the construction started in late February involving Mr Hogg, Trustee Mr Roger Thompson and Mr Richard Moody. It would seem that around that time, various assurances were sought concerning reinstatement and duly recieved. If the work has not been carried out to your satisfaction, I can only suggest you take it up with either Mr Hogg, or your lawyers. It is my understanding however, that Mr Hogg is quite amenable to carrying out further reinstatement to your satisfaction.

Given the circumstances I have outlined, I cannot agree with your assertion that there was "a serious lack of duty by the Council". Nor do I think there are any grounds for an apology for our actions. This is a civil property matter and not one Council should become involved in.

5/3/2005

I realise that this reply will not provide you with the result you were seeking from the Council however I trust it provides you with the reasons why we cannot advance this matter on your behalf.

Yours sincerely

Craig Stevenson
Chief Executive Officer



Central File Ref

RM 040233

Memorandum

To John Sutton, Group Manager Engineering Services
From Blair Sutherland, Senior Planner
Date 28 February 2005
Subject Hogg Subdivision – 40 Manawapou Road, Hawera

DESIGN
B. PLAN

DESIGN
B.C.S.

Design of Sewer

Hi John

On 22 December 2004 a subdivision consent was granted to Glyn Hogg for the subdivision of a property at 40 Manawapou Road, Hawera into 19 Lots. The application includes the construction of a new sewer. Engineering drawings of the sewer must be supplied to the Council as part of condition 3 of the consent.

Condition 3 reads:

That Engineering drawings of the sewer are submitted to the Council for the approval of the Group Manager Engineering Services prior to its installation.

The applicant has provided amended drawings of the sewer following the submission of original drawings on 7 February 2005 and discussions with Council staff.

Please indicate whether Condition 3 above has been met to your satisfaction.

Blair Sutherland
Senior Planner

[Satisfaction of condition 3 **Approved/Not Approved**]

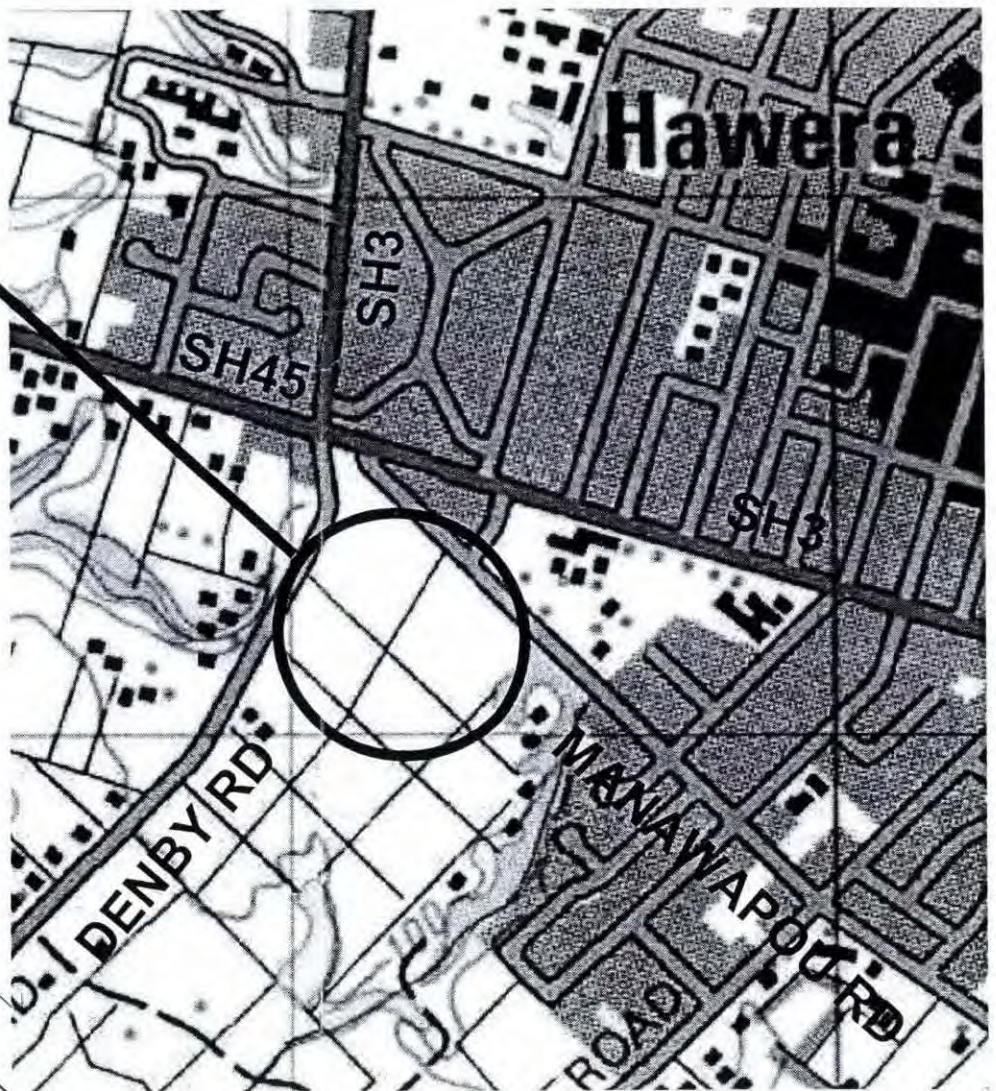
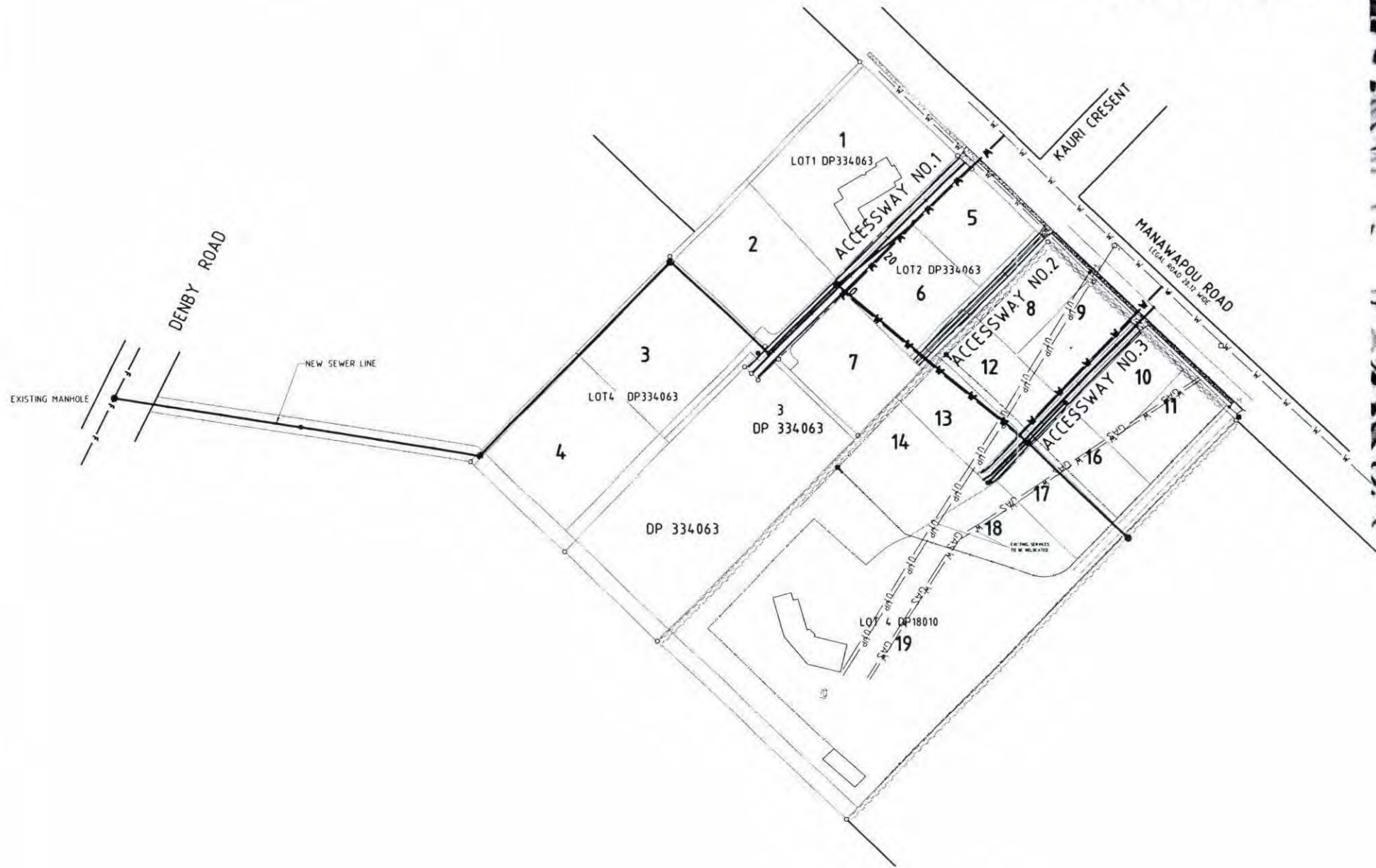
John Sutton
Group Manager Engineering Services

