

1397 Meremere Road
Meremere
Jenny and Rachel
Moore

RUS090019

RESOURCE CONSENT APPLICATION

Application Number: RM S 090019

| Non-Notified | Notified | Building Consent |
|--------------|----------|------------------|
| | | |

Applicant: J + R Moore

Property: 1397 Meremere Rd, Meremere

Described: 12300, 414, 00 7094


Proposal:

Application Received 24 / 04 / 09 Receipt No.:

Deposit Paid / / \$

Application Type (Please complete)

2-Lot Rural Subdivision


PROC

NOTIFICATION/NON-NOTIFICATION

Type of Resource Consent: Subdivision

Activity: Proposed Two Lot Rural Subdivision with Yard and Height to Boundary Dispersal

Activity Status: Land Use - Discretionary
Subdivision - Controlled

Reasons for Notification or Non-Notification

ENVIRONMENTAL EFFECTS ARE MINOR ☒


ENVIRONMENTAL EFFECTS ARE WITHIN PERMITTED BASELINE ☐

AFFECTED NEIGHBOURS HAVE GIVEN CONSENT ☐

There are no external parties affected.

Senior Planner B. Smith

Approved/Not Approved



Authorised Officer

Report by: _____ Applicant: _____

Address of Property: _____

Zone: _____ Activity Status: _____

Statutory and District Plan Requirements: _____

Evaluation: _____

Recommendation: _____

For the Following Reasons:

1) _____

2) _____

Subject to the Following Conditions:

1) _____

2) _____

Planner: _____ Senior Planner: _____

APPROVED/NOT APPROVED

Date

Authorised Officer

RESOURCE CONSENT APPLICATION CHARGE OUT SHEET

Schedule of Work

[illegible]

Subdivision Consent Report

RMS090019

| | |
|---------|---|
| To | Alison Gibson, Planning Manager |
| From | Maria Cashmore, Planner |
| Date | 6 May 2009 |
| Subject | Proposed Two Lot Rural Subdivision with Yard and Height to Boundary Dispensations, Jeremy and Rachel Moore, 1397 Meremere Road, Meremere |

Application Number: RMS090019
Applicant: Jeremy and Rachel Moore
Location of Activity: 1397 Meremere Road, Meremere
Legal Description: Part Sections 17 and 18 Block VIII Hawera Survey District
Zone: Rural
Type of Subdivision: Subdivision – Controlled
Land Use - Discretionary
Date of Site Visit: 30 April 2009

DISTRICT PLAN REQUIREMENTS

SECTION 8: SUBDIVISION

8.01.2 Controlled Activities

- (c) Subdivision that fully complies with the performance standards set out or referred to in Section 8.02 and is not listed in Sections 8.01.3, 8.01.4 and/or 8.01.5.

8.02 Performance Standards

8.02.1 Utilities and Services

- Where public water, sewerage and/or drainage services are not available within 200 metres of a proposed subdivision, all lots shall be self-sufficient in terms of water supply, drainage and effluent disposal. Sufficient regard to suitability in respect of topography, soils, water tables and proximity to water bodies must be demonstrated.
- In residential, commercial and industrial zones, and in other zones where power lines, gas distribution pipes and communication lines are available within 200 metres of any boundary of any lot of a proposed subdivision, the services, where installed, shall be provided underground to the subdivided land.
- At the time of subdivision sufficient land for transformers and associated ancillary services shall be set aside.
- All necessary easements for the protection of utilities and services to the lot(s) shall be provided by the subdivider, and duly granted and reserved.
- NZS 4404:2004 Land Development and Subdivision Engineering shall be complied with where necessary.

8.02.2 Vehicle Access

1. All lots shall provide vehicle access, in accordance with the Council's vehicle crossing standards (set out in Appendix VI), to a formed legal road.
2. NZS 4404:2004 Land Development and Subdivision Engineering shall be complied with, including (where necessary) the requirements for upgrading and/or forming vehicle crossings, roads and rights-of-way in all zones.

SECTION 3:RURAL ZONE

3.01.4 DISCRETIONARY ACTIVITIES

- (g) Any activity, other than an activity listed in Section 3.01.5 below, which cannot meet the performance standards set out or referred to in Section 3.02 or 3.03 below and which has not been granted a resource consent as a Controlled or Limited Discretionary Activity.

3.02 PERFORMANCE STANDARDS - PERMITTED ACTIVITIES

3.02.1 Bulk and Location

5. Other buildings (other than dwelling units, buildings used for intensive farming and industrial buildings) shall be a minimum of 10 metres from any site boundary adjoining a public road and 5 metres from any other site boundary.
8. No part of any building, other than a dwelling or a stock loading and unloading facility, may extend above the natural ground level at the nearest site boundary more than the horizontal distance between that part of the building being measured and the nearest site boundary.

2.07 SUBDIVISION

2.07.1 OBJECTIVE

- (a) Provide for subdivision of land in as flexible a manner as possible and as is appropriate to the environmental quality, values and characteristics of the environment in which it is being undertaken and in a way which avoids, remedies or mitigates any adverse effects.

2.07.2 POLICIES

- (a) Has access to a legal formed road, other than to a state highway with Limited Access Road status.
- (b) Provides adequate independent reticulated or non-reticulated services for each lot.

2.03 THE RURAL ZONE

2.03.1 OBJECTIVES

- (b) Protection and enhancement of the rural character and amenity values and access to fresh air, open space and privacy.

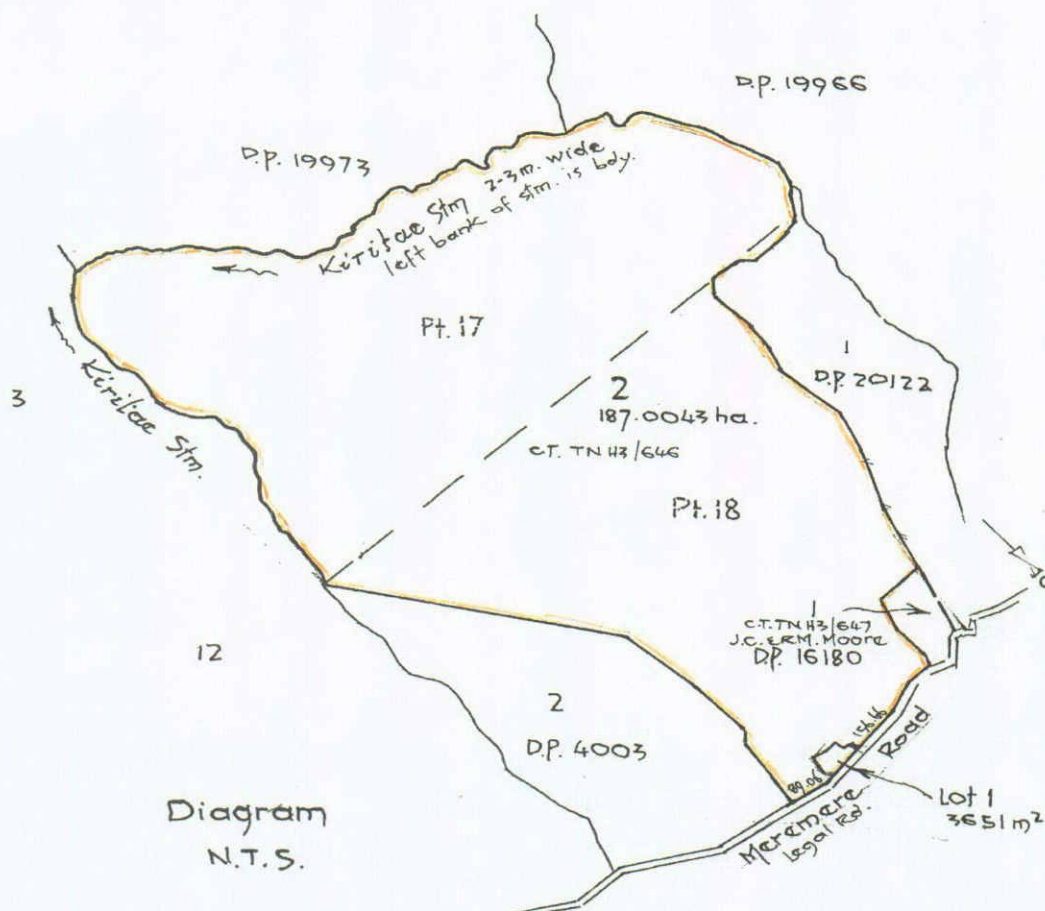
2.03.2 POLICIES

- (a) Within the framework of sustainable resource management the Council will:
- (i) Provide for flexibility in the use, development and subdivision of land while maintaining amenity values; and ensuring that any adverse effects on the surrounding environment are avoided, remedied or mitigated.

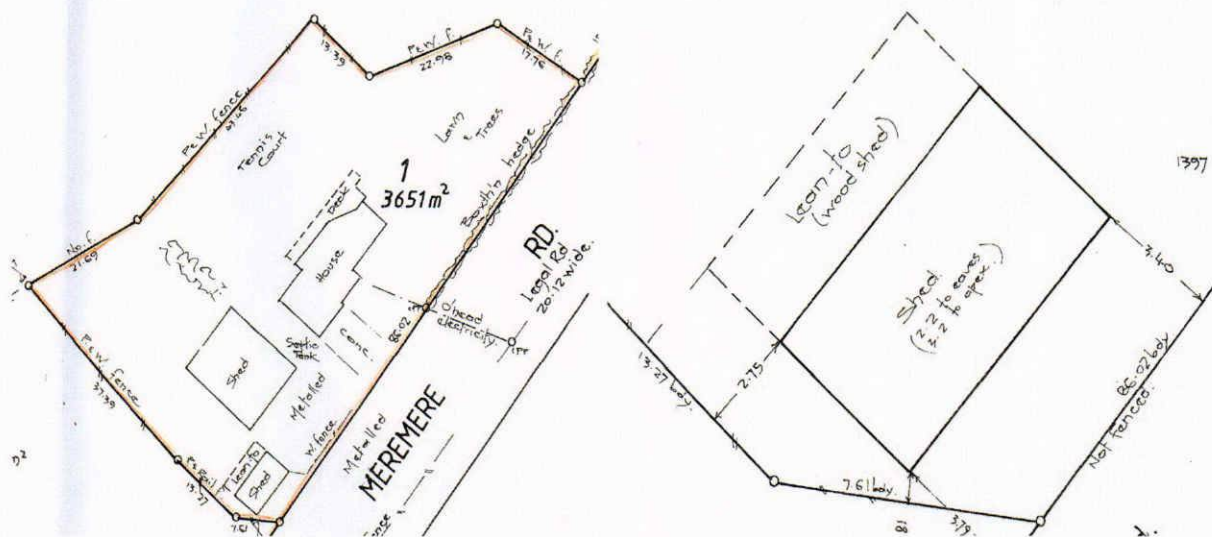
APPLICATION

The applicants, Jeremy and Rachel Moore are proposing to subdivide the property at 1397 Meremere Road, Meremere (Part Sections 17 and 18 Block VIII Hawera Survey District) into two lots being Lot 1 of 3,651 m² and Lot 2 of 187 ha.

The applicants are also requesting yard and height to boundary dispensations for an existing shed in Lot 1 because it would be located 0.81 metres from the south western boundary and would not comply with the five metre boundary setback. The shed would be 2.2 metres high at the proposed south western boundary of Lot 1 and would not comply with the height requirement of the District Plan. The District Plan requires accessory buildings to be no higher than their horizontal distance from the boundary. The shed would comply with all other bulk and location requirements of the District Plan.



The 187.37 ha site is irregular in shape and is located in the Rural Zone. The site abuts the Kiritae Stream to the north and north west. The site topography is flat near the road with some steep slopes in the middle and towards the margin of the stream. The property is currently used for residential and farming purposes.



Proposed Lot 1 would have frontage onto Meremere Road and has an existing dwelling and two sheds. The existing shed at the south western corner of Lot 1 is the building that requires yard and height to boundary dispensations. The other buildings in Lot 1 would comply with all applicable bulk and location requirements of the District Plan.

Proposed Lot 2 would have frontage onto Meremere Road and has existing farm buildings. The existing buildings on Lot 2 would comply with all the applicable bulk and location requirements of the District Plan.

EVALUATION

This application triggers two activity statuses: Discretionary for Land Use (bulk and location non-compliance) and Controlled for the Subdivision.

The Land Use (bulk and location non-compliance) is considered as a Discretionary Activity because the existing shed in proposed Lot 1 cannot fully meet the applicable performance standards of the District Plan. The proposed subdivision is considered a Controlled Activity because it would comply with the applicable performance standards of the District Plan (subject to consent conditions).

Bulk and Location

The District Plan's Objective 2.03.1 (b) and Policy 2.03.2 (a) (i) should be taken into account in considering the yard and height to boundary non-compliance. This Objective and Policy ensure that development is addressed in a manner where adverse environmental effects are avoided, remedied or mitigated. They also ensure that the character and amenity values associated with the rural environment are maintained.

The yard and height to boundary non-compliance could potentially give rise to adverse environmental effects in terms of amenity values, access to open space and shading.

The shed would be visible from Lot 2. The applicants are the landowners of this property and no external parties are considered affected by the proposal in terms of amenity values.

The shed would be positioned sufficiently clear from all other proposed new boundaries. This would ensure that access to open space is maintained.

The area affected by shading is currently a grass paddock and is used for farming purposes. This area would not be built-on subject to the District Plan's applicable yard setback requirements. The applicants are the landowners of this property and no external parties are affected in terms of shading.

It is considered that the proposal would not adversely impact on the rural environment based on the above factors. This is not inconsistent with the District Plan's Objective 2.03.1 (b) and Policy 2.03.2 (a) (i).

Subdivision

In considering the proposed subdivision, the District Plan's Objective 2.07.1(a) should be taken into account. This Objective ensures that subdivision is controlled through a framework of sustainable management that will avoid, remedy or mitigate any adverse effects on the environment.

The proposed subdivision would be a small scale development that would only create two new allotments. The purpose of the proposed subdivision is to acquire new Certificates of Title for each lot to enable the applicants to sell Lot 1 and keep the balance lot. Because there is no proposal to change the existing use (residential and farming) of each lot and because of the above factors, the proposed subdivision would not adversely change the character of the surrounding rural environment.

It is considered that the proposed land area of each lot is large enough to maintain the open nature of the rural environment. This is also consistent with the land area of the adjoining properties.

It is considered that the above factors are consistent with Objective 2.07.1(a) of the District Plan.

The District Plan's Policy 2.07.1 (a) and (b) should also be taken into account in considering the proposed subdivision. This Policy ensures that each lot has access to a formed legal road and has adequate independent reticulated or non-reticulated services.

Utilities and Services

Each lot should be self-sufficient in terms of water supply, drainage and effluent disposal because the Council's reticulated services are not available within 200 metres of a proposed subdivision.

Water Supply

The existing dwelling on Lot 1 is supplied with water from a rain water collection tank. The rain water collection tank is positioned sufficiently clear from the proposed new boundaries. This type of water supply is considered self-sufficient and satisfies the District Plan's water supply requirement.

Proposed Lot 2 has a well which is the source of water for the farm. This is considered self-sufficient and satisfies the District Plan's water supply requirement.

Sewage Disposal

The dwelling on Lot 1 disposes of sewage by septic tank and effluent field system. This system is positioned sufficiently clear from all site boundaries. The proposed land area of Lot 1 is considered large enough to ensure that the septic tank and effluent field system would not give rise to any cross-boundary effects.

A septic tank and effluent field system could dispose of sewage for Lot 2 in the event of future building. This is because Lot 2 has a large enough land area to position this type of sewage disposal sufficiently clear from all site boundaries.

Stormwater Disposal

Proposed Lots 1 and 2 dispose of stormwater by ground absorption. It is considered that Lots 1 and 2 have large enough ground areas to ensure that stormwater disposal does not give rise to any cross-boundary effects.

Vehicle Access

The District Plan's Policy 2.07.2 (a) and performance standards 8.02.2.1 and 8.02.2.2 require all lots to have access to a formed legal road and constructed in accordance with the Council's standard.

Proposed Lot 1 has an existing vehicle crossing. The Council's Development Control Engineer has advised that the vehicle crossing serving Lot 1 should be upgraded to meet the Council's Rural Property Entrance specifications.

Proposed Lot 2 has four existing vehicle crossings. The Development Control Engineer has advised that one of the vehicle crossings serving Lot 2 should be upgraded to meet the Council's Rural Property Entrance specifications.

Part II of the Resource Management Act 1991

The purpose and principles of the Resource Management Act 1991 should also be taken into account in considering this application.

Sections 5 (1) and (2) (c) of the Act promote the sustainable management of natural and physical resources while avoiding, remedying, or mitigating any adverse effects of activities on the environment. It is considered that the yard and height to boundary dispensations would not give rise to any adverse environmental effects that are more than minor because this non-compliance would not affect external parties and the area affected by shading would not be built-on (subject to the District Plan's bulk and location requirements). This is consistent with Sections 5 (1) and (2) (c) of the Act.

Sections 7 (c), (d) and (f) of the Act require the Council to have regard to the maintenance and enhancement of amenity values and qualities of the environment. The proposed subdivision would be a small scale development which would only create two allotments. In addition, there are no proposed changes to the existing residential and farming use of each lot which would ensure that the proposed subdivision would not adversely impact on the adjoining farming community. This is consistent with Sections 7 (c), (d) and (f) of the Act.

There are no known matters of national importance or Treaty of Waitangi issues relevant to this application.

CONCLUSION

This application triggers two activity statuses: Controlled Activity (Subdivision) and Discretionary Activity (Land Use). This is because the proposed subdivision would fully comply with the applicable performance standards of the District Plan (subject to consent conditions). The shed in Lot 1 would not comply with the yard setback and height to boundary requirements of the District Plan in terms of the proposed new south western boundary of Lot 1.

It is considered that the proposed subdivision would not give rise to any adverse environmental effects that are more than minor.

It is considered that the bulk and location non-compliance would not give rise to any adverse environmental effects that are more than minor. There are no external parties affected by this non-compliance.

It is considered that the proposal is consistent with the Objectives and Policies of the District Plan and the purpose and principles of the Resource Management Act 1991.

RECOMMENDATION

THAT consent be granted to Jeremy and Rachel Moore to subdivide the property at 1397 Meremere Road, Meremere (Part Sections 17 and 18 Block VIII Hawera Survey District) into Lot 1 of 3,651 m² and Lot 2 of 187 ha pursuant to Sections 104, 104A and 108 of the Resource Management Act 1991.

THAT consent be granted to Jeremy and Rachel Moore for yard and height to boundary dispensations for a 2.2 metre high shed 0.81 metres from the south western boundary of Lot 1 at 1397 Meremere Road, Meremere (Part Sections 17 and 18 Block VIII Hawera Survey District) pursuant to Sections 104, 104B and 108 of the Resource Management Act 1991.

For the following reasons:

1. The subdivision would not give rise to any adverse environmental effects that are more than minor.
2. The yard setback and height to boundary non-compliance would not give rise to any adverse environmental effects that are more than minor.
3. The proposal is not inconsistent with the Objectives and Policies of the District Plan and Part II of the Resource Management Act 1991.
4. There are no external parties considered affected by the proposal.

Subject to the following conditions:

1. That Lots 1 and 2 are independent of each other in terms of water supply.
2. That Lots 1 and 2 are independent in terms of the disposal of effluent and stormwater and that the provision of these services does not give rise to cross-boundary effects.
3. That the vehicle crossing serving Lot 1 is upgraded to meet the Council's Rural Property Entrance specifications.
4. That one of the vehicle crossings serving Lot 2 is upgraded to meet the Council's Rural Property Entrance specifications.
5. That, where installed, all other services for the subdivision including power lines, gas distribution pipes and communication lines be installed underground.
6. That all necessary easements are duly granted and reserved, and shown on the Land Transfer Plan.

RMS090019: Jeremy and Rachel Moore, 1397 Meremere Road, Meremere


Maria Cashmore
Planner

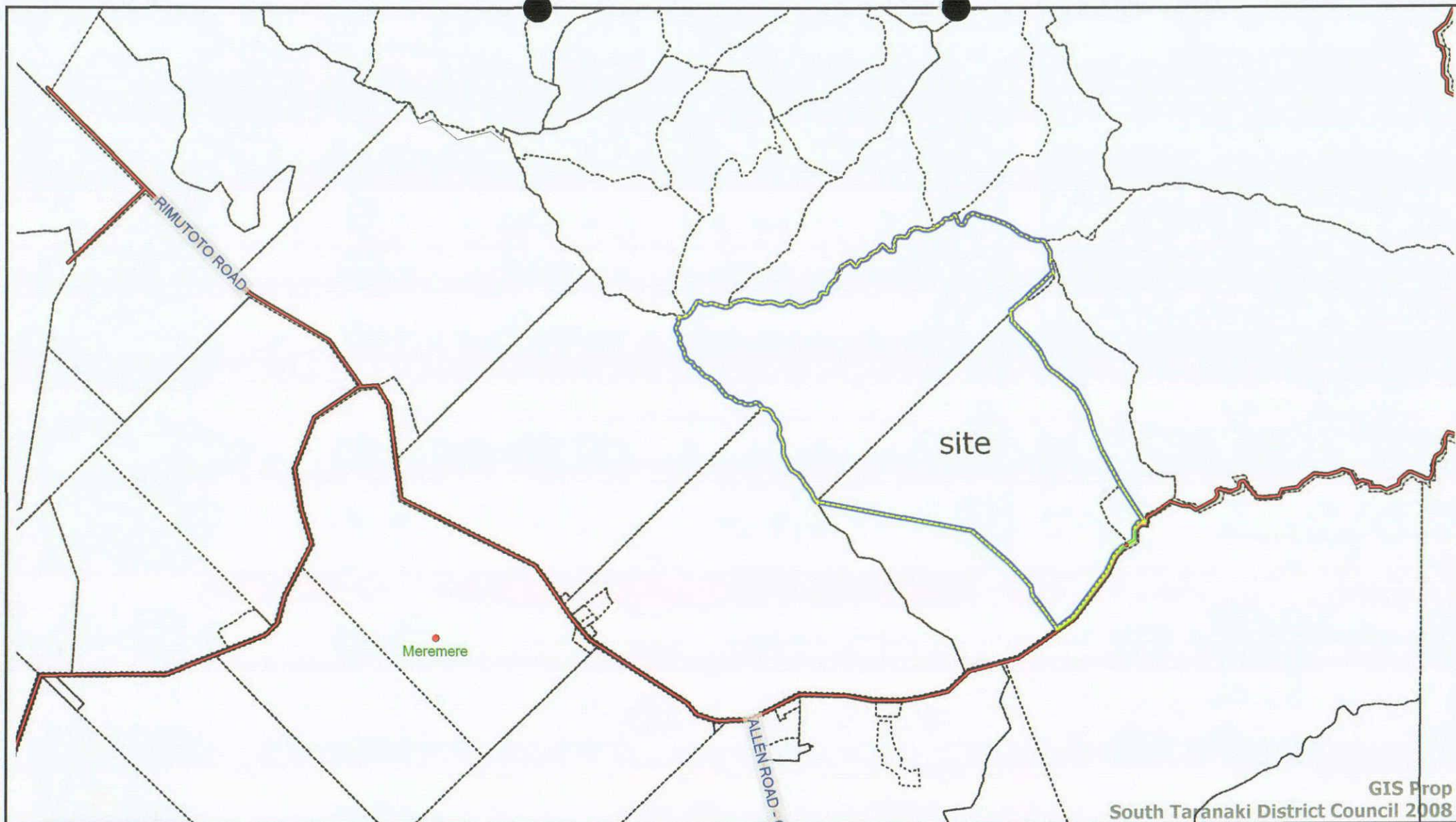


[Seen by]
Blair Sutherland
Senior Planner

[Approved/~~Not Approved~~]


Alison Gibson
Planning Manager

Date 8/5/09



GIS Prop
South Taranaki District Council 2008



Map showing the location of the site at 1397 Meremere Road, Meremere

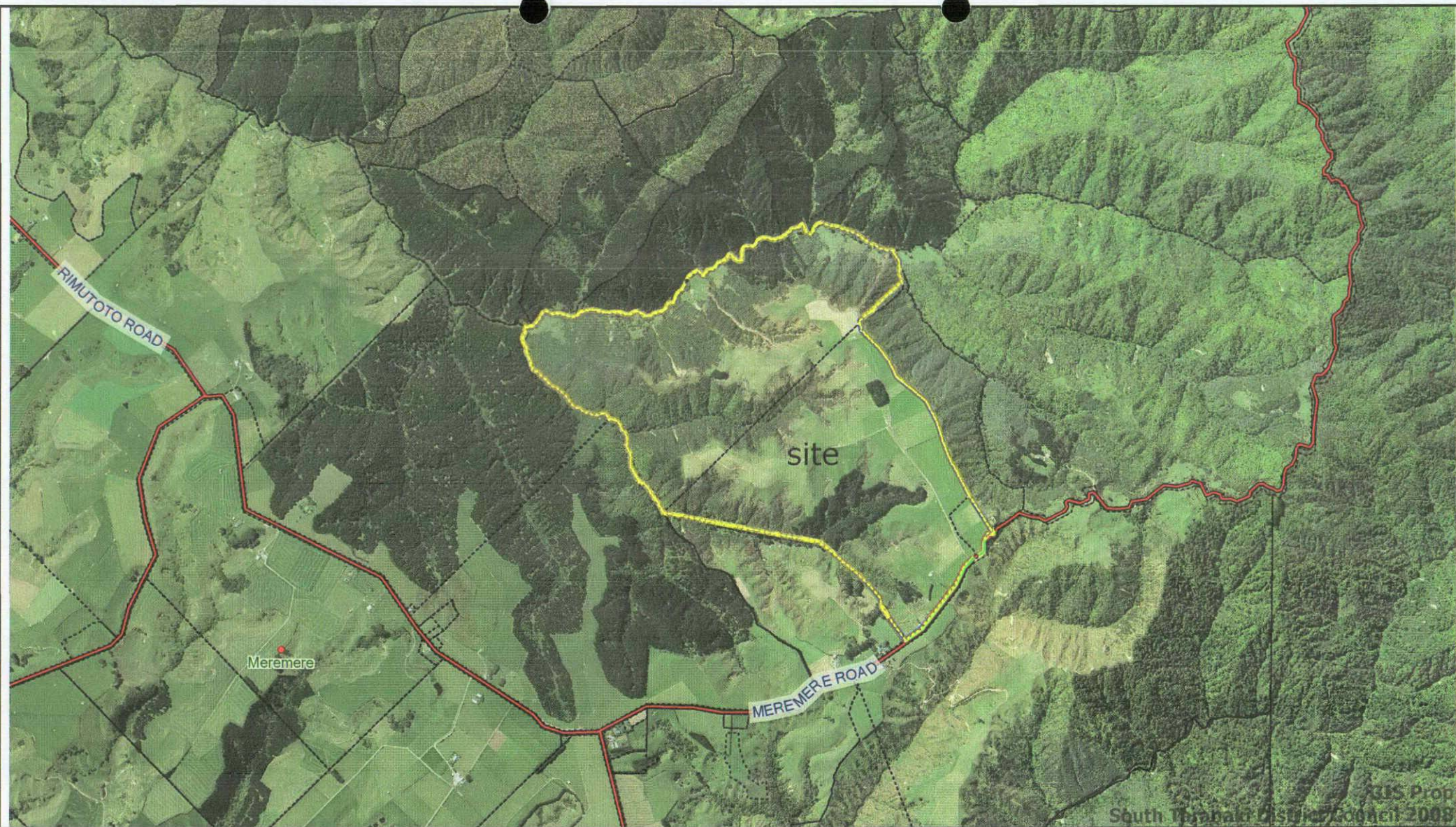
Printed by: Maria Cashmore

Date: 30 April 2009



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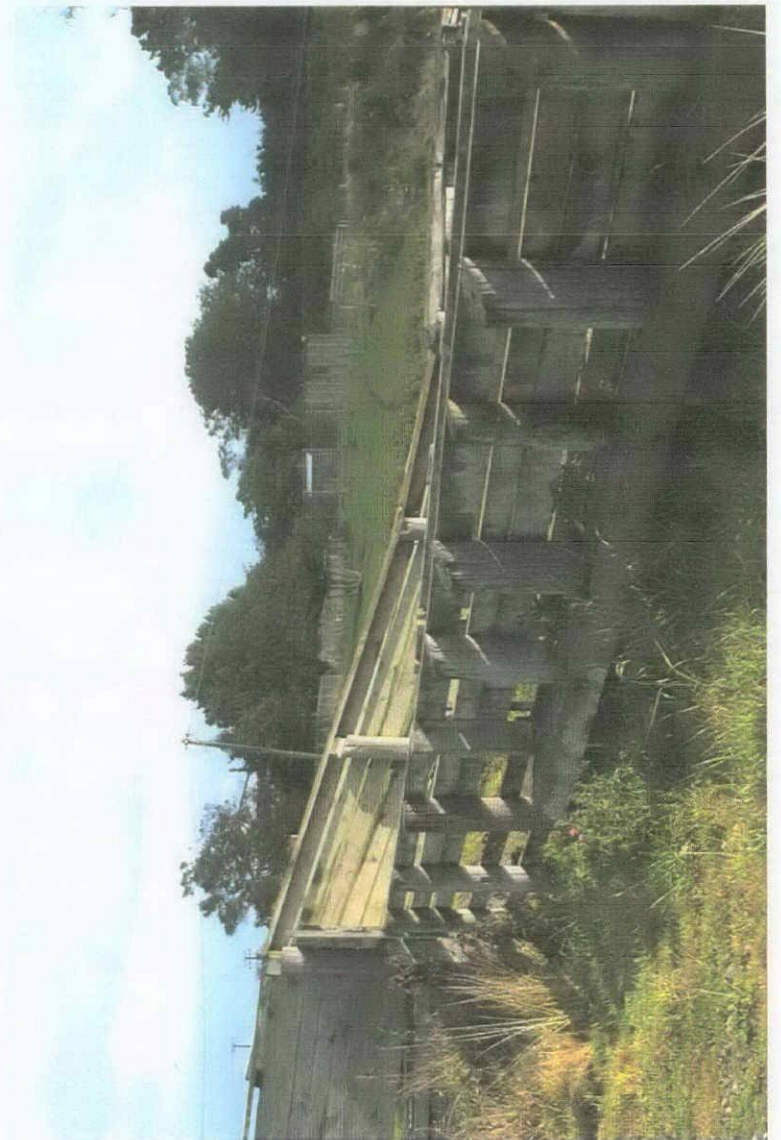
Map showing the location of the site at 1397 Meremere Road, Meremere

Printed by: Maria Cashmore

Date: 30 April 2009



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Site Visit 3/4/09 UC



Site Visit 30/4/09 MC

Memorandum

To Maria Cashmore
From Hamish Stevenson
Date 1 May 2009
Subject RMS 090019 – Engineering Recommendations

Engineering conditions for J. C. & R. M. Moore's subdivision at 1397 Meremere Road, Meremere of Pts Secs 17 & 18 Block VIII Hawera SD into two lots of 3651m² and 187.0043ha are discussed below:

Water

There is no Council water supply in the area. Water for the house on Lot 1 is supplied from rainwater; water for the farm is sourced from a well. The application states that there are no cross-boundary connections. Thus the existing water supplies for the lots are independent and no water conditions are recommended.

Sewage

There is an existing septic tank serving the house on Lot 1. Lot 2 is farmland and will continue to be farmed. The application states that effluent lines from the septic tank are contained within the proposed boundaries. Thus Lot 1 is self sufficient and without cross-boundary effects in terms of sewage disposal and no sewer conditions are recommended.

Stormwater

Stormwater from both lots shall be disposed of on site without cross-boundary effects.

Access

The vehicle crossing serving Lot 1 comprises unbound sealing chip sized stones from the carriageway to the property boundary and should be upgraded.

There are four entrances to Lot 2 off Meremere Road. The first is immediately west of Lot 1, the second is 125m up from the house entrance, the third is at the stockyard area and the fourth is just before the start of the Meremere track. All of these Lot 2 access are unsealed; the second one would be the most straightforward to upgrade.

All entrances are satisfactory in terms of visibility.

The vehicle crossing serving Lot 1 shall be upgraded to meet the Council's rural property entrance specifications

One of the vehicle crossings serving Lot 2 shall be upgraded to meet the Council's rural property entrance specifications.

Hamish Stevenson
Development Control Engineer

Maria Cashmore

From: Hamish Stevenson
Sent: Monday, 4 May 2009 1:17 p.m.
To: Maria Cashmore
Cc: Vivek Goel
Subject: RE: RMS 090019 subdivision - Moore, 1397 Meremere Rd
Attachments: RMS 090019 Engineering Recommendations.doc

Sorry Maria

From: Maria Cashmore
Sent: Monday, 4 May 2009 1:04 p.m.
To: Hamish Stevenson
Subject: RE: RMS 090019 subdivision - Moore, 1397 Meremere Rd

Can you please attach the memo?

Cheers
Maria

From: Hamish Stevenson
Sent: Monday, 4 May 2009 11:50 a.m.
To: Maria Cashmore
Cc: Vivek Goel
Subject: RMS 090019 subdivision - Moore, 1397 Meremere Rd

Maria

Please find a memo attached with engineering conditions recommended for J. C. & R. M. Moore's subdivision at 1397 Meremere Rd, Meremere. Sorry I did not get this to you on Friday.

Time: 1 hr site, 0.5 hrs office.

Regards

Hamish Stevenson
Development Control Engineer
South Taranaki District Council
Ph: (06) 278 0555 ext 8867 Mob: 0274 462 145
hamish.stevenson@stdc.govt.nz www.stdc.co.nz

Memorandum

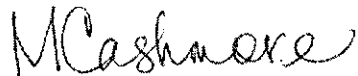
To Hamish Stevenson
From Maria Cashmore
Date 24 April 2009
Subject **RMS090019: Jeremy & Rachel Moore, 1397 Meremere Road, Meremere, 2 Lot Rural Subdivision**

I have enclosed a copy of the above application for your information.

Please provide your engineering recommendation by 1 May 2009.