LOTER
CHAMATH
→
HUGH
GILBERT
RE
CONTRIP

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



LOCATION OF
SUBDIVISION




LOCALITY DIAGRAM

NOTES

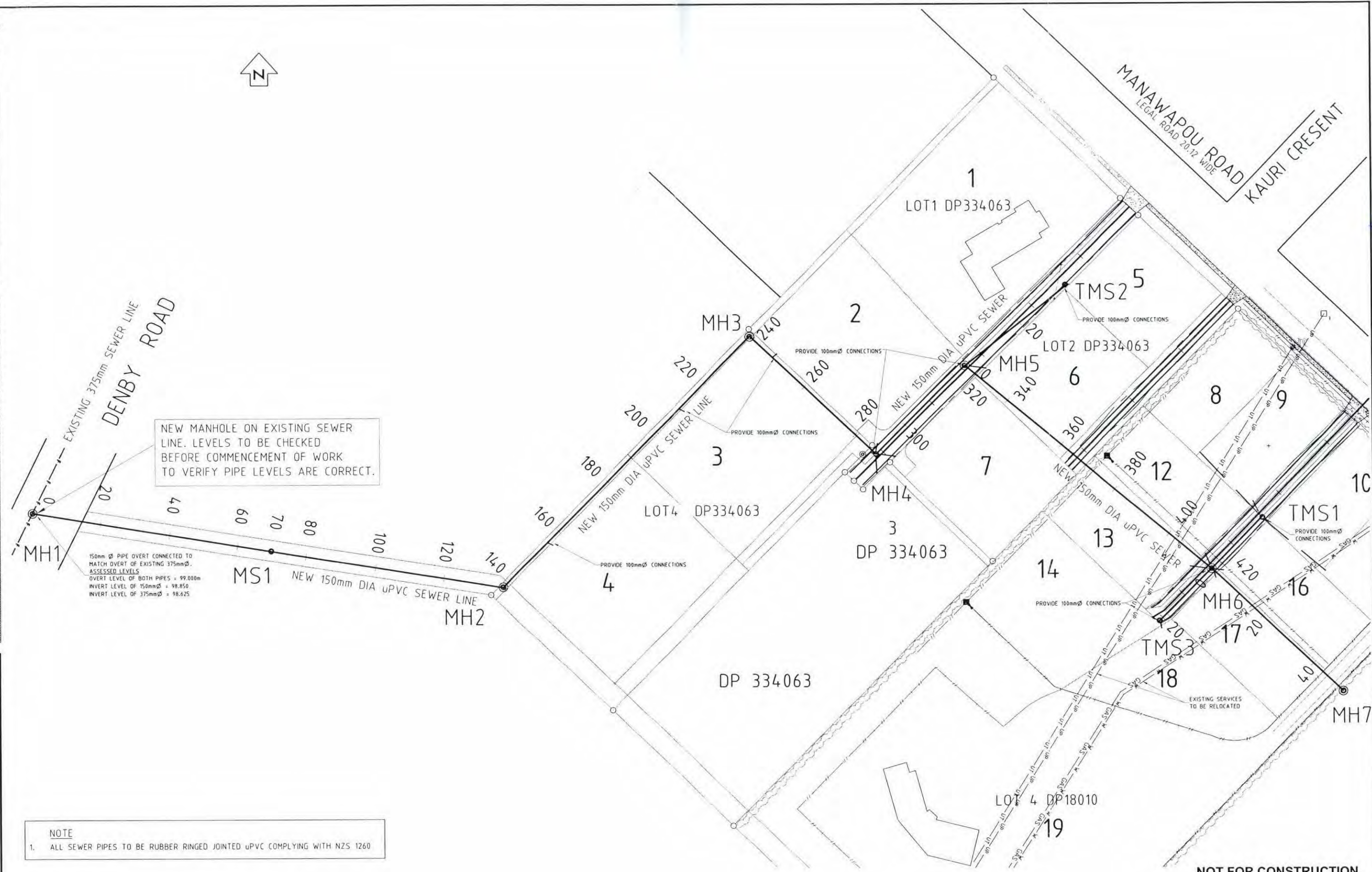
- PIPES, CABLES AND OTHER UTILITIES, FOUNDATIONS, LEVELS, REFERENCE MARKS AND OTHER OBSTRUCTIONS INDICATED ON THIS DRAWING ARE BASED ONLY ON READILY AVAILABLE RECORD PLANS AND OTHER INFORMATION. THIS INFORMATION MAY NOT BE COMPLETE, ACCURATE NOR UP TO DATE. PRIOR TO CARRYING OUT ANY EXCAVATION OR OTHER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

NOT FOR CONSTRUCTION


				TAB/DWG SERVER		FIELD BOOK		<div> MWH</div>		GLYN HOGG MANAWAPOU ROAD SUBDIVISION HAWERA OVERALL PLAN		Status Stamp		FOR CONSENT					
				XREFS		SURVEYED DESIGNED DRAWN CHECKED APPROVED						Date Stamp		24.02.2005					
				COPYRIGHT		Name Date						SCALES (A1) 1:1000 (A3) 1:2000		Job No. 8259		Sheet No. C01		Rev. B	
				B TO COUNCIL FOR APPROVAL		PMc SWB SWB GW YOUNG GW YOUNG						INITIAL DATE CHECKED		INITIAL DATE APPROVED					
REV				AMENDMENTS		20.10.04 01/05 01/05 02/05 02/05													

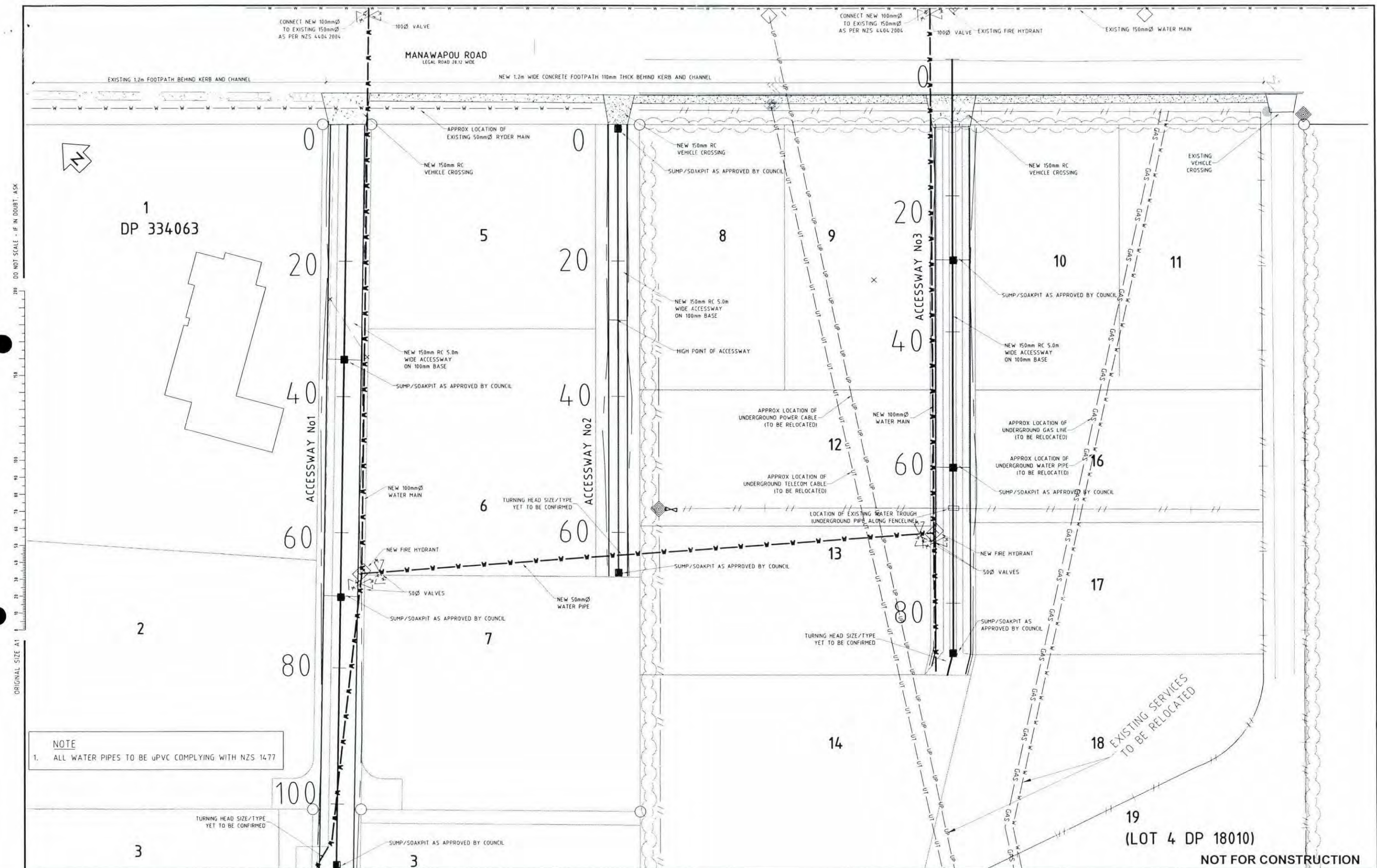


ORIGINAL SIZE A1
DO NOT SCALE - IF IN DOUBT, ASK



NOTE
1. ALL SEWER PIPES TO BE RUBBER RINGED JOINTED uPVC COMPLYING WITH NZS 1260

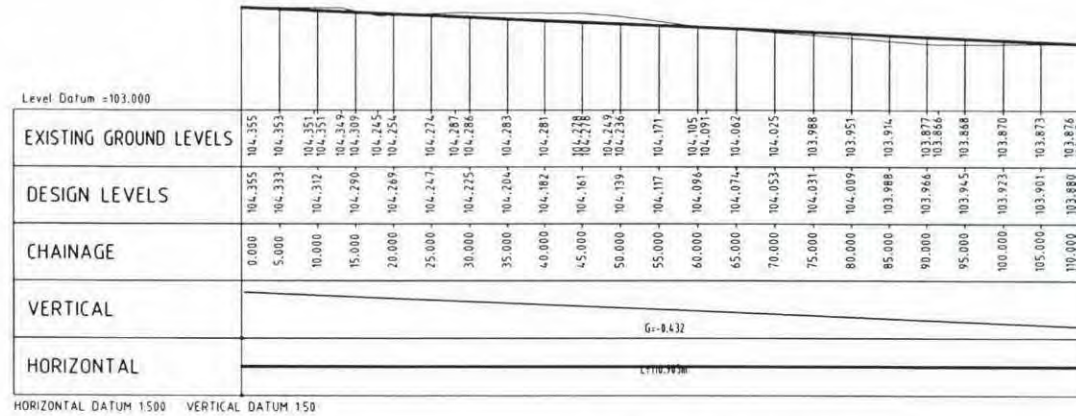
				TAB/DWG Layout1 / 8259_C02.dwg SERVER WANGANUI (NZWANT501)		FIELDBOOK				GLYN HOGG MANAWAPOU ROAD SUBDIVISION HAWERA		Status Stamp FOR CONSENT	
				XREFS XREF _plan		SURVEYED PMc 20.10.04				Date Stamp 24.02.2005			
				COPYRIGHT © These drawings shall only be used for the purpose for which they were supplied. Any reuse, modification, or distribution of these drawings without the written permission of MWH is prohibited.		DESIGNED SWB 01/05				SCALES (A1) 1500 11000 (A3)			
						DRAWN SWB 01/05				Job No. 8259			
						CHECKED GW YOUNG 02/05				Sheet No. C02			
						APPROVED GW YOUNG 02/05				Rev. B			
B TO COUNCIL FOR APPROVAL				SWB 02/05 GWY 02/05 INITIAL DATE INITIAL DATE									
REV AMENDMENTS				CHECKED APPROVED									