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

Regards



Maria Cashmore
Planner

24 APR 2009

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

PLEASE READ THE APPLICATION CAREFULLY BEFORE COMPLETING THE FORM
PLEASE PRINT CLEARLY

| | | | |
|---|----------------------------------|---------------|----------|
| I/WE [state full name/s] | Jeremy Craig & Rachel Mary Moore | | |
| | [Please state name of applicant] | | |
| Agent [person acting on behalf of applicant] | Jim Cairnsie Surveys | | |
| | [Please state name of agent] | | |
| Address for service | 12 Hoyle Place New Plymouth | | |
| Address for invoices | 142 Ussahut Rd RD 12 Hawera | | |
| Phone [Day] | 757 4778 | [After hours] | 757 4778 |
| | | Fax | |
| Apply for the resource consent(s) described below | | | |

| | |
|---|---------------------------------------|
| The property location to which this application relates is [please describe location in a manner which will allow it to be readily identified]: | |
| Street Address: | 1397 MEKEMERE ROAD |
| Town: | MEKEMERE |
| Legal Description: | PTS SECS 17 & 18 BLK VIII HAWERA S.D. |
| Valuation No: | _____ / _____ / _____ |

| | |
|--|--|
| The names and address of the owner and occupier [i.e. landowner, tenant, lessee, other than the applicant] of the land to which the application relates are: | |
| ARNIE & JENNY LAWERS (tenants) | |
| | |

| | |
|--|--|
| A description of the activity to which the application relates is as follows [or is attached]: | |
| SUBDIVISION TO CREATE ONE ADDITIONAL | |
| RURAL / RESIDENTIAL QUOTMENT | |
| | |
| | |

The following additional resource consents are required in relation to this proposal and have/have not *[please delete one]* been applied for:

☐ Subdivision consent

☐ Water permit*

☐ Discharge permit*

[Refer to Taranaki Regional Council]*

I/We attach the required assessment of any effects that the proposed activity may have on the environment in accordance with Section 88 and the Fourth Schedule to the Resource Management Act 1991.

☒ Yes

☐ No

I/We attach other information [if any] required to be included in the application by the District Plan.

☒ Yes

☐ No


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

- (a) ☒ The position of all new boundaries
- (b) ☒ The areas of all new allotments *[not required for cross-leases, company leases, or unit plans]*;
- (c) The location and areas of new reserves to be created, including any esplanade reserves to be set aside on a survey plan under Section 230 of the Act
- (d) The location and areas of any esplanade strips to be created under Section 232 of the Act
- (e) The location and areas of any existing esplanade reserves, esplanade strips, or access strips
- (f) The location and areas of land below mean high water springs of the sea or of any part of the bed of a river or lake which is to be vested in the Crown or local authority under Section 237A of the Act
- (g) The location and areas of land to be set aside as a new road

I/We certify that the information contained herein is in accordance with the requirements of the Resource Management Act 1991, and that I/We have a legal obligation to comply with any conditions imposed should be application be approved.

I enclose the **\$150.00** application deposit and I understand that there will be a final invoice sent to me when the processing of my application is complete.

Signature(s)



Date:

23. 4. 09

22nd April 2009*

Planning Manager
South Taranaki District Council
Private Bag 902
HAWERA

Attention: Alison Gibson

Dear Alison

**Report on Proposed Subdivision of Pts Sections 17& 18 Block VIII
Hawera SD – 1397 Meremere Road.**

Owners: JC & RM Moore.

Purpose of Subdivision:

The above owners wish to subdivide an area of 3651m², containing an existing dwelling, from their farm on Meremere Road. The intended purchasers are the existing tenants, Mr and Mrs Arnold Landers. Lot 1 on the attached plan contains the existing house and ancillary sheds. Lot 2 is the balance area.

Legal Description:

The subject area of the proposed subdivision is the land comprised in CT TNH3/646 and is described as Parts of Sections 17 and 18 Block VIII Hawera Survey District. The total area is 187.3694 hectares.

The Site:

Each allotment is independent of the other in respect of the existing services. The water supply to the house is rainwater collected and stored in an underground tank. The water supply for the farm is sourced from an on-site well. There are no cross-boundary connections.

The effluent lines from the existing septic tank are contained within the proposed boundaries.

Electricity to the house is conveyed by overhead lines from Meremere Road. Telephone lines are installed underground.

The granting of a dispensation for a Land Use consent may be necessary in respect of the shed located at the south corner of Lot 1. A diagram showing heights and offsets is attached for this purpose. The corner of Lot 1 has been splayed to preserve access to Lot 2 through the adjacent gateway.

District Plan Provisions:

The whole of the property is within the Rural Environment Area.

Assessment of Environmental Effects:

The environmental effects generated by this subdivision should be minimal as the subdivision is simply a consolidation of the existing usage and no additional demands are being placed on the existing infrastructure.

There are no known cultural or heritage issues in the immediate vicinity of the subdivision.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Jim Christie', with a stylized, cursive script.


Jim Christie



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



Search Copy


R.W. Muir
Registrar-General
of Land

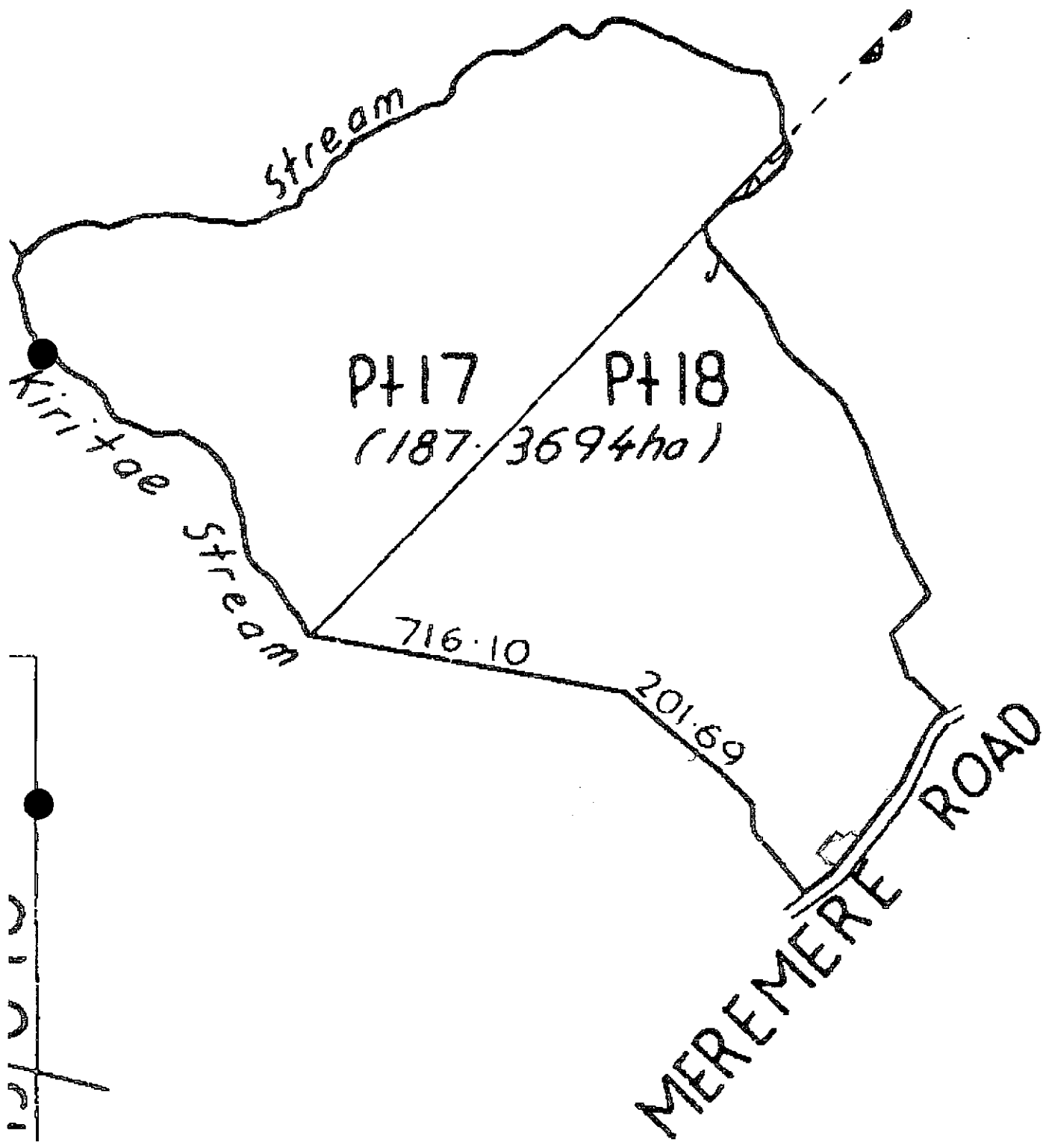
Identifier TNH3/646
Land Registration District Taranaki
Date Issued 22 November 1988

Prior References
TNB2/1021

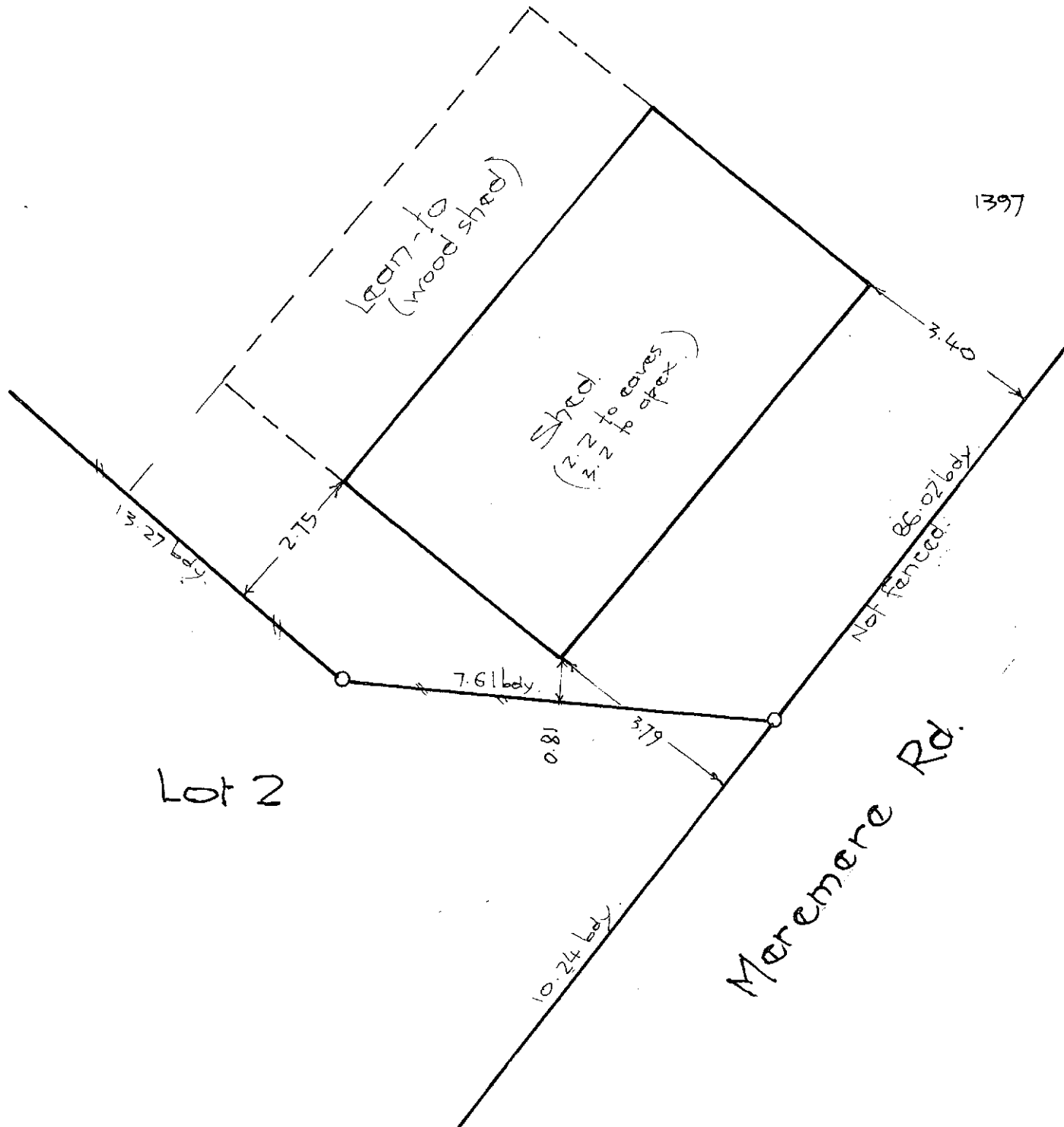
| | |
|--------------------------|---|
| Estate | Fee Simple |
| Area | 187.3694 hectares more or less |
| Legal Description | Part Section 17-18 Block VIII Hawera Survey District |

Proprietors
Jeremy Craig Moore, Rachel Mary Moore and South Taranaki Trustees Limited

Interests
7789055.2 Mortgage to Westpac New Zealand Limited - 2.5.2008 at 11:01 am



Lot 1

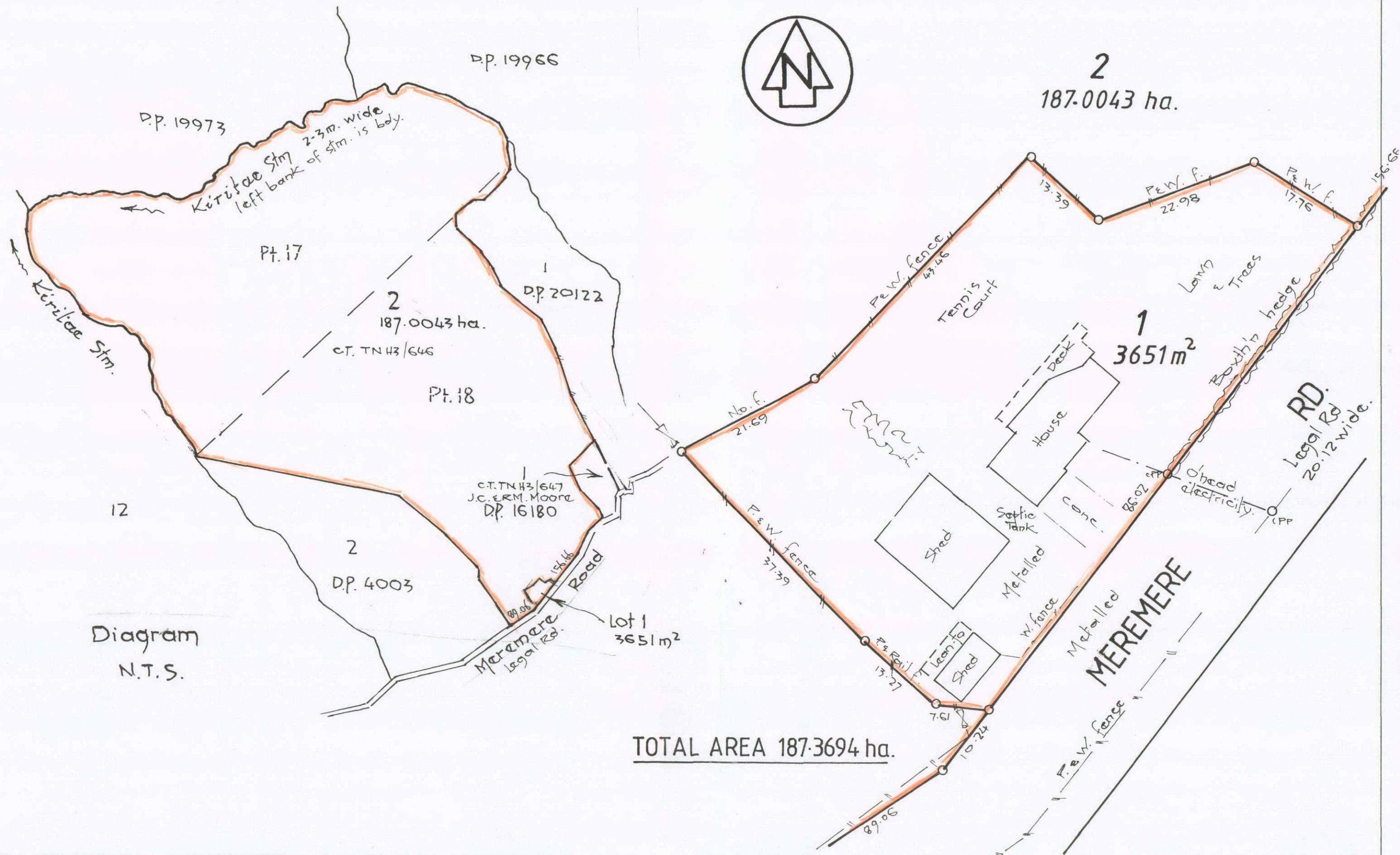


Lot 2

Meremere Rd.

April 2

Offsets from Shed to boundaries.
J.C. & R.M. Moore, Meremere Rd.