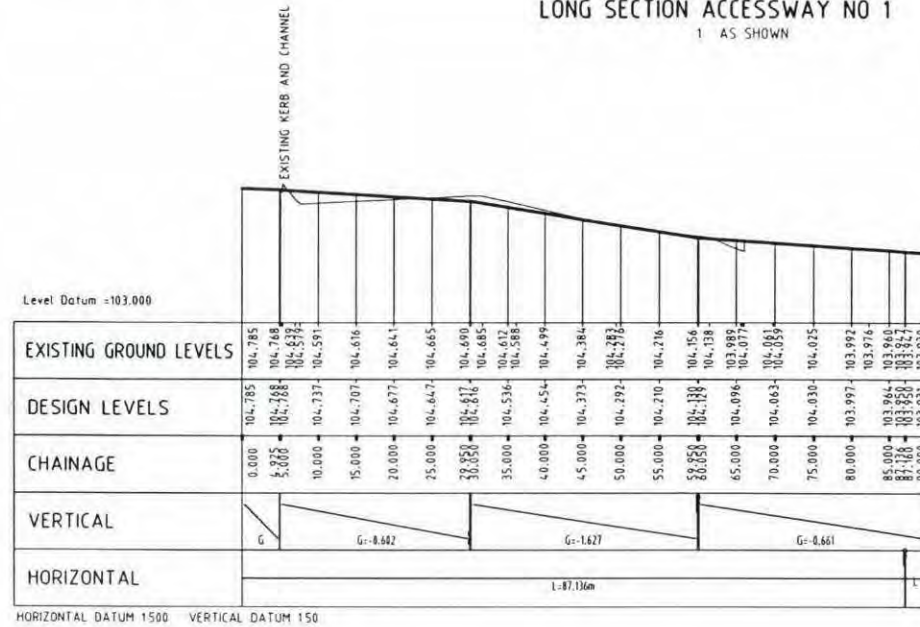
NOTE
1. ALL WATER PIPES TO BE uPVC COMPLYING WITH NZS 1477

TAB/DWG SERVER XREFS		Layout1 / 8259_C03.dwg WANGANUI (NZWANS01) XREF_plan		FIELDBOOK		Name Date		Glyn Hogg MANAWAPOU ROAD SUBDIVISION HAWERA		Status FOR CONSENT	
B TO COUNCIL FOR APPROVAL		SWR 02/05 GUY 02/05 INITIAL DATE INITIAL DATE CHECKED APPROVED		SURVEYED DESIGNED DRAWN CHECKED APPROVED		PM SWB SWB GW YOUNG GW YOUNG		20.10.04 01/05 01/05 02/05 02/05		Date Stamp 24.02.2005	
REV		AMENDMENTS		COPYRIGHT		MWH		PLAN OF ACCESSWAYS, STORMWATER & WATER RETICULATION		Scales (A1) 1:250 1:500 (A3)	
										Job No. 8259 Sheet No. C03 Rev. B	

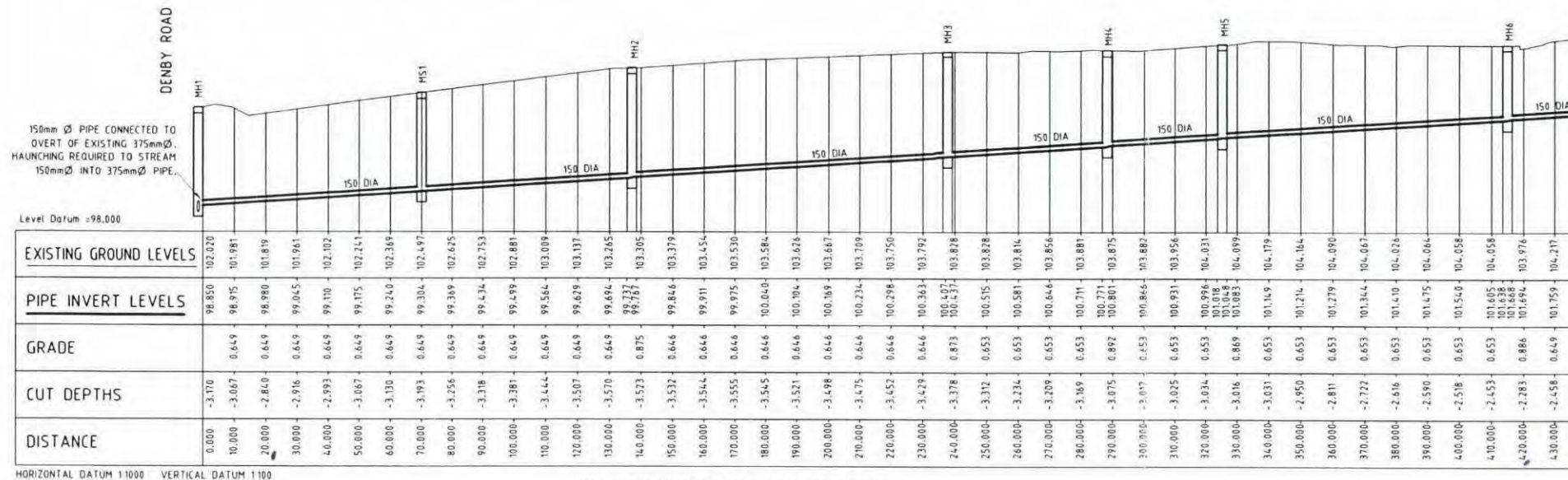
ORIGINAL SIZE A1
DO NOT SCALE - IF IN DOUBT, ASK



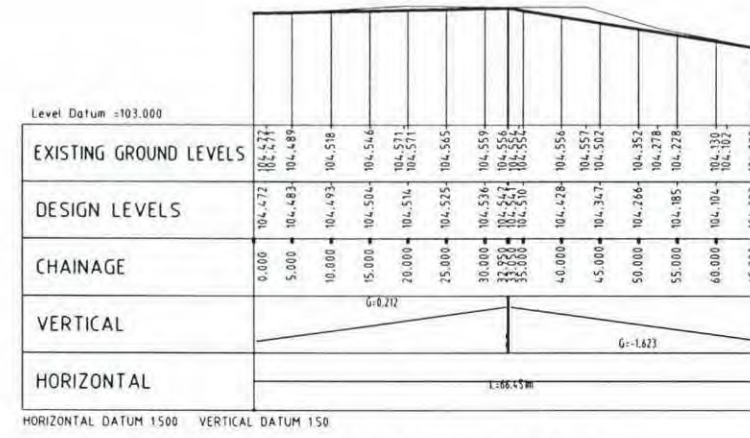
LONG SECTION ACCESSWAY NO 1
1 AS SHOWN



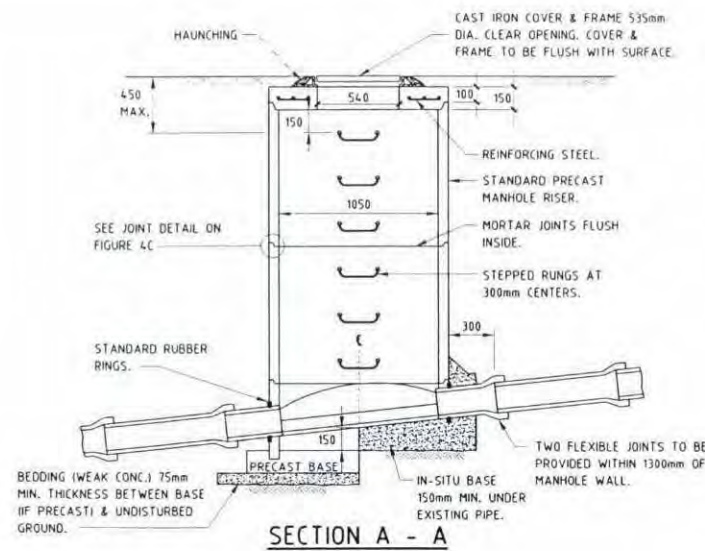
LONG SECTION ACCESSWAY NO 3
1 AS SHOWN



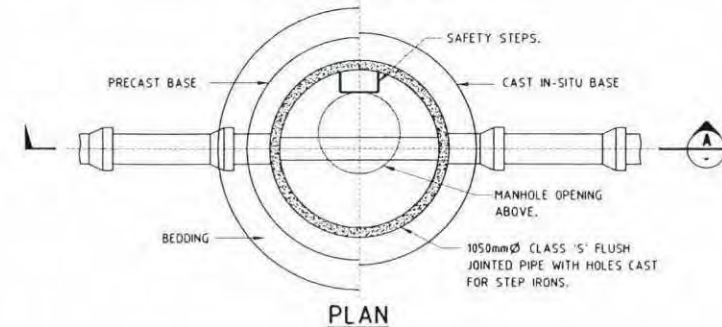
SEWER LONGSECTION MH1 TO TMS1
1 AS SHOWN



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

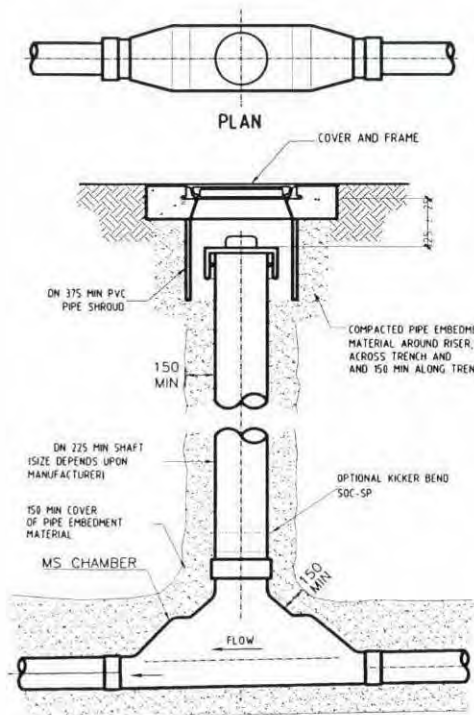


SECTION A - A



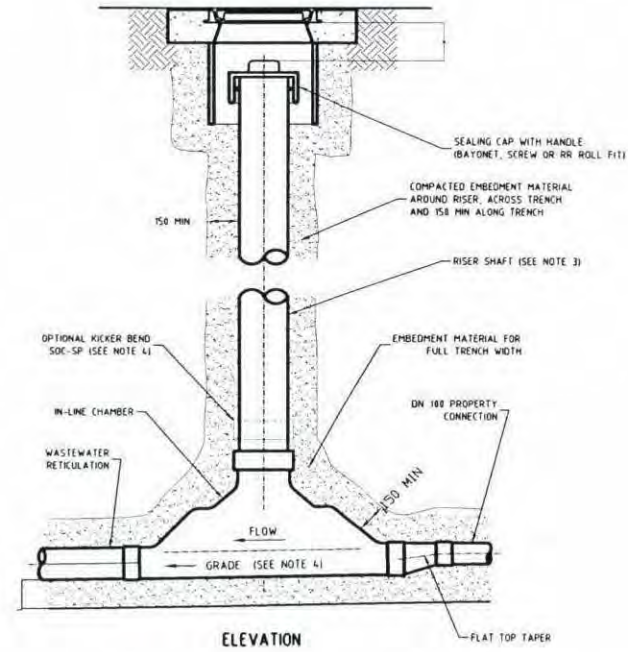
PLAN

MANHOLE DETAIL
1 25(A1) 150(A3)



MAINTENANCE SHAFT

MAINTENANCE SHAFTS DETAILS
1 25(A1) 150(A3)



ELEVATION

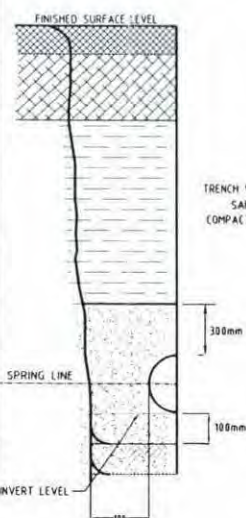
TERMINAL MAINTENANCE SHAFT
WITH PROPERTY CONNECTION AHEAD

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

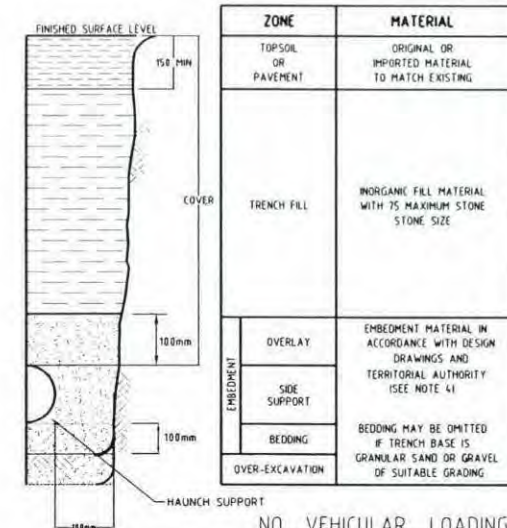
VEHICULAR LOADING

NOTES:

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

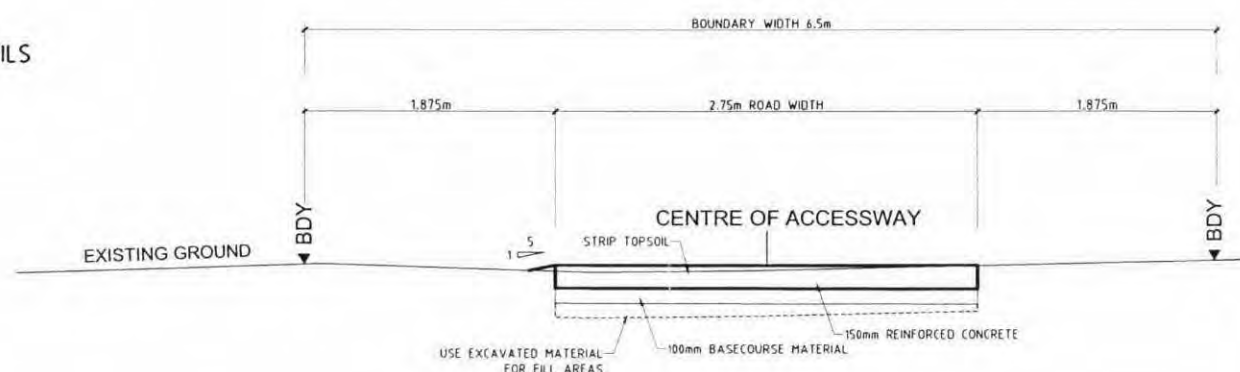


BEDDING DETAILS
1 NT

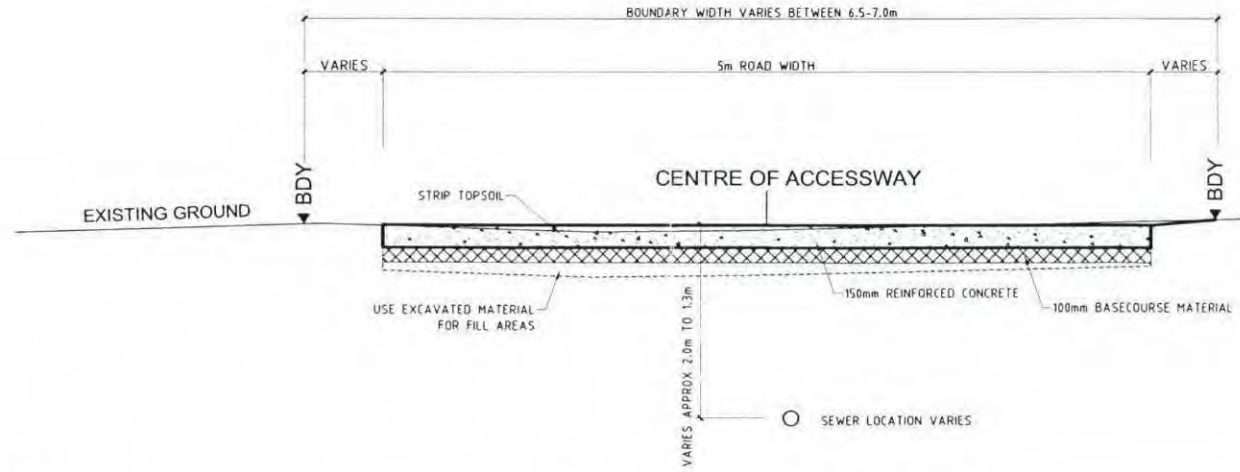


NO VEHICULAR LOADING

INCLUDES LOCATIONS WHERE OCCASIONAL VEHICLE LOADING OCCURS
EG RESERVES AND FOOTWAYS



TYPICAL CROSS SECTION ACCESSWAY 2
1 25



TYPICAL CROSS SECTION ACCESSWAYS 1 AND 3
1 25 (A1) 150 (A3)

NOT FOR CONSTRUCTION

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

TAB/DWG	Layout1 / 8259_C05.dwg
SERVER	WANGANUI (NZWANT501)
XREFS	
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FIELDBOOK	Name	Date
SURVEYED	PMc	20.10.04
DESIGNED	SWB	01/05
DRAWN	SWB	01/05
CHECKED	GW YOUNG	02/05
APPROVED	GW YOUNG	02/05



GLYN HOGG
MANAWAPOU ROAD SUBDIVISION HAWERA
DETAIL SHEET

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



MWH



MWH Ref: 801/008259

25 February 2005

The Planner
Hawera District Council
Private Bag 902
HAWERA

Attention: Bruce Sutherland

Dear Sir

Sub-Division - Glyn Hogg 40 Manawapou Road

We attach drawings, which we have made amendments to suit your councils requirements.

As our client wishes to make an early start on the work we would appreciate your approvals at an early date.

Yours faithfully
MWH New Zealand Limited

Steven Brennan

Encl.: Drawings

Copy to: Glynn Hogg

FILE REF	520104	DATE FILED			
FOR INFORMATION	Atten	TIME			
SOUTH TARANAKI DISTRICT COUNCIL					
28 FEB 2005					
ACTION/NEA		DATE REPLIED			
NAME	INITIAL	DATE	NAME	INITIAL	DATE
Atten		28/2			
Atten		28/2			
Blair					

Ltr16 Hogg_Hawera District Council.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

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050225 018.

21 February 2005

Hugh Gilbert
MWH New Zealand Limited
8 Bates Street
Po Box 108
Wanganui

Dear Hugh

Hogg Subdivision - Manawapou Road, Hawera.

I refer to your letter of 4 February 2005 and the subsequent meeting between Graeme Young (of MWH) and our Engineering staff on 18 February 2005.

At that meeting the planned sewer reticulation for the Hogg Subdivision was discussed in some detail, particularly the changes requested in our Project Engineer's memo of 15 February 2005. These discussions also included determination of the most cost effective means of designing the sewer reticulation to accommodate the possible development of Lot 5 DP 18010 on the eastern side of Hogg Subdivision.

It was agreed that the sewer reticulation be extended between Lots 16 and 17 to the boundary of Lot 5 DP 18010. This was preferable to the proposed route along the western boundary of Lot 19. The effect of this revision is to lower the invert levels of the pipes to achieve the required gradients.

The Council agreed at the meeting to make a contribution towards the extra over costs of the additional excavation required and a similar contribution towards the costs of extending the sewer reticulation between Lots 16 and 17.

Yours sincerely

Chamath Piyabandu
Utilities Asset Manager

List of Standard Documents

Water Reticulation

- Shutdown Procedure and Applications (from STDC)
- Standard specifications (from Apex Consultants)
- New Plymouth District Council (NPDC) Code of Practice – Water Consultant (from NPDC)
- Water backflow prevention inspection form and Water checklist (from STDC)
- Disinfection Procedure

Waste Water Reticulation

- Standard Specifications (from Apex Consultants)
- NPDC Code of Practice – Waste Water (from NPDC) and Standard Specifications
- NPDC Electrical Standards (from NPDC)
- Consultant – Waste Water and Storm Water checklist

Storm Water Reticulation

- NPDC Standard specifications (from NPDC)
- NPDC Code of Practice – Storm Water (from NPDC)
- Consultant - Waste Water and Storm Water checklist

General

- As Built Drawings - Line type ACAD (from Apex Consultants)
- As built Drawings - Symbol types ACAD (Apex Consultants)
- As built data spreadsheets
- Consultant – As built supply steps (Electronic/Hard copy)

RM 040223

16 February 2005

Graeme Young
MWH New Zealand Limited
PO Box 168
Wanganui

Dear Graeme

Sewer Design – Glyn Hogg, 40 Manawapou Road, Hawera

I write regarding the engineering drawings of the sewer for the above subdivision which have been submitted for the approval of the Group Manager Engineering Services.

The drawings have been assessed on behalf of the Group Manager Engineering Services by John Eagles, Project Engineer, his assessment is attached.

Please address the issues outlined in the assessment.

If you would like to discuss this matter in greater detail please do not hesitate to contact John Eagles or myself.

Yours sincerely

Blair Sutherland
Senior Planner

Memorandum

To Blair Sutherland, Senior Planner
From John Eagles, Project Engineer
Date 15 February 2005
Subject **Hogg Subdivision – 40 Manawapou Road, Hawera**

Design of Sewer

The engineering group have reviewed the subdivision engineering plans for the Hogg subdivision at 40 Manawapou Road, Hawera. Below is the list of comments for the designer to review and action.