PROPOSED SUBDN. OF PTS. SECS. 17 & 18

Comprised in C.T. TNH3/646
J.C. e R.M. Moore, owners

| | |
|---------|------|
| DRAWN: | JGC. |
| TRACED: | |

| | |
|----------|------------|
| CHECKED: | |
| DATE: | April 2009 |

SCALE: 1:500

SHEET:

SERIES OF:

REF:

Inspector: M _____

File No. _____

Receipt No. 12343

Date Permit Issued 11 / 10 / 89

OWNER

Name J Jones & L Graw
Mailing Address c/- Meremere Road
Hawera

BUILDER

Name J Jones
Mailing Address Meremere Road
Hawera

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. _____
Street Name Meremere Track
Town/District Hawera
Riding _____

LEGAL DESCRIPTION

Valuation Roll No. _____
Lot 5 D.P. 4003
Section _____ Block _____
Survey District _____

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Tool shed

FLOOR AREA

DWELLING UNITS

Whole Sq. Metres 24 Number Erected _____

ESTIMATED
VALUES
\$Building 2,000-
Plumbing /
Drainage /
G.S.T. /
TOTAL 2,000-

NATURE OF PERMIT (TICK BOX)

- ☒ NEW BUILDING
- exclude domestic garages and domestic outbuildings
- ☐ FOUNDATIONS ONLY
- ☐ ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED
- include installation of heating appliances
- ☐ NEW CONSTRUCTION
OTHER THAN BUILDINGS - include demolitions
- ☐ DOMESTIC GARAGES
AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

| | | | |
|---------------------------|-------|------------------------|-------|
| Building Permit | \$ 20 | Water Connection | \$ / |
| Street Damage Deposit .. | \$ / | | \$ / |
| Building Research Levy .. | \$ / | | \$ / |
| Plumbing | \$ / | | \$ / |
| Drainage | \$ / | | \$ / |
| Sewer Connection | \$ / | | \$ / |
| Vehicle Crossing Levy .. | \$ / | | \$ / |
| M.S. Plumbing | \$ / | | \$ / |
| | | G.S.T. | \$ 2 |
| | | TOTAL: | \$ 22 |

Receipt No. 12343
Date of Payment 11 / 10 / 89
Authorised Officer R. K. Brown

Special Conditions: _____

- ① To be used for storage of equipment only
- ② All work to comply with local Body Bylaws
- ③ Building Inspector to be notified when work commences.

Date Inspected

REMARKS (e.g. stage reached with work)

25.1.90

Job. Completed. JH

COMPLETED (Signature) _____ Date ____/____/____



Telephone 88-010

Administration Building, Albion Street,

P.O. Box 39, Hawera

Please Quote:

TAX INVOICE

REG. No. 10-554-381

13th July 1988

Mr. J. Jones
Cl- L. GROVES
MEREKERE RD.
HAWERA.

Dear Sir,

TOOL SHED.

APPLICATION FOR BUILDING OR PLUMBING AND DRAINAGE PERMITS

Your application for a building/plumbing and drainage permit has now been processed and is ready for approval. The fees for this are as follows :-

| | Net | G.S.T. | Total |
|------------------------------|----------|---------|----------|
| Building Permit Fee - | \$ 20.00 | \$ 2.00 | \$ 22.00 |
| Building Research Levy - | \$ — | \$ — | \$ — |
| Sewer Connection Fee - | \$ — | \$ — | \$ — |
| Water Connection Fee - | \$ — | \$ — | \$ — |
| Vehicle Crossing Fee - | \$ — | \$ — | \$ — |
| Plumbing and/or Drainage Fee | \$ — | \$ — | \$ — |
| Other - | \$ — | \$ — | \$ — |
| | \$ 20.00 | \$ 2.00 | \$ 22.00 |
| Footpath Damage Deposit | \$ — | \$ — | \$ — |
| | \$ 20.00 | \$ 2.00 | \$ 22.00 |

Total Due inclusive of \$ 2.00 G.S.T. = \$ 22.00

Upon payment of the above fees the permit can be issued.

Yours faithfully

I.W. McDonald
CHIEF INSPECTOR

ADDRESS: 7# MEEREMERE RD WORK DESCRIBED IN APP. NO. 6227
TOWN: PLANNING (SENT / . / .) (RETURNED 7.1.78)
ZONE Rural PREDOMINANT USE YES/NO
PLANNING CONSENT REQUIRED YES/NO APPLICANT ADVISED IN WRITING DATE
VERANDAH REQUIRED YES/NO CANTILEVERED/POSTS
RELAXATION REQUIRED YES/NO CONSENT OBTAINED
SITING FRONTAGE (IF CORNER SITE)
DENSITY HEIGHT BLR
ACCESS TO SITE - SATISFACTORY YES/NO VEHICULAR ACCESS TO REAR/PROVIDED
LOADING DOCK YES/NO
LANDSCAPING - PROPOSED/REQUIRED YES/NO SATISFACTORY YES/NO
GARAGE SITING SHOWN - YES/NO SATISFACTORY YES/NO
STREET PARKING - PROVIDED YES/NO ADEQUATE YES/NO CASH IN LIEU
\$
R.R.
OTHER COMMENTS
HEALTH INSPECTOR (DATE SIGNED OFF 8.7.88) SIGNATURE
VENTILATION LIGHTING AREA OF ROOMS
DRAINAGE - TYPE PLANS INCLUDED YES/NO SATISFACTORY
PLUMBING - PIPING SYSTEM SATISFACTORY
FITTINGS VENTING
WATER SUPPLY - SOURCE TYPE
SOAKEHOLES / FIELD TILE
WATER SUPPLY - SOURCE SATISFACTORY YES/NO
OTHER COMMENTS
BUILDING INSPECTOR (DATE SIGNED OFF 7.7.88) SIGNATURE
DESIGN FOR HANDICAPPED WIDTH OF EGRESS DOORS
CAPACITY IF PPA DIRECTION OF EGRESS TRAVEL
HEATING/AIR CONDITIONING TYPE
INSULATION - FLOOR WALLS ROOF
DESIGN - SPECIFIC/NZS 3604
LEVELS - FLOOR / FOOTPATH DETERMINED BY SURVEY YES/NO
REFERRED TO ENGINEERS (SENT / . / .) (RETURNED / . / .) (IF NECESSARY)
REFERRED TO FIRE OFFICER (SENT / . / .) (RETURNED / . / .) (IF NECESSARY)

2 plans
2 specs.

HAWERA DISTRICT COUNCIL

For Office Use: Permit No. Application No. 6227
Zone Date Application Received

RECEIVED

27 JUN 1988

HAWERA DISTRICT COUNCIL

Part I — Application for Building Permit and Services

Valuation Ref. No.

Lot No. 5

At (Number and Street) mere mere Track D.P. 4003

For erection/demolition/alteration of Tool Shed Section/Blk No.

Owner J. Jones + L. Grove

Postal Address of owner 15 ABBOT ST Wanganui

Proposed Use store tools + fencing equipment

Foundation 6" Round Poste Walls corrugated Iron Roof corrugated Iron

Area of existing buildings sq. metres

Area of existing accessory buildings sq. metres

Area of building in application approx 24 sq metres sq. metres

Estimated Finished Value

Fees

(including roofing, guttering, etc)

2000.
\$ 1000 \$ 20.00

Building Research Levy

\$

Total Building Permit Fees

Rec. No. 12343 \$ 20.00

Sewer (Connection Size))

Rec. No. \$

Water (Connection Size))

Rec. No. \$

Vehicle Crossing — (where applicable)

Rec. No. \$

Deposit for damage to footpaths, etc.

Rec. No. \$

Builder J. Jones

Address 15 ABBOT ST Wanganui

Designer J. Jones

Address " " " "

Structural Engineers Certificate Enclosed

Starting Date existing Finishing Date

Name and Address of Applicant J. Jones 15 ABBOT ST Wanganui

Q. L. Groves. mere mere Lane

Hawera

Phone 44919

Date 21/6/88

Signature of Applicant [Signature]

Signature of Owner [Signature]

Part II — Application for Permit for PLUMBING AND/OR DRAINAGE WORK

Name of Registered Plumber/Drainlayer

Address

Nature of work to be carried out

Address of premises

Labour Value of proposed work \$

Receipt No. Fee \$

Signature of Registered Plumber/Drainlayer

NOTE: See overleaf for details of documents required with this application

SHORE PRINT

Hawera District Council Building Bylaws

Together with every application there shall be submitted in duplicate detailed plans, elevations, sections, and specifications, accompanied by duplicate locality plans drawn to scale showing the site of the building, together with the land, streets, and buildings, immediately surrounding the site.

- NOTE:
1. All floor plans should show the extent of the soffit line (or overhang of roof) in broken lines.
 2. All distances from boundaries shown on site plan must be from the soffit line to the boundary NOT from the foundations or walls.

In addition, for buildings for which parking of vehicles is required under the Council's District Scheme there shall be submitted a parking plan to scale showing the required number of off - street parking spaces in accordance with the requirements.

All plans must be signed by the Architect, or Designer responsible for their production.

NOTE: Any receipt is not a permit.

FEES AND DEPOSITS: N.Z.S.S. 1900 Chapter 2.

Every applicant for a permit under this Bylaw shall, before the issue of a permit, pay to the Council the following fees and deposit:—

- (i) fees for building permit, including sewer, stormwater and water charges;
- (ii) fees for any plumbing and drainage permit;
- (iii) deposit for possible damage to streets, footpaths, or other services during the building operations.
The amount of such deposit shall be fixed by resolution of Council from time to time.
- (iv) Hoardings.
- (v) Vehicle Crossing fees — where applicable.

No permit in respect of the work or any part of the work shall be issued until all the said amounts have been paid.

DRAINAGE AND PLUMBING REGULATIONS:

Every application for sanitary plumbing and drainage work including all stormwater drainage shall be accompanied by a block plan or alternatively the plan may be incorporated on the site and building plan submitted.

Where any building is of two storeys or more, the plumbing layout shall be shown by a diagrammatic elevation.

In assessing the estimated cost of drainage works, all stormwater drainage must be included.