1. STDC prefer Manholes MHs rather than Maintenance Shafts MS. Use MHs at MS1 and MS2 locations
2. What type of pipe is proposed sewer. uPVC?
3. MH1. connect proposed 150 dia pipe invert at overt of existing 375dia. haunching to have curve to stream 150 dia flow into 375 dia flow
4. Requirement for internal fall through MHs. NZS 4404:2004 internal falls through MHs 5.3.6.4.3 page 129
5. MH 5 to TMS3 has MH5 invert same as main section. See item 4, requirement for internal fall through MH.
6. MH4 Invert level error
Section MH4 to TMS2 has MH4 invert of 101.994
MH1 to TMS1 has MH4 invert of 102.022
fall also required through MH as per item 4
7. Typical MH detail, section A-A, STDC prefer 450mm max to first rung from lid level, not 550mm to bottom of MH lid plus 150mm to rung.
8. Have these drawings been checked by MWH? No name in checked box in title block.
9. Easement required for services across private land.
10. What does Rev A refer to? Nothing listed in amendments list on title block.
11. Sewer alignment required to service proposed subdivision to south east. Either by extending existing alignment or additional pipework along south boundary.

John Eagles
Project Engineer

MEMO
JOHN
EAGLES
RE
SEWER
DESIGN



Subdivision Consent Application

Engineering Section Comments / Conditions

Name Glynn Hogg
Address Manawapou Road Subdivision
Reference 013 – 05

Water The Council has water reticulation in Manawapou Road. The subdivider will install a ring circuit to the appropriate standards, designed by a Qualified Engineer. The Engineer will provide a Report confirming that the water reticulation for the subdivision has been designed and installed to those standards. The Council will provide a connection to this ring circuit at cost.

Sewer The Council has sewer reticulation in Denby Road. The subdivider will install a sewer reticulation system for the subdivision to the appropriate standards, designed by a Qualified Engineer. The Engineer will provide a Report confirming that the sewer reticulation for the subdivision has been designed and installed to those standards

Stormwater Stormwater on each lot will be retained with the boundaries of that lot. Stormwater to the roads will be dispersed by means of soakholes. The Engineer for the developer will confirm that the soakage capacity of the soakholes will efficiently disperse the road surface water in accordance with the appropriate standards.

Other If a Qualified Engineer confirms that the reticulation systems have designed and installed to the appropriate engineering standards, the South Taranaki District Council will assume responsibility for their ongoing maintenance. Easements will be required to allow Council access to carry out any such maintenance.

Name C D Margetts	Signature
Date: 9/2/05	



RELEASE OF INFORMATION FORM

Name of Applicant:	John Mason Ltd Public Works
Applicant's Address:	98 E. St New Plymouth
Site location for which information is requested:	RM 040223
File/Document/Information Requested:	40 Manawapou Rd, Hawera
File/Document/Information Supplied:	
File Name/Number:	
Disclaimer:	"Council has made the information available under Section 10 to 18 (inclusive) of the Local Government Official Information and Meetings Act 1987 ONLY. Council does not warrant its accuracy and disclaims all liability whatsoever for any error, inaccuracy or incompleteness of the information. No person should rely on any information without seeking appropriate independent and professional advice. The information provided does not constitute a Land Information Memorandum or any similar document."

Applicant's Signature:	Council Officer's Signature:
------------------------	---------------------------------

Date:	8 / 2 / 05
-------	------------

One copy to each:

- The Applicant
- Council's Central Register
- The file from which documents/information is sourced



MWH



MWH Ref: 801/008259-01

04 February 2005

South Taranaki District Council
Private Bag 902
HAWERA

Attention: John Sutton

*Letter.
from Charles
replying
agreeing to
contribute.*

*LETTER
HUGG
GILBERT
→
JOHN
SUTTON
RE
SEWER
CONTRIB.*

Dear John

Hogg Subdivision, Manawapou Road and Sewer Drainage

In our planning application for the Hogg Subdivision in Manawapou Road we raised the subject of the provision of the sewer and being able to allow for the connection of adjacent land into the sewer connecting to Denby Road. In our application we said: "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." To date no one from the District Council has come back to us or raised this question in the Conditions of Consent.

It is of considerable importance to Glyn Hogg that this matter is addressed as he will need to make provision for the increase in the depth of the sewer to allow for the servicing of adjacent land at some stage in the future. We suspect that there will be a difference of approximately 1m in required excavation. This is significant.

The original subdivision of DP 18010 provided for an easement along its south boundary to allow for the future development of all lots.

We submit that the time is now right for the South Taranaki District Council to give careful consideration to joining with Glyn Hogg and paying part of the cost of his reticulation to allow for the future development of the eastern lot of DP 18010.

If this is not done now then it may become impossible to serve the balance of the land in the future.

Lt09 STDC_Sewer_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

RESPONSE REQUIRED

FILE REF	52010x		DATE FILED		
FOR INFORMATION	John		TIME		
SOUTH TARANAKI DISTRICT COUNCIL					
- 7 FEB 2005					
DATE REPLIED					
ACTION/NFA	NAME	INITIAL	DATE	NAME	INITIAL
	John	JS	7/2		
	Charles				

058307016

We are under instructions from Mr Hogg that should Council not contribute to the cost of excavation and laying of the required pipes to a depth to satisfy servicing of the adjacent lot then he will instruct us to design the sewer to the minimum depth and gradients to serve only his land.

This action, we consider, would be extremely detrimental to the future development of the adjacent land.

We would be happy to discuss this matter with you at any time and look forward to your early reply.

Yours faithfully
MWH New Zealand Limited



Hugh Gilbert
Survey Manager, Taranaki



MWH



MWH Ref: 801/008259

02 February 2005

The Planner
Hawera District Council
Private Bag 902
HAWERA

12270/721/06

Attention: Bruce Sutherland

Dear Sir


Sub-Division - Glyn Hogg 40 Manawapou Road

We attach drawings, which provide details of sanitary sewer to be installed from a new manhole in Denby Road and to service the new development.

In addition to the sanitary sewer we have included details of the 3 concrete access-ways to be installed.

As our client wishes to make an early start on the work we would appreciate your approvals at an early date.

Yours faithfully
MWH New Zealand Limited


Graeme Young

Encl.: Drawings

Copy to: Glynn Hogg

FILE NO.	520/20	DATE FILED			
FOR INFORMATION	Graham	TIME			
SOUTH TARANAKI DISTRICT COUNCIL					
- 3 FEB 2005					
ACTION/NAME		DATE REPLIED			
NAME	INITIALS	DATE	NAME	INITIALS	DATE
Graham					
Blaiz					
Lee					

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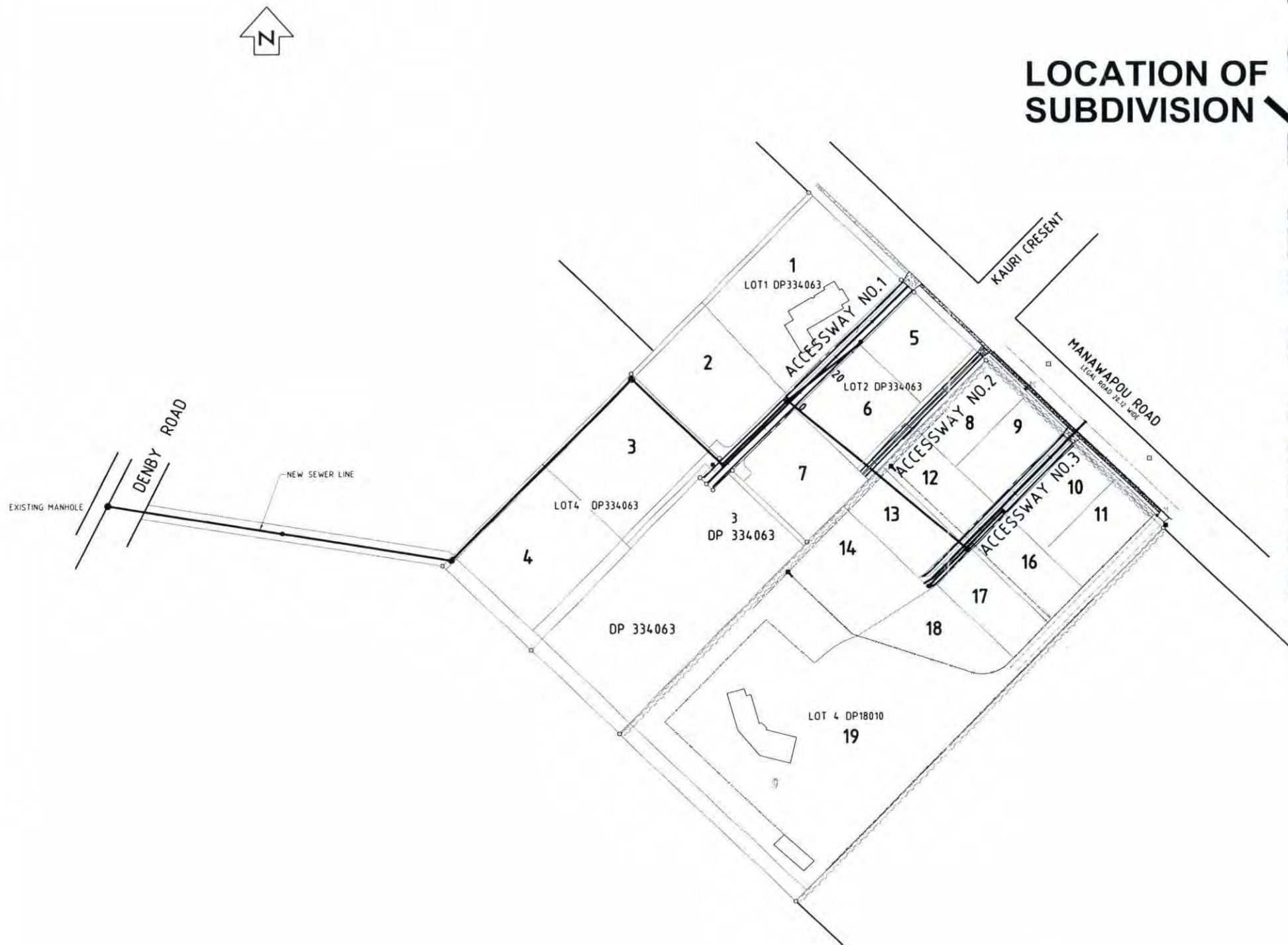
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Facsimile : 64-6-349 1179
Website : www.mwhglobal.com/nz