Specifications of Tool shed for J. Jones

100 x 40 Perlins

100 x 50 rafters Jointed with 12mm Ply Gussats

100 x 50 floor Joists

100 x 75 Bearers

Studs at 600 centres

Piles 150mm round ground treated postes

all walls with steel angle braces

Door 1.8 x .730

Window .500 x 1.350

Joists 600 centres with 1.5 span

Bearers 1.5 centres

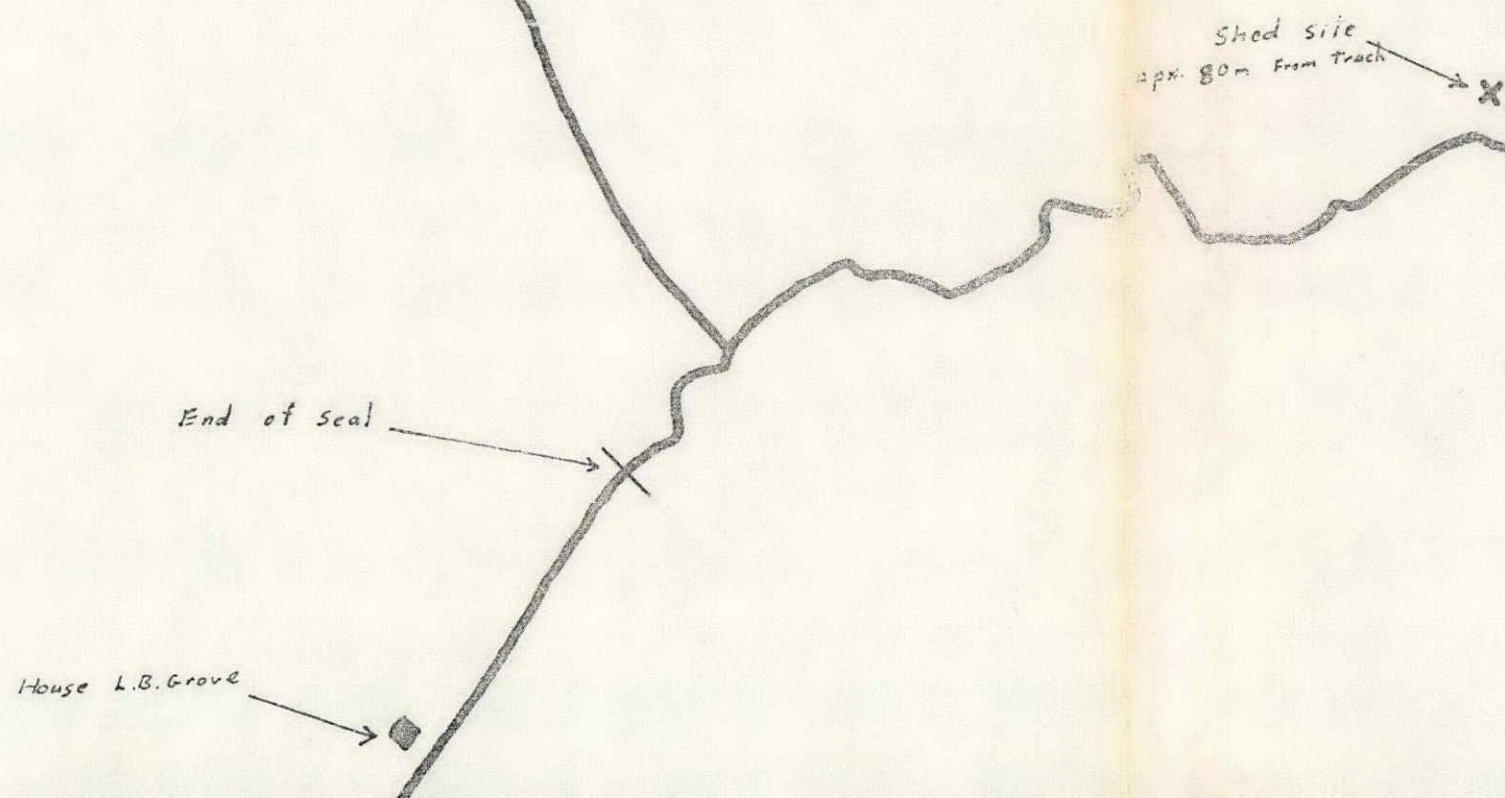
floor 25mm Rough sawn Macrapa

Piles set in concrete

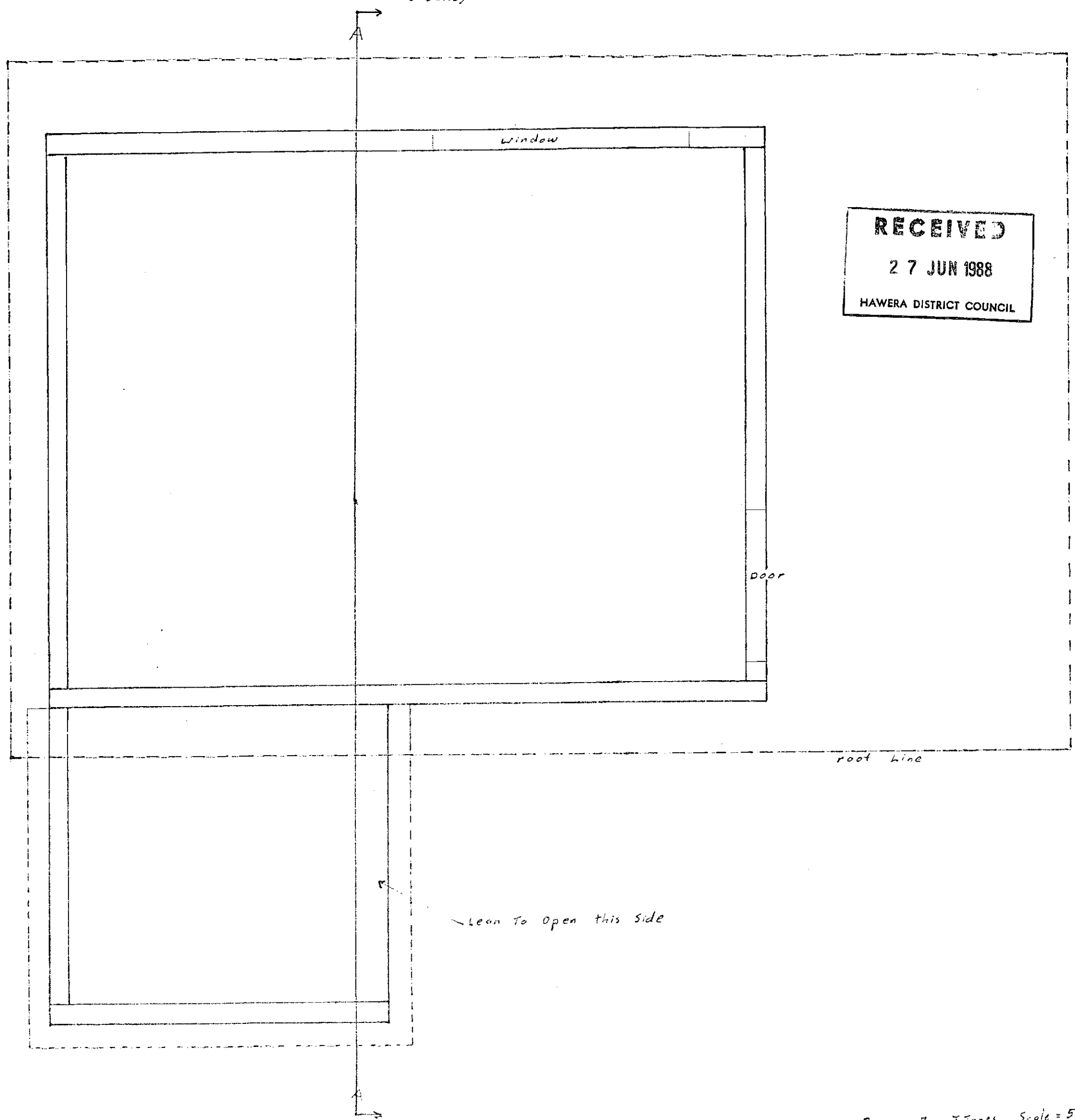
RECEIVED

27 JUN 1988

HAWERA DISTRICT COUNCIL



Drawn By S Jones Scale 1 = 8000



RECEIVED

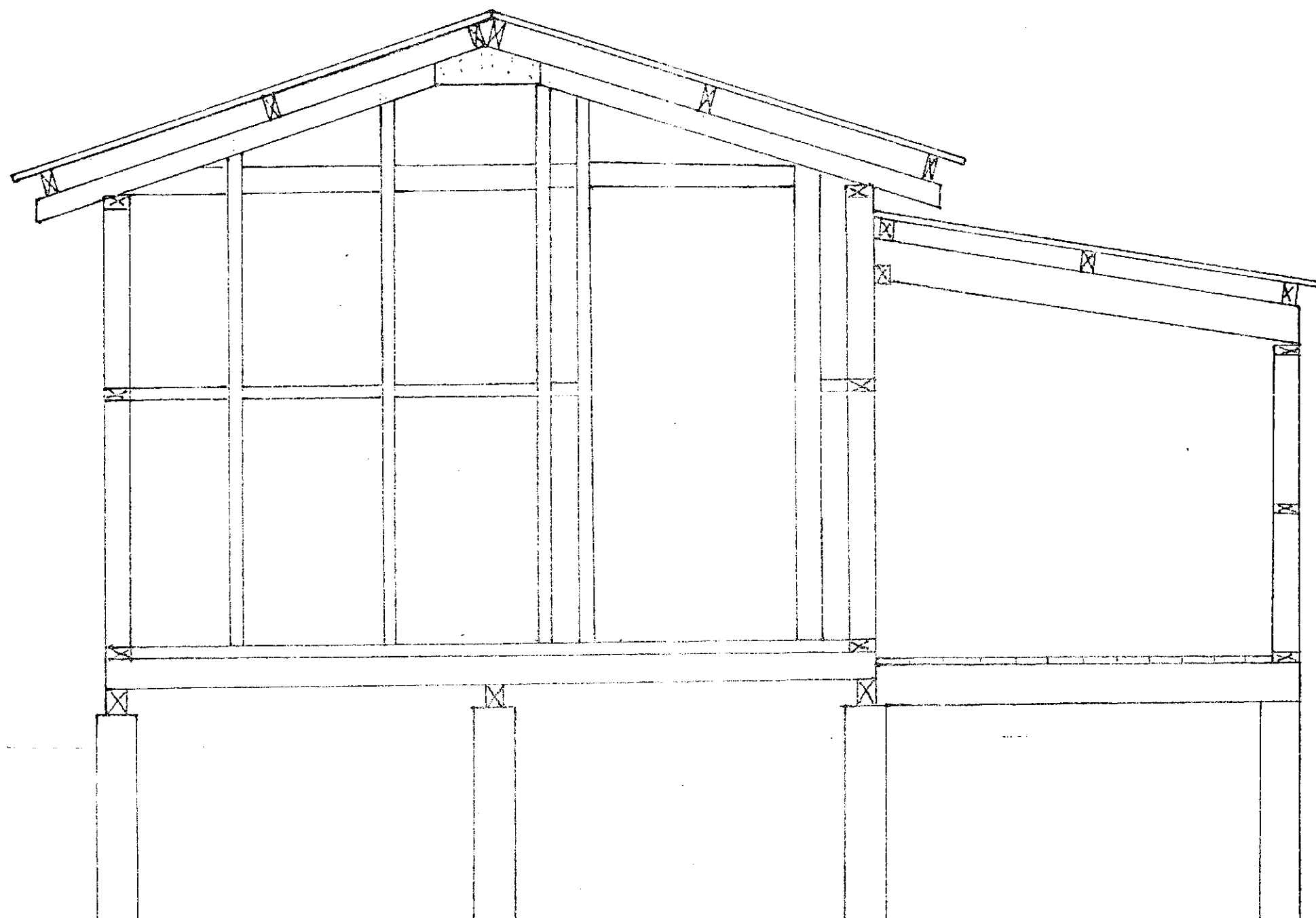
27 JUN 1988

HAWERA DISTRICT COUNCIL

Lean To Open this side

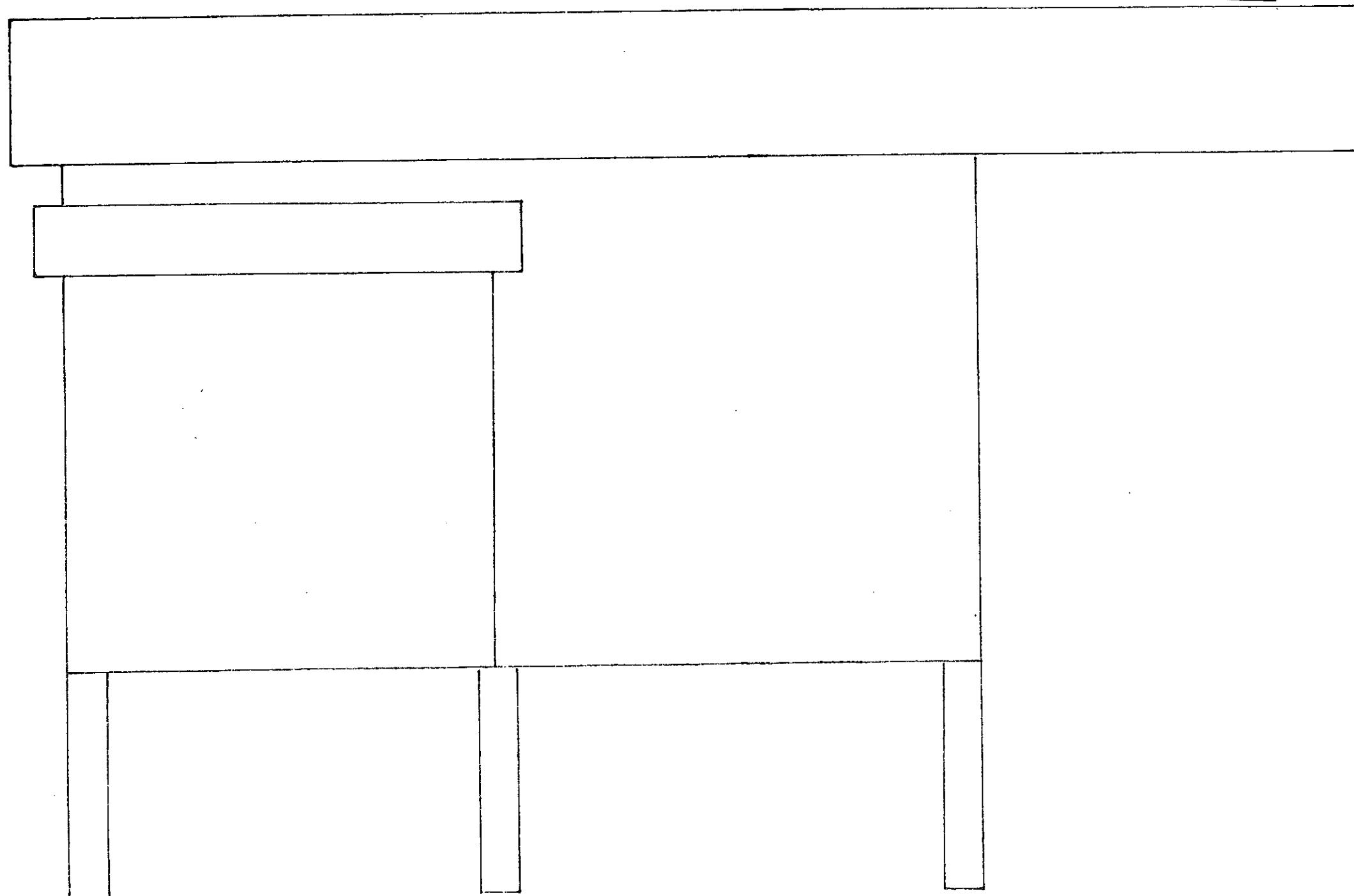
Scale = 50mm = 1m

RECEIVED
27 JUN 1988
HAWERA DISTRICT COUNCIL



Drawn By J Jones Scale 50mm = 1m

RECEIVED
27 JUN 1988
HAWERA DISTRICT COUNCIL



Inspector: M

File No.

Receipt No. 321

Date Permit Issued 11/5/81

OWNER

Name J E GROVE

Mailing Address 71 MOREMORE RD
HAMEA

BUILDER

Name Mangrove Industries

Mailing Address P O Box 213
New Plymouth

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 71

Street Name MOREMORE RD

Town/District HAMEA

Riding MOKAIA

LEGAL DESCRIPTION

Valuation Roll No. 1230/414

Lot 1 D.P. 4003

Section pt 17 Block

Survey District

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Implement Shed



FLOOR AREA

Whole Sq. Metres 175.68

DWELLING UNITS

Number Erected

ESTIMATED VALUES

Building 9,873

Plumbing

Drainage

TOTAL 9,873

NATURE OF PERMIT (TICK BOX)

☒ NEW BUILDING
- include dwelling added, exclude domestic garages

☐ FOUNDATIONS ONLY

☐ ALTERED, REPAIRED, EXTENDED
- include conversions and resited buildings

☐ NEW CONSTRUCTION
OTHER THAN BUILDINGS - include demolitions

☐ DOMESTIC GARAGES
AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

| | | | | |
|------------------------|--------|-----------------------|--------|---------------------|
| Building Permit | \$ 36- | Water Connection | \$ | Receipt No. 321 |
| Street Damage Deposit | \$ | Vehicle Crossing Levy | \$ | Date of Payment / / |
| Building Research Levy | \$ | M.S. Plumbing | \$ | Authorised Officer |
| Plumbing | \$ | | \$ | |
| Drainage | \$ | | \$ | |
| Sewer Connection | \$ | | \$ | |
| TOTAL: | | | \$ 36- | |

Special Conditions:

BUILDING INSPECTOR TO BE NOTIFIED WHEN
JOB COMMENCES

| | |
|----------------|--|
| Date Inspected | REMARKS (e.g. stage reached with work) |
| | |
| | |
| | |
| | |

Date Inspected

COMPLETED (Signature)

M. J. Jussensen

Date

31 / 7 / 84

CHECKLIST - APPLICATION FOR BUILDING PERMITS

ADDRESS 711 Melemere Rd WORK DESCRIBED IN APP. NO. 4597
 TOWN PLANNING OFFICER M. Thorsen
 ZONE Rural PRE-DOMINANT USE YES/NO on setting town plan
 PLANNING CONSENT REQUIRED YES/NO YES APPLICANT ADVISED IN WRITING
 DATE 1/5/84

VERANDAH REQUIRED - YES/NO CANTILEVERED/POSTS
 RELAXATION REQUIRED YES/NO CONSENT OBTAINED
 SITING FRONTAGE (IF CORNER SITE)
 DENSITY HEIGHT BLR.....
 ACCESS TO SITE - SATISFACTORY YES/NO NA VEHICULAR ACCESS TO REAR/PROVIDED
 LOADING DOCK YES/NO
 LANDSCAPING - PROPOSED/REQUIRED YES/NO SATISFACTORY YES/NO
 GARAGE SITING SHOWN - YES/NO SATISFACTORY YES/NO
 F STREET PARKING - PROVIDED YES/NO ADEQUATE - YES/NO CASH IN LIEU
 \$
 R.R.

OTHER COMMENTS

HEALTH INSPECTOR 1/5/84 SIGNATURE SAI
 VENTILATION LIGHTING..... AREA OF ROOMS
 DRAINAGE - TYPE PLANS INCLUDED YES/NO SATISFACTORY
 PLUMBING - PIPING SYSTEM..... SATISFACTORY.....
 FITTINGS VENTING
 SEWER/SEPTIC TANK - SIZE TYPE.....
 SOAKHOLES / FIELD TILE
 WATER SUPPLY - SOURCE SATISFACTORY - YES/NO
 OTHER COMMENTS

BUILDING INSPECTOR SIGNATURE M. Thorsen
 DESIGN FOR HANDICAPPED WIDTH OF EGRESS DOORS
 CAPACITY IF P.P.A. DIRECTION OF EGRESS TRAVEL
 HEATING/AIR CONDITIONING TYPE
 INSULATION - FLOOR WALLS..... ROOF.....
 DESIGN - SPECIFIC / NZS 3604
 LEVELS - FLOOR / FOOTPATH DETERMINED BY SURVEY - YES/NO
 REFERRED TO FIRE SERVICE NA (IF NECESSARY)
 REFERRED TO ENGINEERS (IF NECESSARY)

CHIEF INSPECTOR
 PERMIT APPROVED on M

HAWERA DISTRICT COUNCIL

For Office Use: Permit No. Application No. 4597
Zone Date Application Received 26.4.84

Part I—Application for Building Permit and Services

Valuation Ref. No. 1230/414

Lot No. 1

At (Number and Street) 71 MERE MERE ROAD D.P. 4003

For erection/demolition/alteration of 4 Bay Garage 'mangorei' Section/Blk No. pt 17
implement shed

Owner J. E. & L. B. CORBOVE

Postal Address of owner 71 MERE MERE ROAD RD 12 HAWERA

Proposed Use Implement & Vehicle Storage

Foundation Precast Concrete Walls C.G.I. Roof C.G.I.

Area of existing buildings sq. metres

Area of existing accessory buildings sq. metres

Area of building in application 175.68 sq. metres

Estimated Finished Value

Fees

(including roofing, guttering, etc)

\$ 9873.00

\$ 36.00

Building Research Levy

\$ —

Total Building Permit Fees

Rec. No. 321

\$ 36.00

Sewer (Connection Size

Rec. No.

\$

Water (Connection Size

Rec. No.

\$

Vehicle Crossing—(where applicable)

Rec. No.

\$

Deposit for damage to footpaths, etc.

Rec. No.

\$

Builder MANGOREI INDUSTRIES LIMITED

Address MANGOREI INDUSTRIES LIMITED

P.O. BOX 213,

P.O. BOX 213,

Designer NEW PLYMOUTH

Address NEW PLYMOUTH

Structural Engineers Certificate Enclosed Yes - L. Fauslick

Starting Date APRIL 1984

Finishing Date MAY 1984

Name and Address of Applicant MANGOREI INDUSTRIES LTD

P.O. Box 213

N.P.

Phone 85224 N.P.

Date 16-4-84

Signature of Applicant [Signature]

Signature of Owner [Signature]

Part II—Application for Permit for PLUMBING AND/OR DRAINAGE WORK

Name of Registered Plumber/Drainlayer

Nature of work to be carried out

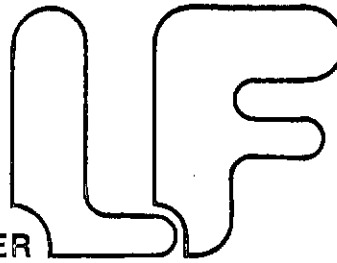
Address of premises

Value of proposed work \$

Signature of Registered Plumber/Drainlayer

Receipt No. Fee \$

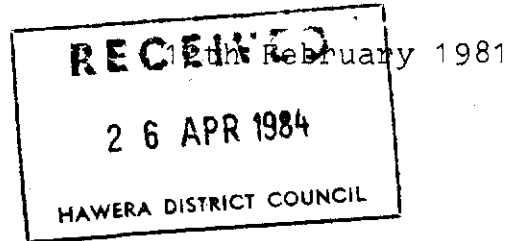
NOTE: See overleaf for details of documents required with this application



P.O. BOX 4126
NEW PLYMOUTH
PHONE ~~875773~~
85867

LAKSIRI FONSEKA : REGISTERED . ENGINEER

The Manager
Mangorei Industries Ltd
P.O.Box 213
NEW PLYMOUTH



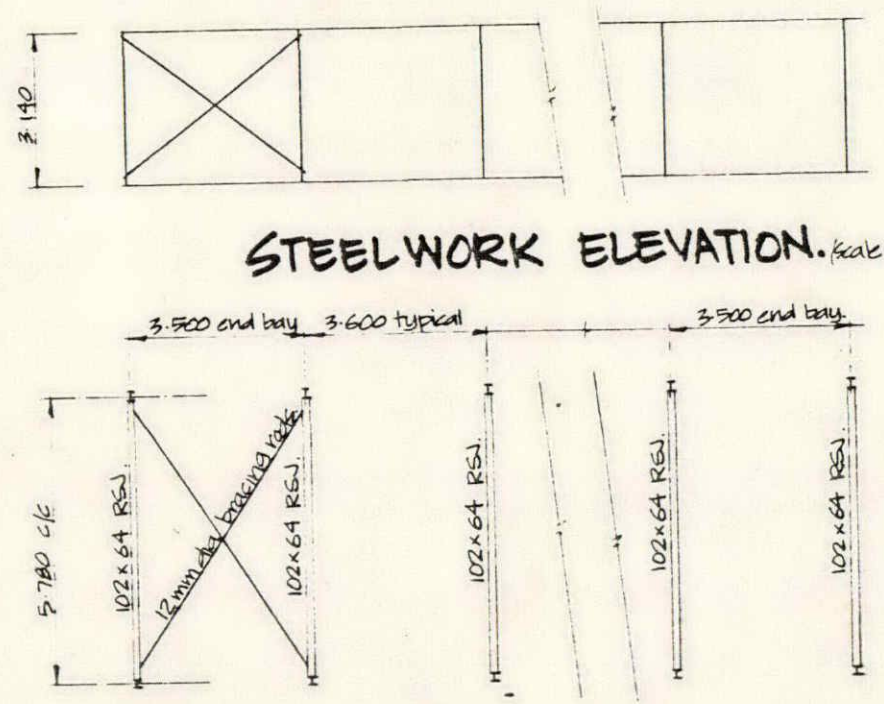
I, Lawrence Xavier Laksiri Fonseka being registered under the provisions of the Engineers Registration Act 1924 and currently holding an Annual Practising Certificate, hereby certify that I have checked the design of and the computations for structural steelwork and foundations shown in the accompanying plans titled Farm Implement Shed.