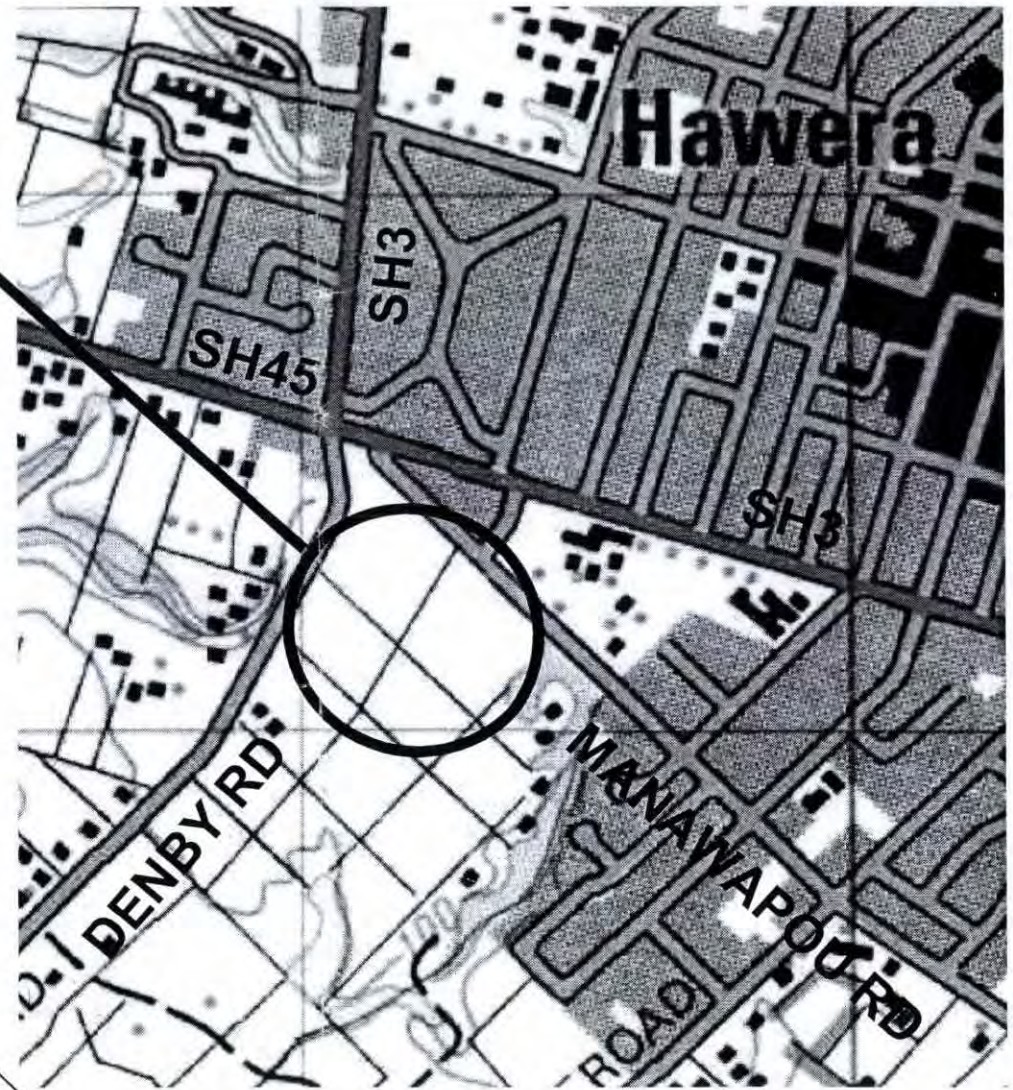
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ORIGINAL SIZE A1
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LOCATION OF
SUBDIVISION



LOCALITY DIAGRAM

DESIGN
A. RAW

DESIGN
A. L.S.

										TAB/DWG : Layout1 / 8259_C01.dwg			FIELDBOOK			<div> MWH</div>			GLYN HOGG			MANAWAPOU ROAD SUBDIVISION HAWERA			Status Stamp			FOR CONSENT								
										SERVER : WANGANUI (NZWANIS01)			Name						Date						Date Stamp			02.02.2005								
										XREFS : XREF_plan			SURVEYED : PMc						20.10.04																	
													DESIGNED : SWB						01/05																	
													DRAWN : SWB			01/05																				
													CHECKED																							
													APPROVED																							

DO NOT SCALE - IF IN DOUBT, ASK

300

250

200

150

100

50

0

10

20

30

40

50

60

70

80

90

100

110

120

130

140

150

160

170

180

190

200

210

220

230

240

250

260

270

280

290

300

310

320

330

340

350

360

370

380

390

400

REV

AMENDMENTS

INITIAL DATE
CHECKED

INITIAL DATE
APPROVED

TAB/DWG
SERVER
XREFS

Layout1 / 8259_C02.dwg
WANGANUI (NZWANS01)
XREF_plan

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FIELDBOOK
SURVEYED
DESIGNED
DRAWN
CHECKED
APPROVED

Name
Date
PMc
SWB
SWB
01/05
01/05



GLYN HOGG
MANAWAPOU ROAD SUBDIVISION HAWERA
SEWER LAYOUT PLAN

NOT FOR CONSTRUCTION

Status
Stamp
FOR CONSENT
Date
Stamp
02.02.2005
SCALES (A1) 1:500 1:1000 (A3)
Job No.
8259
Sheet No.
C02
Rev.
A

P:\008200\008259-01 Hogg Subdivision Manawapou Road Stage 2\cad\8259_C02.dwg



EXISTING 375mm SEWER LINE
DENBY ROAD

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

MH1

MS1

NEW 150mm DIA SEWER LINE

MH2

PROVIDE 150mm EYE
FOR FUTURE EXTENSION

PROVIDE 100mm CONNECTIONS
TO PROPERTY BOUNDARIES

4

LOT4 DP334063

MH3

PROVIDE 100mm CONNECTIONS
TO PROPERTY BOUNDARIES

3

PROVIDE 100mm CONNECTIONS
TO PROPERTY BOUNDARIES

2

LOT1 DP334063

1

MS2

DP 334063

MH4

NEW 150mm DIA SEWER

PROVIDE 100mm CONNECTIONS
TO PROPERTY BOUNDARIES

5

TMS2

LOT2 DP334063

6

8

9

10

TMS1

PROVIDE 100mm CON
TO PROPERTY BOUND.

16

MH5

17

TMS3

18

PROVIDE 100mm CONNECTIONS
TO PROPERTY BOUNDARIES

14

13

NEW 150mm DIA SEWER

12

400

380

360

340

320

300

280

260

240

220

200

180

160

140

120

100

80

60

40

20

0

10

20

30

40

50

60

70

80

90

100

110

120

130

140

150

160

170

180

190

200

210

220

230

240

250

260

270

280

290

300

310

320

330

340

350

360

370

380

390

400

410

420

430

440

450

460

470

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490

500

510

520

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1100

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1170

1180

1190

1200

1210

1220

1230

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1270

1280

1290

1300

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1920

1930

1940

1950

1960

1970

1980

1990

2000

2010

2020

2030

2040

2050

2060

2070

MANAWAPOU ROAD
LEGAL ROAD 28.12 WIDE

EXISTING 1.2m FOOTPATH BEHIND KERB AND CHANNEL

NEW 1.2m WIDE CONCRETE FOOTPATH 110mm THICK BEHIND KERB AND CHANNEL



1
DP 334063

0

NEW 150mm RC
VEHICLE CROSSING

5

0

NEW 150mm RC
VEHICLE CROSSING

SUMP/SOAKPIT AS APPROVED BY COUNCIL

8

9

20

NEW 150mm RC
VEHICLE CROSSING

EXISTING
VEHICLE
CROSSING

10

11

SUMP/SOAKPIT AS APPROVED BY COUNCIL

NEW 150mm RC 5.0m
WIDE ACCESSWAY WITH
100mm BASECOURSE

20

20

NEW 150mm RC 5.0m
WIDE ACCESSWAY WITH
100mm BASECOURSE

SUMP/SOAKPIT AS APPROVED BY COUNCIL

NEW 150mm RC 5.0m
WIDE ACCESSWAY WITH
100mm BASECOURSE

HIGH POINT OF ACCESSWAY

40

ACCESSWAY No3

40

40

ACCESSWAY No2

12

60

16

SUMP/SOAKPIT AS APPROVED BY COUNCIL

60

60

6

SUMP/SOAKPIT AS APPROVED BY COUNCIL

SUMP/SOAKPIT AS APPROVED BY COUNCIL

13

80

17

SUMP/SOAKPIT AS APPROVED BY COUNCIL

80

7

SUMP/SOAKPIT AS APPROVED BY COUNCIL

3

DP 334063

14

18

19

(LOT 4 DP 18010)

100

NOT FOR CONSTRUCTION

REV	AMENDMENTS	INITIAL	DATE	INITIAL	DATE
		CHECKED		APPROVED	

TAB/DWG	Layout1 / 8259_C03.dwg
SERVER	WANGANUI INZWANISOITI
XREFS	XREF_plan
CDP XRIGHT	
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DESIGNED	SWB	01/05
DRAWN	SWB	01/05
CHECKED		
APPROVED		



GLYN HOGG
MANAWAPOU ROAD SUBDIVISION HAWERA
PLAN OF ACCESSWAYS AND STORMWATER

Status Stamp	FOR CONSENT
Date Stamp	02.02.2005
SCALES (A1) 1:250	1:500 (A3)
Job No.	8259
Sheet No.	C03
Rev.	A

DO NOT SCALE - IF IN DOUBT, ASK

28

150

189

90

81

79

68

58

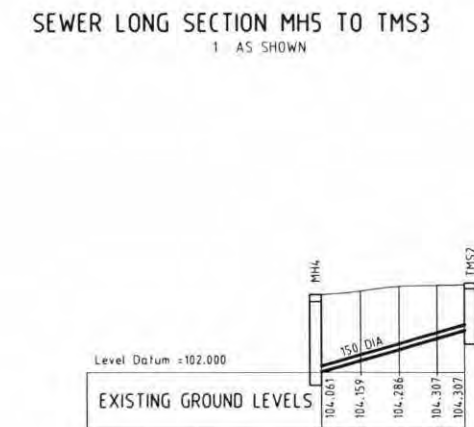
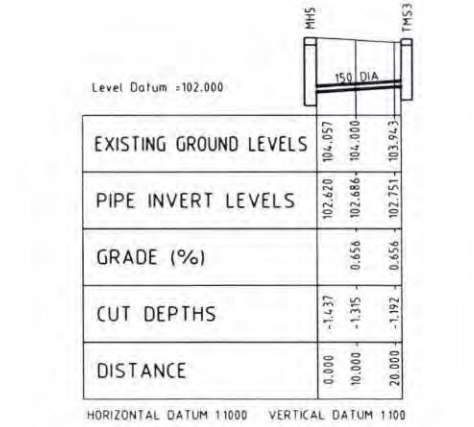
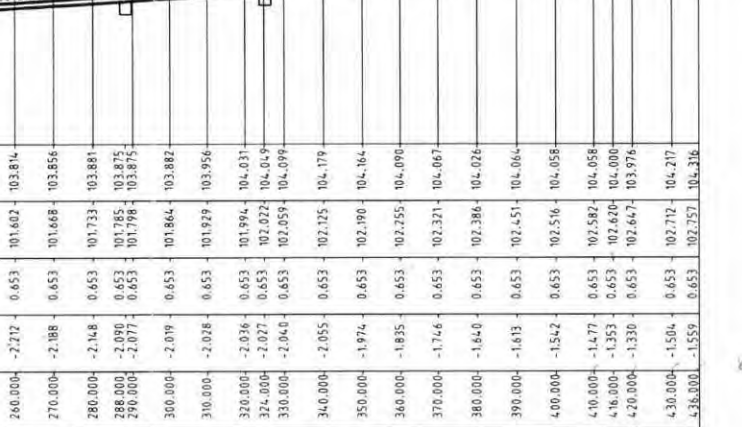
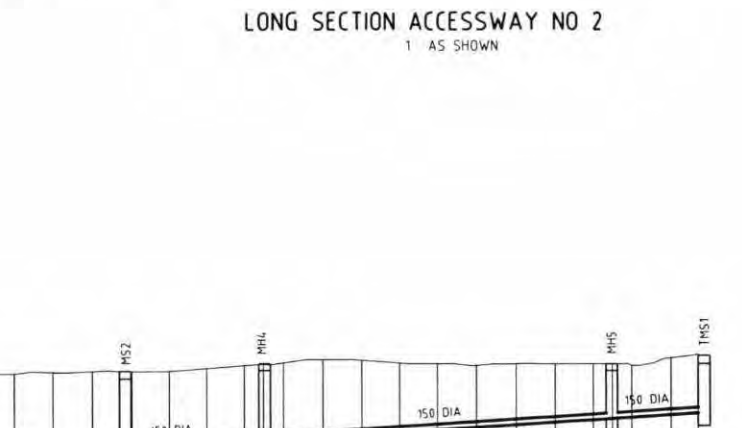
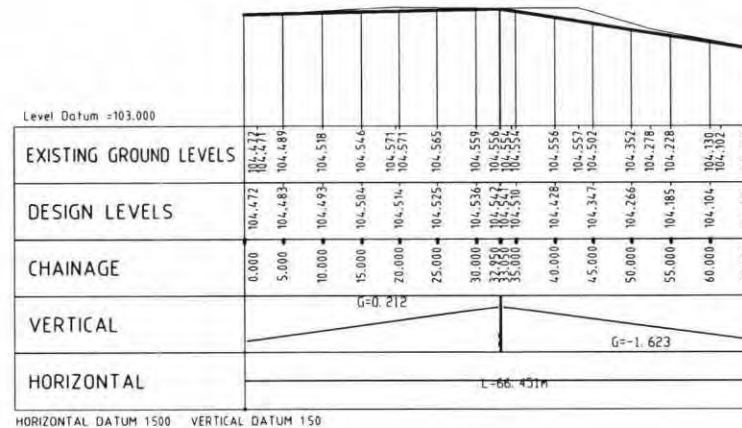
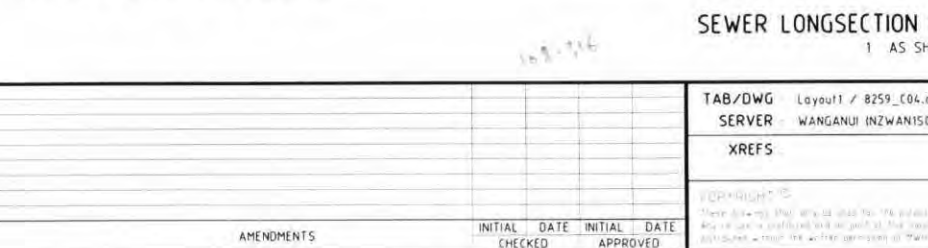
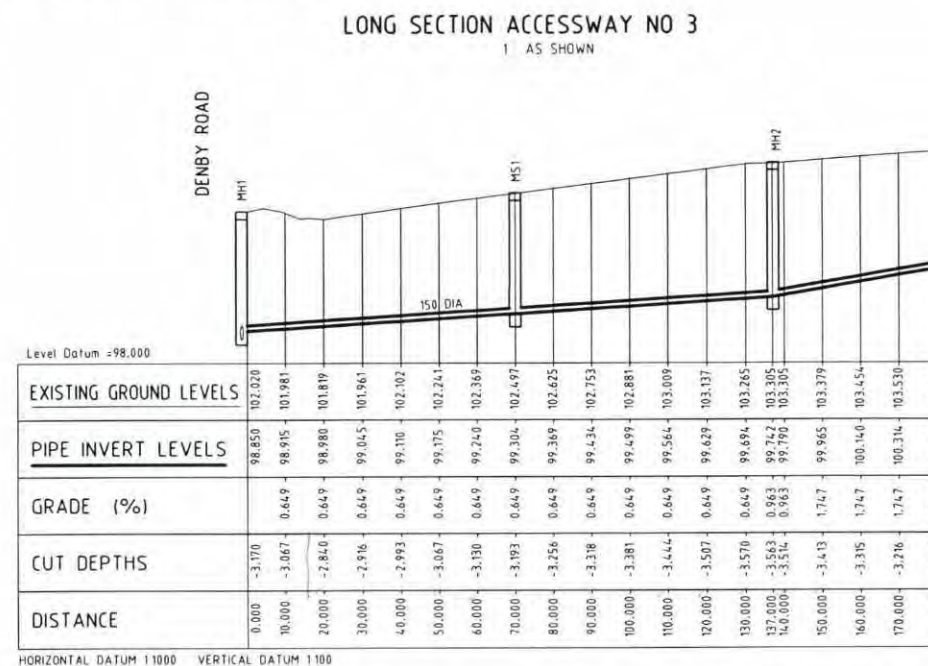
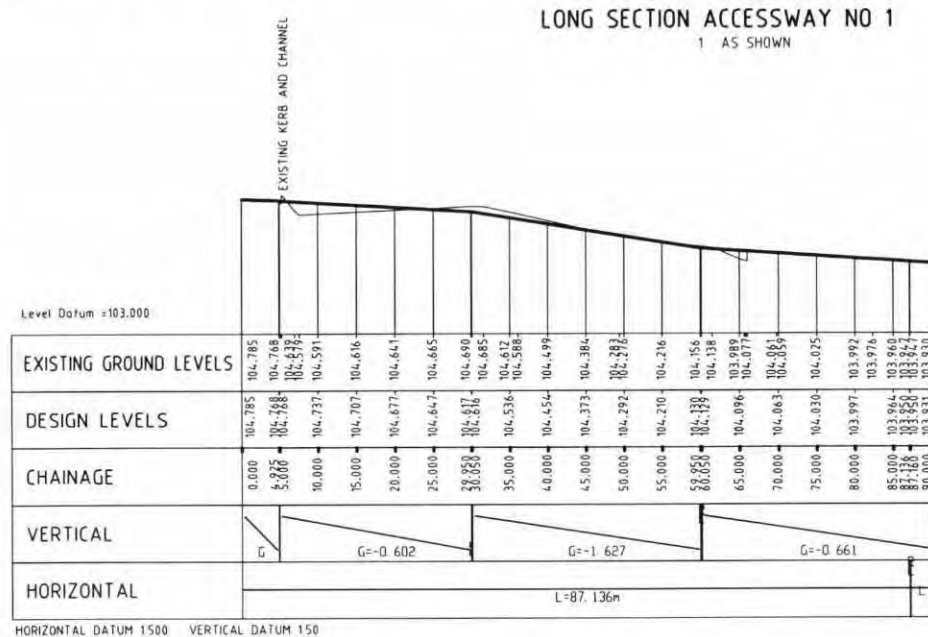
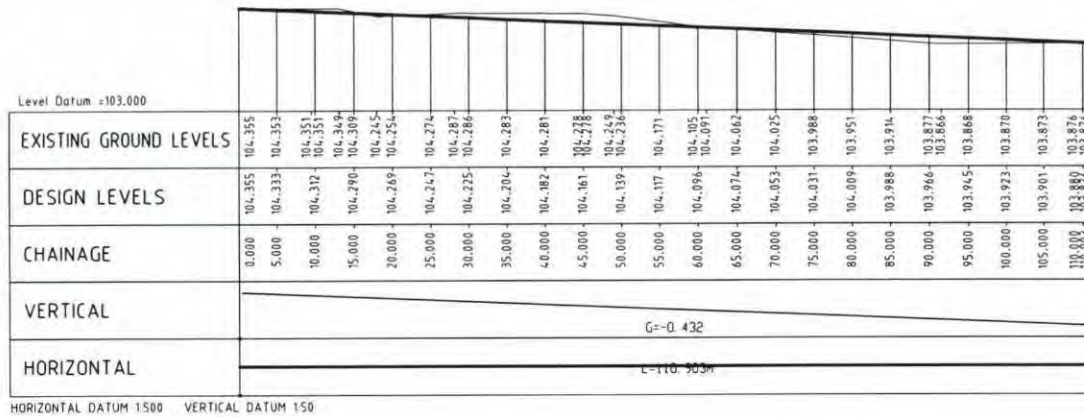
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38