I further certify that the works defined above have been designed in accordance with sound and widely accepted engineering principles; that they have been designed to support the loads specified in NZS 4203:1976 and further that I have ascertained to the best of my ability that the combinations of stresses in the various materials of construction under the above loads will not exceed the maxima to ensure the safety and stability of the structure if erected in accordance with these plans.

Various aspects of the desing are in accord with the following relevant authorities : NZS 1900 chapter 9.4 and 11.2

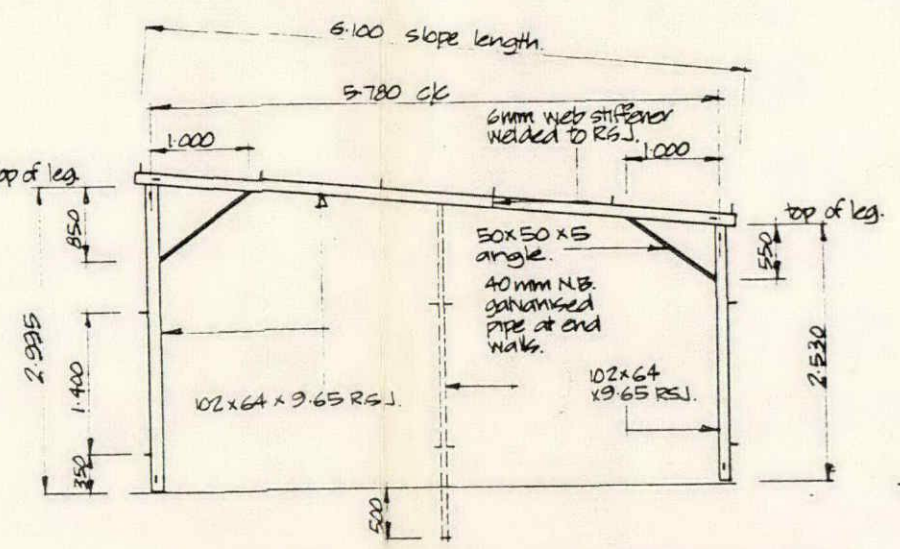
Lawrence X. Fonseka
.....

RECEIVED
26 APR 1984
FARMER'S IMPLEMENT COUNCIL
on 15/04/84
BANKING at 1:200 CRS.

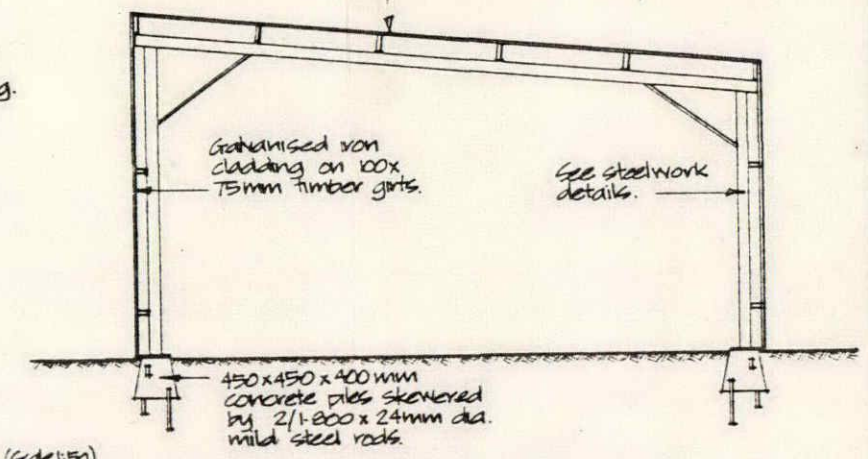


STEELWORK ELEVATION. (Scale 1:100) top of leg.

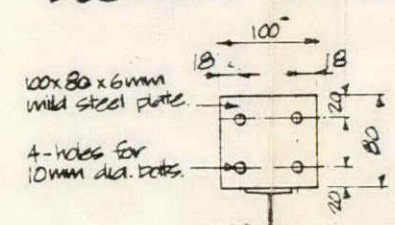
PLAN OF STEELWORK. (Scale 1:100)



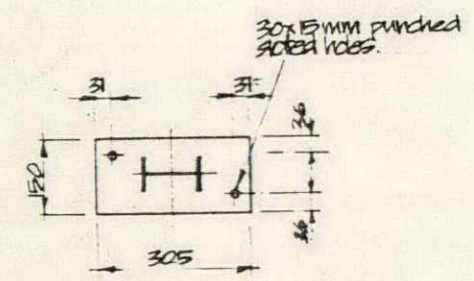
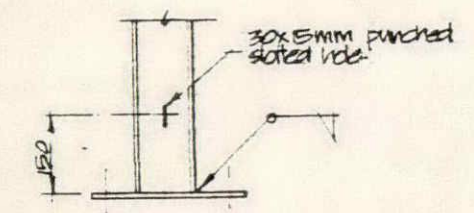
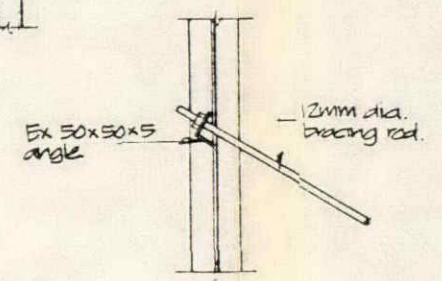
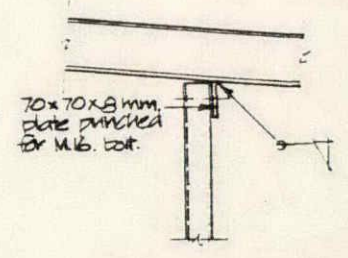
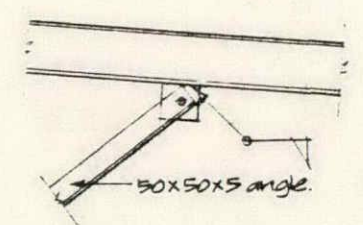
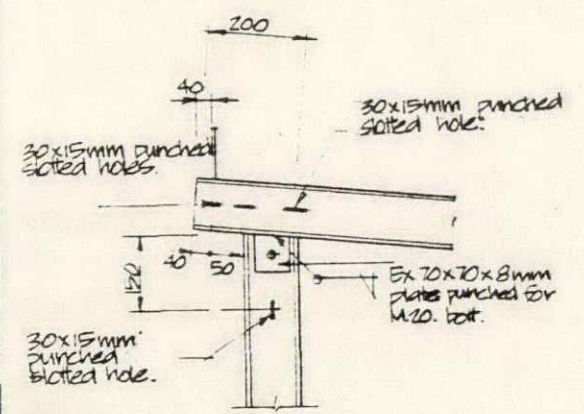
SECTION THROUGH STEELWORK. (Scale 1:50)



TYPICAL CROSS SECTION. (Scale 1:50)



PURLIN & GIRT CLIP DETAIL. (Scale 1:5)



BASE PLATE DETAILS. (Scale 1:10)

STEELWORK DETAILS.

NOTES.

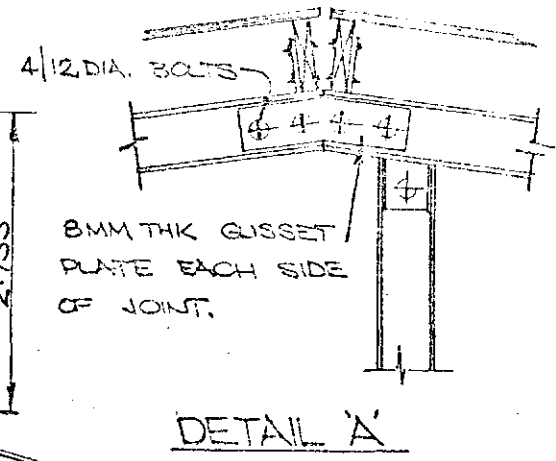
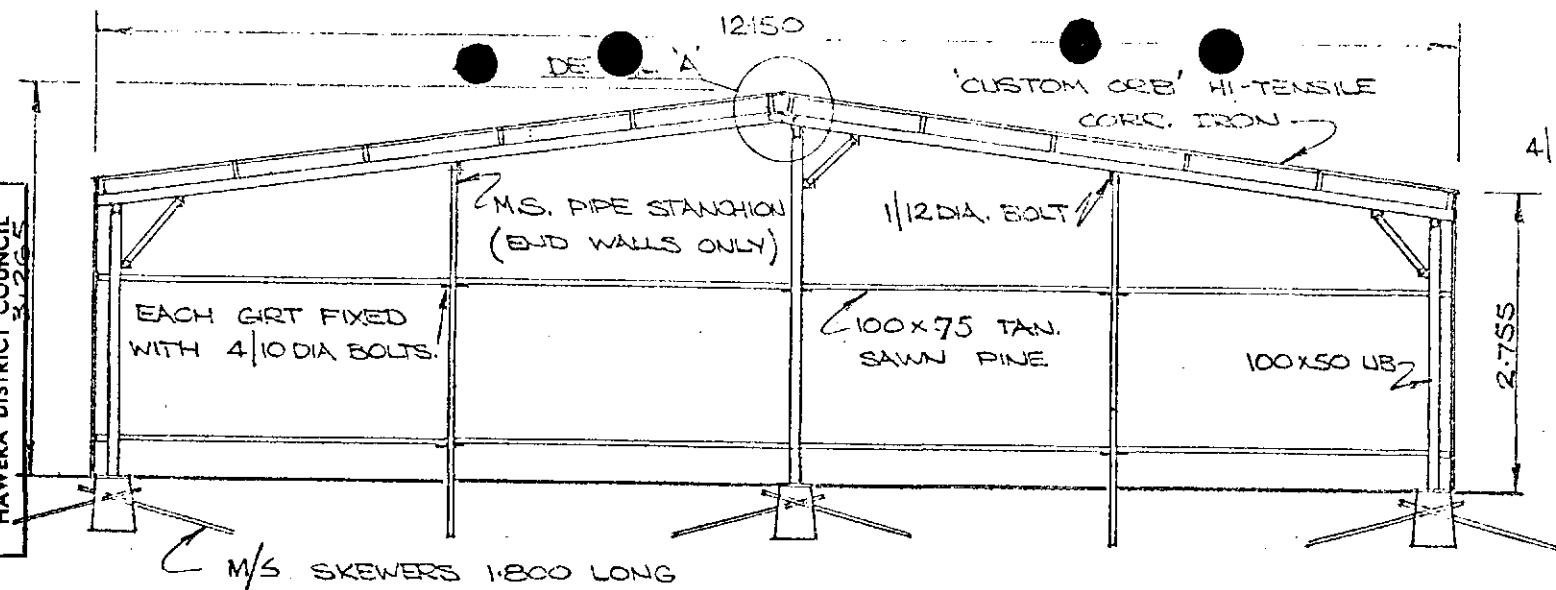
1. Frames are designed for farm use only in areas of maximum wind gusts of 42 m/s, ground roughness '2', building class B to N.Z.S. 4203 and N.Z.S. 1300 Ch 11.2.
2. Sheds should be sited near shelter belts. If possible erect sheds so that openings face away from prevailing winds.
3. All structural steelwork shall conform to N.Z.S. 1300 Chap 9.4.
4. All welds as indicated by standard welding symbols. Where the type of weld is not noted, weld with a 6mm fillet all around.
5. Edge distances for bolt holes to be 30mm for 50x50mm angle braces.

MAN GOREI INDUSTRIES.
P.O. BOX 213: NEW PLYMOUTH.

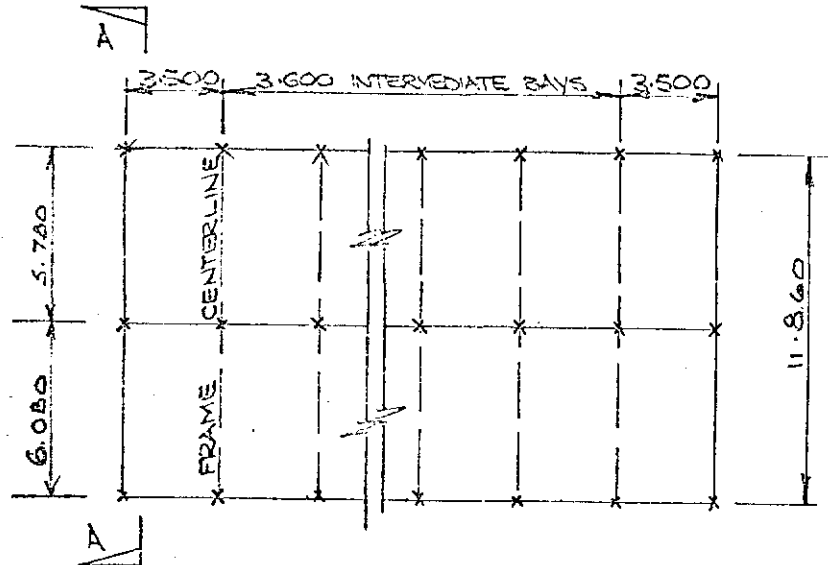
STANDARD FARM IMPLEMENT SHED.

| | | | |
|--|---------------|----------|--------------------|
| LAKSHI FONSEKA REGISTERED ENGINEER P.O. BOX 4126: NEW PLYMOUTH: PHONE: 87-273 | | | SHEET 1. |
| DRAWN LAKS | CHECKED | SCALES | SERIES OF ONE |
| TRACED CEANE | DATE 11/12/80 | AS SHOWN | REF 30-200 |

REC'D
26 APR 1984
HAWERA DISTRICT COUNCIL

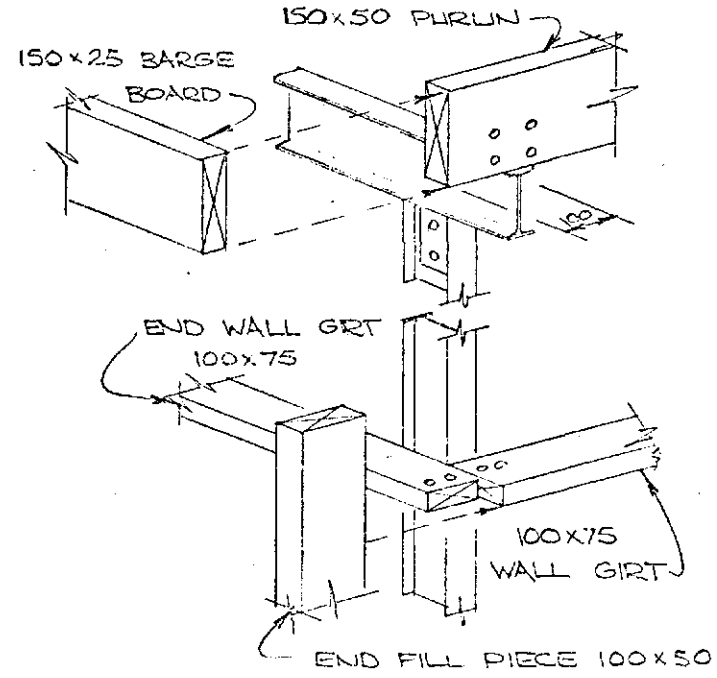


ELEVATION A-A



PILE SET OUT PLAN

(INCORPORATING 2- LEAN-TO- SHEDS)