28

19

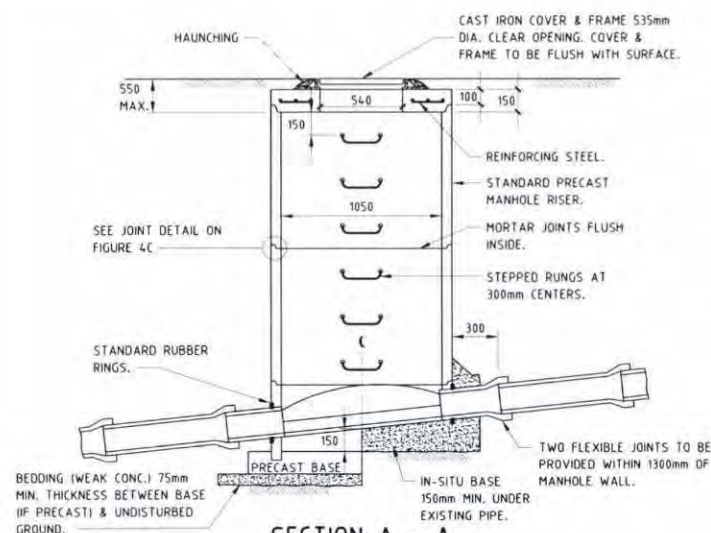
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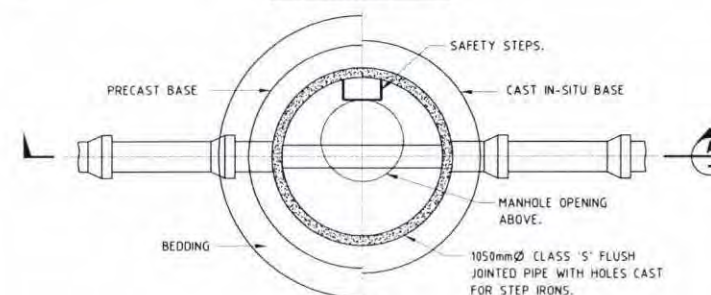
DO NOT SCALE - IF IN DOUBT, ASK

200
150
100
50
0

ORIGINAL SIZE A1

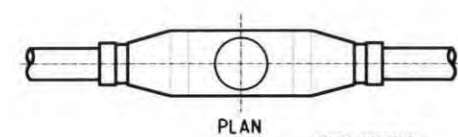


SECTION A - A

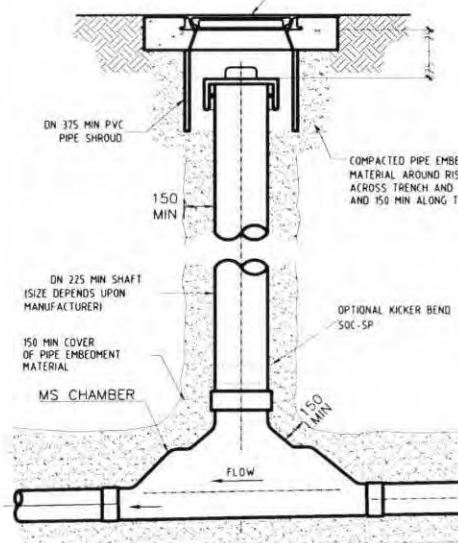


PLAN

MANHOLE DETAIL
1 25(A1) 150(A3)

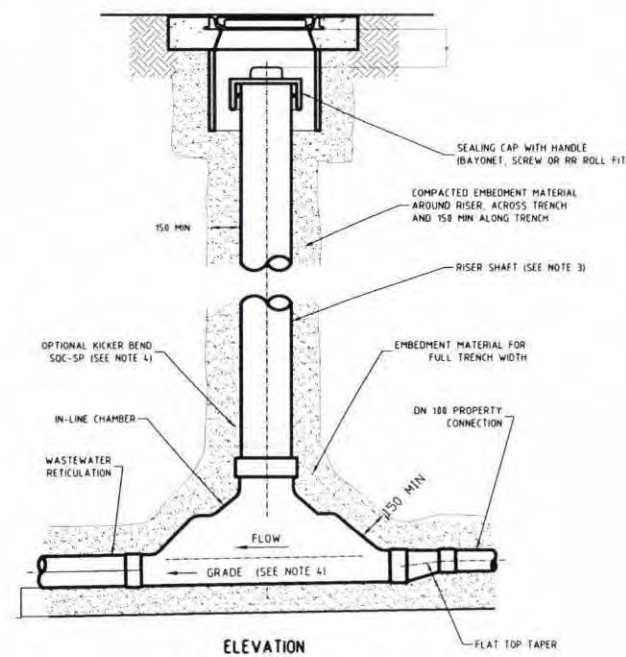


PLAN



MAINTENANCE SHAFT

MAINTENANCE SHAFTS DETAILS
1 25(A1) 150(A3)



ELEVATION

TERMINAL MAINTENANCE SHAFT
WITH PROPERTY CONNECTION AHEAD

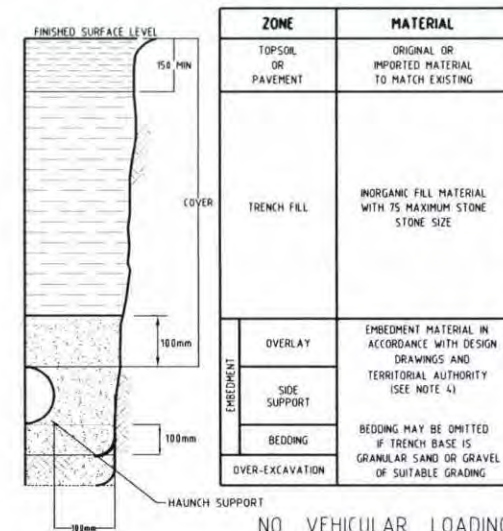
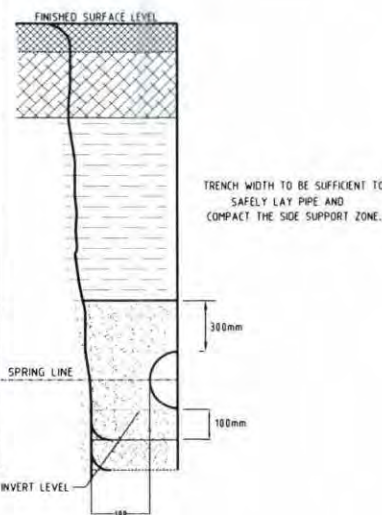
MATERIAL		ZONE
ROAD SURFACE	NON ROAD SURFACES	
ROAD SURFACE LAYER	TO MATCH EXISTING	SURFACE COURSE
TO MATCH EXISTING ROAD BASE OR TO TERRITORIAL AUTHORITY REQUIREMENTS		ROAD BASE
TRENCH FILL TO TERRITORIAL AUTHORITY REQUIREMENTS	TRENCH FILL TO TERRITORIAL AUTHORITY REQUIREMENTS	TRENCH FILL (AS SPECIFIED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

VEHICULAR LOADING

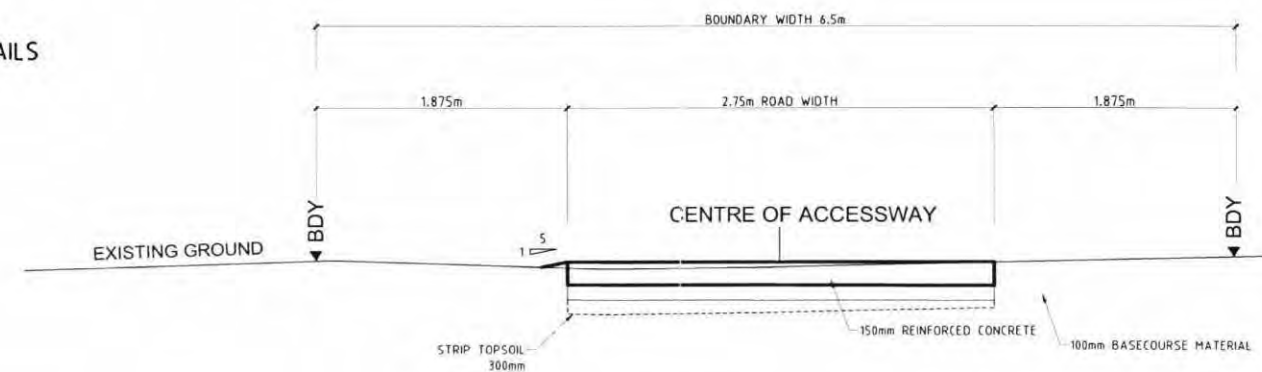
NOTES

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

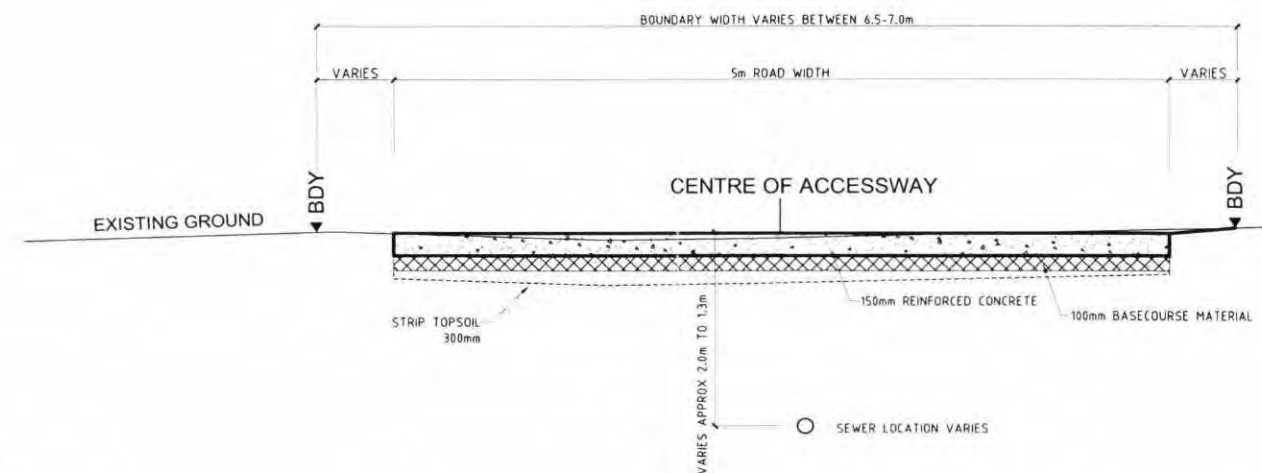
BEDDING DETAILS
1 NTS



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



TYPICAL CROSS SECTION ACCESSWAY 2
1 25



TYPICAL CROSS SECTION ACCESSWAYS 1 AND 3
1 25 (A1) 150 (A3)

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REV	AMENDMENTS	INITIAL	DATE	INITIAL	DATE
		CHECKED		APPROVED	

TAB/DWG	Layout1 / 8259_C05.dwg
SERVER	WANGANUI (NZWANT501)
XREFS	
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FIELDBOOK	Name	Date
SURVEYED	PMc	20.10.04
DESIGNED	SWB	01/05
DRAWN	SWB	01/05
CHECKED		
APPROVED		



GLYN HOGG MANAWAPOU ROAD SUBDIVISION HAWERA
DETAIL SHEET

Status Stamp	FOR CONSENT		
Date Stamp	02.02.2005		
SCALES (A1) AS NOTED			
Job No.	Sheet No.	Rev.	
8259	C05	A	