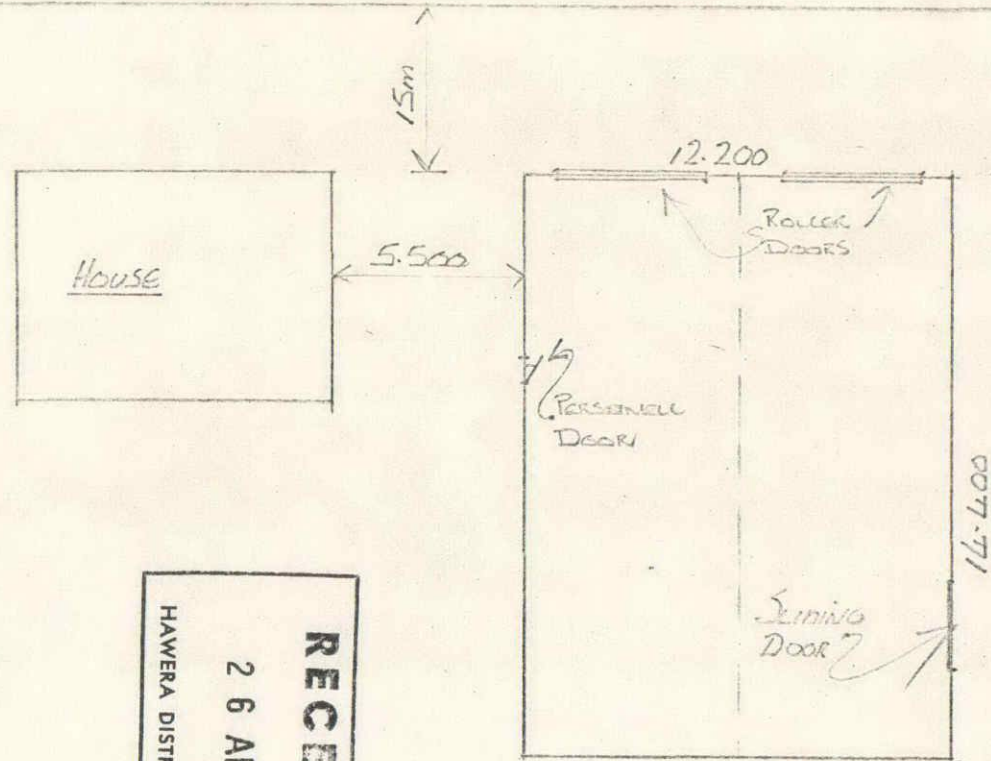
CORNER WALL DETAILS

MANGORE INDUSTRIES
BOX 23 NEW PLYMOUTH

STANDARD 'FARM STRIPS' ELEMENT SHED.
SITE ERECTION DETAILS

| | | | |
|--|---------|-------|-------|
| READ IN CONTINUATION WITH SHED 1 AND 2 | | | SHEET |
| | | | 20 |
| DRAWN | CHECKED | SCALE | DATE |
| DESIGNED | DATE | | |

MORE MORE ROAD



J.E & L.B. GROVE
LOT 1
D.P. 4003
PT SECTIONS 17 & 18
BLOCK VIII
HAWERA S.D.
MOKOIA RIDING

HAWERA DISTRICT COUNCIL

26 APR 1984

RECEIVED

PROPOSED NEW SHED

HAWERA DISTRICT COUNCIL

MANGOREI INDUSTRIES LTD.
BOX 213 PHONE 85-224
NEW PLYMOUTH

SITE PLAN: PROPOSED NEW 4 BAY
CARBIDE IMPLEMENT SHED BY MANGOREI

| | |
|-------|----------|
| DATE | 16-11-84 |
| SCALE | 1:1000 |
| DRAWN | G. BOON |

HAWERA DISTRICT COUNCIL

12300 414 00

LOCATION: 71 Meemeo Rd ZONING: AREA OF LAND: LEGAL DESC: LOT No. 1 D. P. No. 4003 SEC./BLK. No. pt 17 VAL. REF. No. 1230414 OWNER: J.E & L.B GROVE (J. Jones)

BUILDING PERMITS

| APP. No. | DATE REC'D | PERMIT No. | DATE OF ISSUE | F'PATH CROSSING PERMIT No. | DESCRIPTION OF WORK |
|-----------------|---------------------|------------|---------------|----------------------------|---------------------------|
| 4597 | 26.4.84 | 42151 | 4.5.84 ✓ | - | Implement Sheds |
| 6227 | 27.6.88 | 169007 | 11.10.89 ✓ | - | Tool SHED. |
| 6877 | 8.5.90 ? | | | | New Town House |

ENTERED

FILE NOTE:

This Consent originally affected a property other than that related to this file, through Subdivision this Consent now relates to this property.

PLUMBING & DRAINAGE PERMIT

| APP. No. | DATE REC'D | PERMIT No. | DATE OF ISSUE | SEWER FEES PAID | WATER FEES PAID | DESCRIPTION OF WORK |
|----------|------------|------------|---------------|-----------------|-----------------|---------------------|
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

VEHICLE CROSSING: TYPE WIDTH FEE RECEIVED

ENDORSEMENTS/PLANNING CONDITIONS APPLYING:

6877

RECORD OF INSPECTIONS

Remarks

Inspector and Date

PLANS & SPECS:

SITING:

FOUNDATION:

EXCAVATIONS:

REINFORCING:

FLOOR/SLAB:

INSULATION, BARRIER ETC:

WALLS & ROOF:

PRE-LINING:

CONCRETE/MASONRY WALLS:

HEATING APPLIANCES:

DRAINAGE & PLUMBING:

FINAL INSPECTION FOR OCCUPANCY:

Building Requirements 4597 6227
Building Inspector to be notified when job commences.
To be used for the Storage of Equipment only
all work to comply with local Body Bylaws

24/1/91

No Fees Paid, House not started. Site Closed for
File Put Back in Box New. Permit required.

CONDITIONS OF PERMIT:

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.



RMS090019

8 May 2009

Jim Christie
Jim Christie Surveys
12 Hoyle Place
New Plymouth

Dear Jim

Subdivision Consent Application – 1397 Meremere Road, Meremere

Your application was considered by the Planning Manager under delegated authority on 8 May 2009 and she has resolved as follows:

THAT consent be granted to Jeremy and Rachel Moore to subdivide the property at 1397 Meremere Road, Meremere (Part Sections 17 and 18 Block VIII Hawera Survey District) into Lot 1 of 3,651 m² and Lot 2 of 187 ha pursuant to Sections 104, 104A and 108 of the Resource Management Act 1991.

THAT consent be granted to Jeremy and Rachel Moore for yard and height to boundary dispensations for a 2.2 metre high shed 0.81 metres from the south western boundary of Lot 1 at 1397 Meremere Road, Meremere (Part Sections 17 and 18 Block VIII Hawera Survey District) pursuant to Sections 104, 104B and 108 of the Resource Management Act 1991.

For the following reasons:

1. The subdivision would not give rise to any adverse environmental effects that are more than minor.
2. The yard setback and height to boundary non-compliance would not give rise to any adverse environmental effects that are more than minor.
3. The proposal is not inconsistent with the Objectives and Policies of the District Plan and Part II of the Resource Management Act 1991.
4. There are no external parties considered affected by the proposal.

Subject to the following conditions:

1. That Lots 1 and 2 are independent of each other in terms of water supply.
2. That Lots 1 and 2 are independent in terms of the disposal of effluent and stormwater and that the provision of these services does not give rise to cross-boundary effects.

3. That the vehicle crossing serving Lot 1 is upgraded to meet the Council's Rural Property Entrance specifications.
4. That one of the vehicle crossings serving Lot 2 is upgraded to meet the Council's Rural Property Entrance specifications.
5. That, where installed, all other services for the subdivision including power lines, gas distribution pipes and communication lines be installed underground.
6. That all necessary easements are duly granted and reserved, and shown on the Land Transfer Plan.

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

Maria Cashmore
PLANNER

12 October 2009



Hawera
12300-414-00



Alison Gibson
South Taranaki District Council TA Certification Division
Private Bag
Hawera 0000

Survey Ref: moore.nzt

P/N 7094
4/N. ✓
100 10550 ~ 10551 ✓

Deposit of DP 419351

Cadastral Survey Dataset DP 419351 of LOTS 1 & 2 BEING A SUBDN OF PTS SECTIONS 17 & 18 Land Registration District of Taranaki lodged by Christie, James Glendinning was deposited on 30/09/2009.

The following new Computer Register(s) have been issued:

Computer Register: 474104 ✓

Area: 3651 square metres

Legal Description: Lot 1 Deposited Plan 419351 ✓

~~47410553~~

414/04

42

24610

1002516

Computer Register: 474105 ✓

Area: 187.0043 hectares

Legal Description: Lot 2 Deposited Plan 419351

414/04

24611

1002517

Area Manager

1397

* 10553 - Lot 1 DP 1480 ✓

Scanned & Attached ✓
Associations ✓
Print Survey ✓
Log Associations ✓
New File 4/4/04 ✓

Christchurch Processing Centre
Torrens House
195 Hereford Street
Private Bag 4721
Christchurch Mail Centre
Christchurch 8140
New Zealand
Tel 0800 ONLINE (665463)
Fax 64-3-366 6422
Internet <http://www.linz.govt.nz>

R15090019

12300/414/00

P/N 7094

10550 - Pk Sec 17

10551 Pk Sec 18

10553 Lot 1 DP 16180



Digital Title Plan - DP 419351

Survey Number DP 419351
Surveyor Reference moore.nzt
Surveyor James Glendinning Christie
Survey Firm Jim Christie Surveys
Surveyor Declaration I James Glendinning Christie, being a person entitled to practise as a licensed cadastral surveyor, certify that -
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2;
(b) This dataset is accurate, and has been created in accordance with that Act and those Rules.
Declared on 28/08/2009.

Survey Details

| | | | |
|----------------------------|--|-----------------------------|---------------------------|
| Dataset Description | LOTS 1 & 2 BEING A SUBDN OF PTS SECTIONS 17 & 18 | | |
| Status | Deposited | | |
| Land District | Taranaki | Survey Class | Class II Cadastral Survey |
| Submitted Date | 28/08/2009 | Survey Approval Date | 11/09/2009 |
| | | Deposit Date | 30/09/2009 |

Territorial Authorities

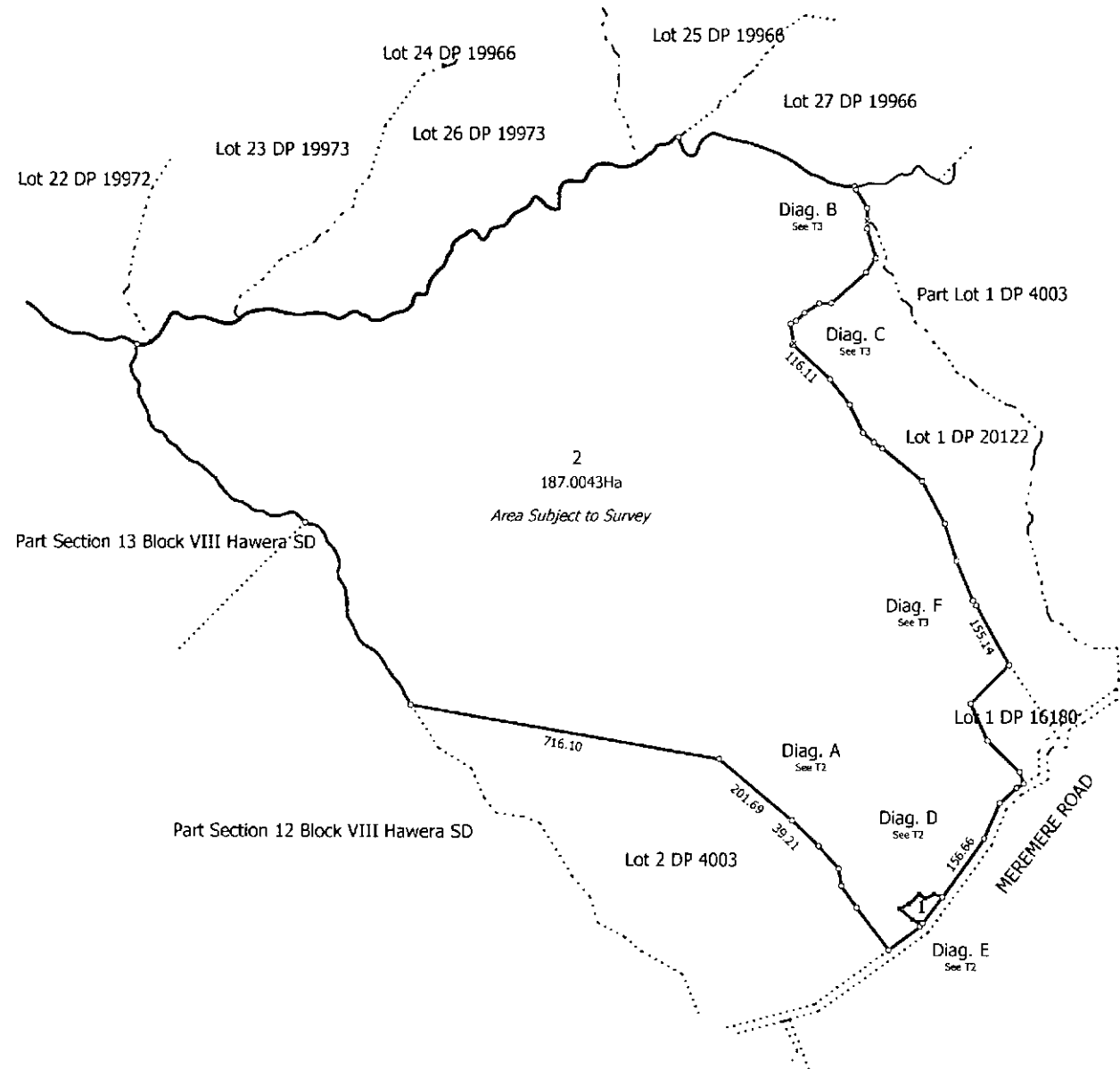
South Taranaki District

Comprised In

CT TNH3/646

Created Parcels

| Parcels | Parcel Intent | Area | CT Reference |
|--------------------------------|------------------|-------------|--------------|
| Lot 2 Deposited Plan 419351 | Fee Simple Title | 187.0043 Ha | 474105 |
| Marked A Deposited Plan 419351 | Covenant Area | | |
| Lot 1 Deposited Plan 419351 | Fee Simple Title | 0.3651 Ha | 474104 |
| Total Area | | 187.3694 Ha | |



T 1/3

Land District: Taranaki

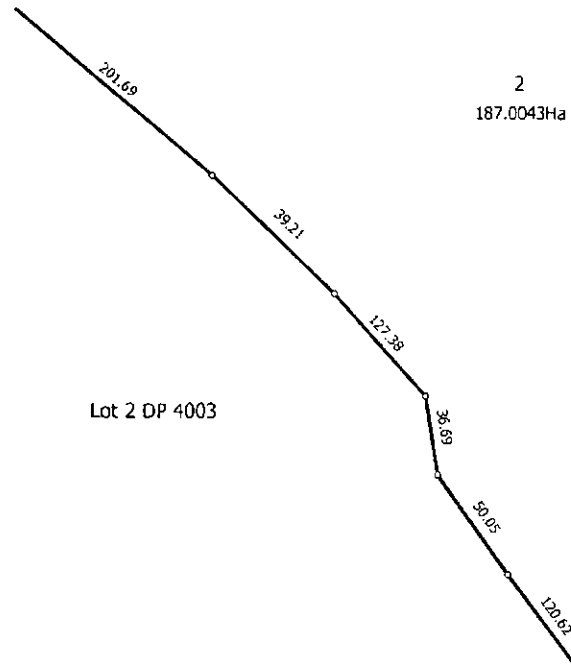
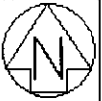
LOTS 1 & 2 BEING A SUBDN OF PTS SECTIONS 17 & 18

Surveyor: James Glendinning Christie
Firm: Jim Christie Surveys

Digital Title Plan
DP 419351

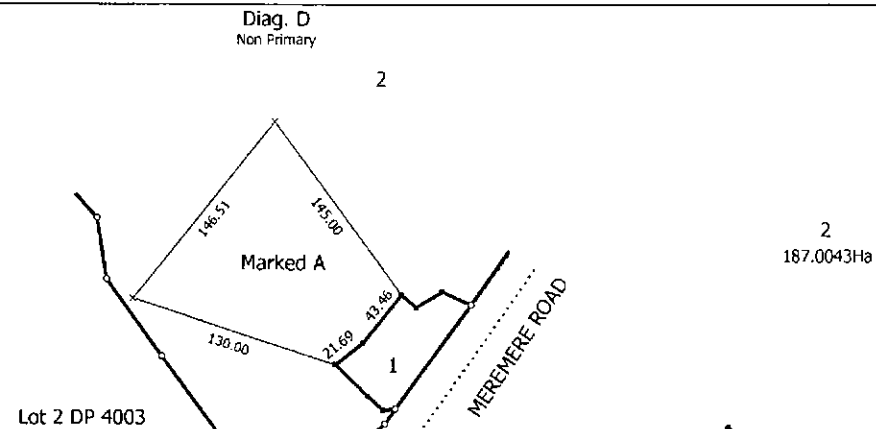
Digitally Generated Plan
Generated on: 12/10/2009 11:02am Page 2 of 4

Deposited on: 30/09/2009



Lot 2 DP 4003

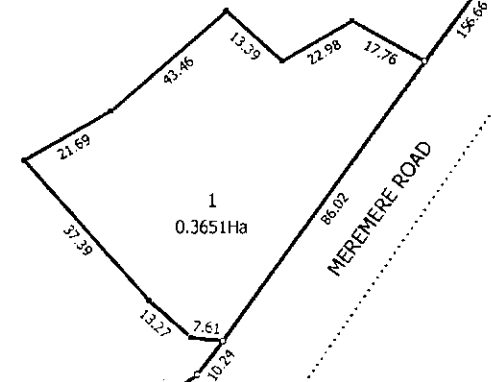
Diag. A



Lot 2 DP 4003

Lot 2 DP 4003

MEREMERE ROAD



Lot 1 DP 2379

Diag. E

Land District: Taranaki

LOTS 1 & 2 BEING A SUBDN OF PTS SECTIONS 17 & 18

Surveyor: James Glendinning Christie
Firm: Jim Christie Surveys

Digital Title Plan
DP 419351

Deposited on: 30/09/2009

Digitally Generated Plan
Generated on: 12/10/2009 11:02am Page 3 of 4

T 2/3



Diag. B

Lot 27 DP 19966

Part Lot 1 DP 4003

Diag. C

Diag. F

Lot 1 DP 20122

Lot 1 DP 20122

Lot 1 DP 20122

Lot 1 DP 16180

Lot 1 DP 2379

MEREMERE ROAD

T 3/3

2
187.0043Ha

2
187.0043Ha

2
187.0043Ha

Land District: Taranaki

LOTS 1 & 2 BEING A SUBDN OF PTS SECTIONS 17 & 18

Surveyor: James Glendinning Christie
Firm: Jim Christie Surveys

Digital Title Plan
DP 419351

Deposited on: 30/09/2009

Digitally Generated Plan
Generated on: 12/10/2009 11:02am Page 4 of 4

RMS090019

03 September 2009

Jim Christie
Jim Christie Surveys
12 Hoyle Place
New Plymouth

Dear Jim

Sections 223 and 224 Approval – 1397 Meremere Road, Meremere

Please be advised that the application for Sections 223 and 224 Approval has been certified via Landonline.

Attached is an invoice for the processing of the approvals.

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

Yours sincerely

Maria Cashmore
Planner

maria.cashmore@stdc.govt.nz

Tax Invoice/Statement: 7623

GST Reg. No: 52-769-477

Invoice Date: 31 August 2009

J C Moore, R M Moore
142 Lysaght Road
RD 12
Hawera 4672

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: RMS090019
Description: 2-Lot Rural Subdivision
Owner: J C Moore, R M Moore, South Taranaki Trustees Limited
Location Address: 1397 Meremere Road Meremere

| Charge Description | Charge | GST | Amount |
|---------------------------------|----------|---------|----------|
| Engineering Approval | \$24.44 | \$3.06 | \$27.50 |
| Subdivision 223 Certificate Fee | \$97.78 | \$12.22 | \$110.00 |
| Subdivision 224 Certificate Fee | \$97.78 | \$12.22 | \$110.00 |
| Total | \$220.00 | \$27.50 | \$247.50 |

Remittance Advice

Please post to:
South Taranaki District Council
Private Bag 902
Hawera 4640

Application Number: RMS090019
Applicant: J C Moore, R M Moore
Amount Due: \$247.50

Client Ref

TA Approvals

| | | | |
|------------------------------|---|-----------------------|----------------|
| Territorial Authority | South Taranaki District Council TA Certification Division | TA Reference | RMS090019 |
| Survey Number | LT 419351 | Survey Purpose | LT Subdivision |
| Surveyor Reference | moore.nzt | Land District | Taranaki |
| Surveyor | James Glendinning Christie | | |
| Surveyor Firm | Jim Christie Surveys | | |
| Dataset Description | LOTS 1 & 2 BEING A SUBDN OF PTS SECTIONS 17 & 18 | | |

TA Certificates

I hereby certify that plan 419351 was approved by the South Taranaki District Council pursuant to section 223 of the Resource Management Act 1991 on the 28 day of August 2009.



Pursuant to Section 224(c) Resource Management Act 1991 I hereby certify that all the conditions of the subdivision consent have been complied with to the satisfaction of the 419351. Dated this 28 day of August 2009.



Signature

Signed by Maria Cecilia Cashmore, Authorised Officer, on 28/08/2009 02:34 PM

Receipt Information

Transaction Receipt Number 4307089
Signing Certificate (Distinguished Name) Cashmore, Maria Cecilia
Signing Certificate (Serial Number) 1019671419
Signature Date 28/08/2009

*** End of Report ***

SURVEY PLAN APPROVAL

via hardenline

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

Applicant: Jeremy and Rachel Moore **Application. No:** RMS090019

Address of Subdivision: 1397 Meremere Road, Meremere

Section 223 Approval

The Planning Manager acting under delegated authority, approved the above Plan of Subdivision under Section(s) 104, 104A and 108 of the Resource Management Act 1991 on the 8th day of May 2009.

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

W. Ashmore

B. Smith

Approved under delegation

Date: *28/8/09*

Alison Gibson

Alison Gibson
Planning Manager
Authorised Officer

Date: *28/8/09*

Section 224 Approval

All conditions have been met for the above subdivision

W. Ashmore
Planner

B. Smith
Approved: Senior Planner

RECOMMENDATION

Date: *28/8/09*

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: *28/8/09*

Survey Plan Received

No. of Days

Survey Plan Completed

Sent for invoicing and monitoring



Digital Title Plan - LT 419351

Survey Number LT 419351
Surveyor Reference moore.nzt
Surveyor James Glendinning Christie
Survey Firm Jim Christie Surveys
Surveyor Declaration

Survey Details

Dataset Description LOTS 1 & 2 BEING A SUBDN OF PTS SECTIONS 17 & 18
Status Initiated
Land District Taranaki
Survey Class Class II Cadastral Survey
Submitted Date
Survey Approval Date
Deposit Date

Territorial Authorities

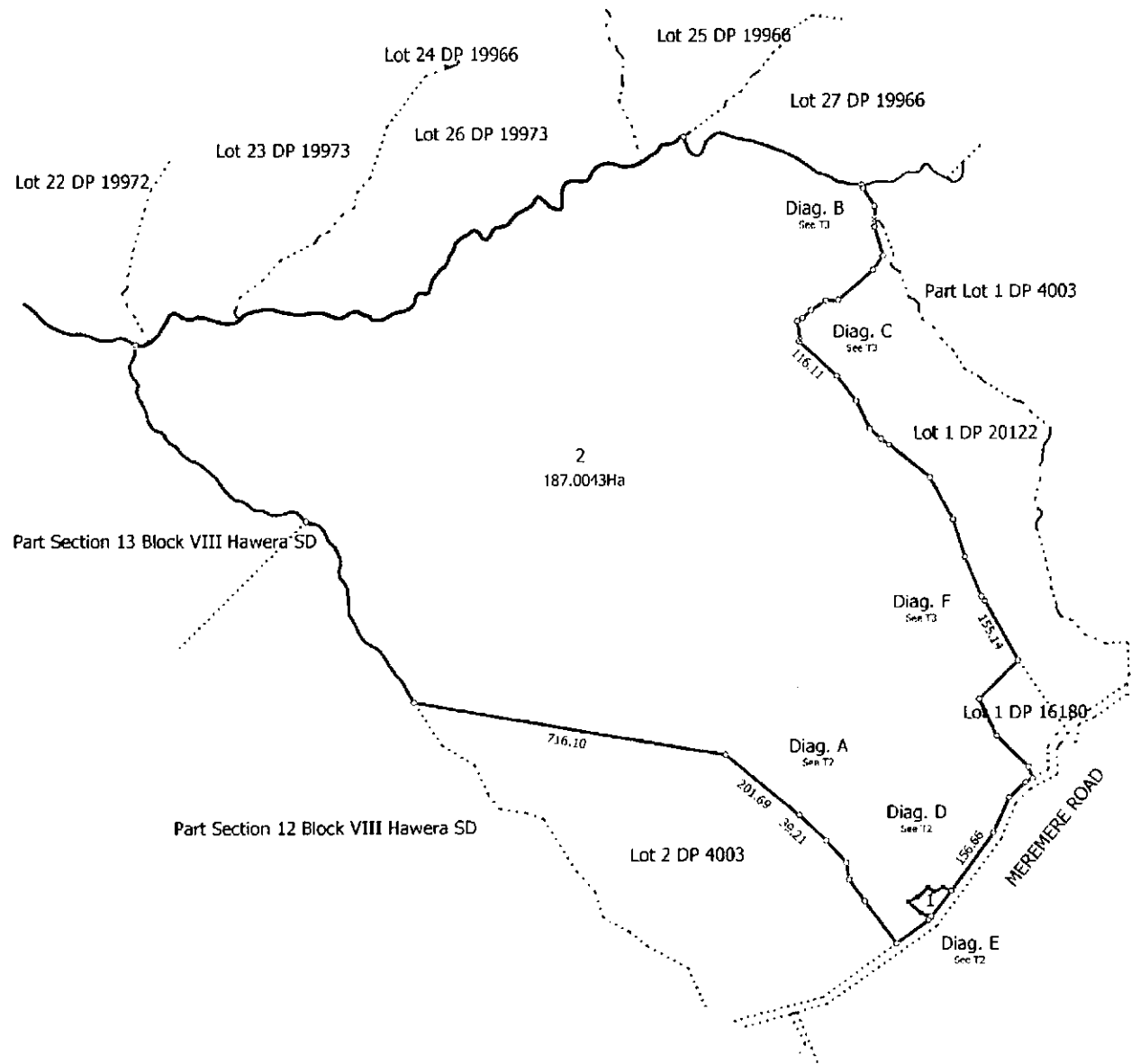
South Taranaki District

Comprised In

CT TNH3/646

Created Parcels

| Parcels | Parcel Intent | Area | CT Reference |
|--------------------------------|------------------|-------------|--------------|
| Lot 1 Deposited Plan 419351 | Fee Simple Title | 0.3651 Ha | 474104 |
| Lot 2 Deposited Plan 419351 | Fee Simple Title | 187.0043 Ha | 474105 |
| Marked A Deposited Plan 419351 | Covenant Area | | |
| Total Area | | 187.3694 Ha | |



T 1/3

Land District Taranaki

LOTS 1 & 2 BEING A SUBDN OF PTS SECTIONS 17 & 18

Surveyor: James Glendinning Christie
Firm: Jim Christie Surveys

Digital Title Plan
LT 419351
DRAFT

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Generated on: 24/08/2009 3:51pm Page 2 of 4

Diag. D
Non Primary

2



2
187.0043Ha

2
187.0043Ha

Marked A

Lot 2 DP 4003

MEREMERE ROAD

Lot 2 DP 4003

Diag. A

1
0.3651Ha

MEREMERE ROAD

Lot 2 DP 4003

Lot 1 DP 2379

Diag. E

T 2/3

Land District Taranaki

LOTS 1 & 2 BEING A SUBDN OF PTS SECTIONS 17 & 18

Surveyor: James Glendinning Christie
Firm: Jim Christie Surveys

Digital Title Plan
LT 419351
DRAFT

Digitally Generated Plan
Generated on: 24/08/2003 3:51pm Page 3 of 4



Diag. B

Lot 27 DP 19966

Part Lot 1 DP 4003

Diag. C

Diag. F

Lot 1 DP 20122

Lot 1 DP 20122

Lot 1 DP 20122

Lot 1 DP 16180

Lot 1 DP 2379

2
187.0043Ha

2
187.0043Ha

2
187.0043Ha

MEREMERE ROAD

T 3/3

Land District Taranaki

LOTS 1 & 2 BEING A SUBDN OF PTS SECTIONS 17 & 18

Surveyor: James Gierdinning Christie
Firm: Jim Christie Surveys

Digital Title Plan
LT 419351
DRAFT

Digitally Generated Plan
Generated on: 24/06/2009 3:51pm Page 4 of 4



Digital Survey Plan - LT 419351

Survey Number LT 419351
Surveyor Reference moore.nzl
Surveyor James Glendinning Christie
Survey Firm Jim Christie Surveys
Surveyor Declaration

Survey Details

Dataset Description LOTS 1 & 2 BEING A SUBDN OF PTS SECTIONS 17 & 18
Purpose LT Subdivision
Status Initiated
Land District Taranaki
Coordinate System Taranaki 2000
Type Survey
Survey Class Class II Cadastral Survey

Survey Dates

Surveyed Date 21/04/2009
Submitted Date
Deposit Date
Certified Date
Survey Approval Date

Referenced Surveys

| Survey Number | Land District | Bearing Correction |
|---------------|---------------|--------------------|
| DP 18700 | Taranaki | 0°00'00" |
| SO 2198 | Taranaki | 0°00'00" |
| DP 2379 | Taranaki | 0°00'00" |
| DP 20122 | Taranaki | 0°00'00" |
| DP 16897 | Taranaki | 0°00'00" |
| SO 11238 | Taranaki | 0°00'00" |
| DP 410187 | Taranaki | 0°00'00" |
| DP 16180 | Taranaki | 0°00'00" |
| SO 2197 | Taranaki | 0°00'00" |
| DP 4003 | Taranaki | 0°00'00" |

Territorial Authorities

South Taranaki District

Comprised In

CT TNH3/646

Created Parcels

| Parcels | Parcel Intent | Area | CT Reference |
|-----------------------------|------------------|-------------|--------------|
| Lot 1 Deposited Plan 419351 | Fee Simple Title | 0.3651 Ha | 474104 |
| Lot 2 Deposited Plan 419351 | Fee Simple Title | 187.0043 Ha | 474105 |



Digital Survey Plan - LT 419351

| Created Parcels | | | |
|--------------------------------|---------------|-------------|--------------|
| Parcels | Parcel Intent | Area | CT Reference |
| Marked A Deposited Plan 419351 | Covenant Area | | |
| Total Area | | 187.3694 Ha | |



Mark and Observation

Survey Number DP 419351
Coordinate System Taranaki 2000

| From | To | Code | Bearing | Adpt Surv | Distance | Adpt Surv |
|-------------------|-------------------|------|------------|------------|----------|------------|
| VI (Hawera SD) | IT DUFFY SO 11238 | ob0 | 21°33'00" | A DP 20122 | 5.62 | A DP 20122 |
| IT DUFFY SO 11238 | IS 3 DP 419351 | ob14 | 211°17'40" | M | 479.88 | M |
| IS 3 DP 419351 | IT 2 DP 419351 | ob4 | 211°17'40" | M | 98.26 | M |
| IT 2 DP 419351 | IT 1 DP 419351 | ob9 | 234°36'00" | M | 207.81 | M |
| IT 1 DP 419351 | IS 13 LT 410187 | ob11 | 244°19'30" | M | 125.90 | M |
| VI (Hawera SD) | XVIII SO 2198 | ob1 | 90°03'00" | A DP 20122 | 62.78 | A DP 20122 |
| XVIII SO 2198 | XVII (1) SO 2198 | ob15 | 245°15'00" | A DP 2379 | 43.27 | A DP 2379 |
| XVII (1) SO 2198 | XVI (2) SO 2198 | ob16 | 188°00'00" | A DP 2379 | 38.46 | A DP 2379 |
| XVI (2) SO 2198 | XV SO 2198 | ob17 | 271°32'00" | A DP 2379 | 29.93 | A DP 2379 |
| XV SO 2198 | XIV SO 2198 | ob18 | 214°56'00" | A DP 2379 | 26.47 | A DP 2379 |
| XIV SO 2198 | XIII SO 2198 | ob19 | 185°19'00" | A DP 2379 | 52.95 | A DP 2379 |
| XIII SO 2198 | XII SO 2198 | ob20 | 240°12'15" | A DP 2379 | 61.32 | A DP 2379 |
| XII SO 2198 | XI SO 2198 | ob21 | 217°21'15" | A DP 2379 | 67.55 | A DP 2379 |
| XI SO 2198 | X SO 2198 | ob22 | 203°17'15" | A DP 2379 | 82.80 | A DP 2379 |
| X SO 2198 | IX SO 2198 | ob23 | 217°21'15" | A DP 4003 | 254.08 | A DP 4003 |
| IX SO 2198 | PEG I DP 4003 | ob25 | 236°08'30" | C | 89.42 | C |
| PEG I DP 4003 | IT 2 DP 419351 | ob28 | 58°59'20" | M | 103.54 | M |
| IS 3 DP 419351 | IT 4 DP 419351 | ob5 | 305°51'00" | M | 35.21 | M |
| IT 4 DP 419351 | IS 5 DP 419351 | ob29 | 231°07'00" | M | 82.91 | M |
| IS 5 DP 419351 | IS 6 DP 419351 | ob33 | 231°07'00" | M | 38.67 | M |
| IS 6 DP 419351 | IT 2 DP 419351 | ob36 | 111°23'50" | M | 77.48 | M |
| IT 4 DP 419351 | DISK 4A DP 419351 | ob30 | 236°58'00" | M | 33.53 | M |
| IT 4 DP 419351 | DISK 4B DP 419351 | ob31 | 213°41'00" | M | 32.70 | M |
| IT 4 DP 419351 | DISK 4C DP 419351 | ob32 | 169°58'00" | M | 19.48 | M |
| IS 5 DP 419351 | DISK 5A DP 419351 | ob34 | 74°20'00" | M | 7.12 | M |
| IS 5 DP 419351 | DISK 5B DP 419351 | ob35 | 236°36'00" | M | 14.80 | M |
| IS 6 DP 419351 | DISK 6A DP 419351 | ob37 | 104°11'00" | M | 44.86 | M |
| IS 6 DP 419351 | DISK 6B DP 419351 | ob38 | 110°22'00" | M | 56.96 | M |
| IX SO 2198 | PEG 2A DP 419351 | ob26 | 316°43'00" | A DP 4003 | 4.08 | A DP 4003 |
| X SO 2198 | PEG SO 2198 | ob24 | 300°19'15" | A DP 4003 | 4.05 | A DP 4003 |
| PEG SO 2198 | PEG 3A DP 419351 | ob53 | 217°21'15" | A DP 4003 | 156.66 | C |
| PEG 3A DP 419351 | PEG 2B DP 419351 | ob43 | 217°21'15" | A DP 4003 | 86.02 | C |
| PEG 2B DP 419351 | PEG 2A DP 419351 | ob44 | 217°21'15" | A DP 4003 | 10.24 | C |
| DISK 4A DP 419351 | DISK 4B DP 419351 | ob40 | 131°51'00" | C | 13.39 | C |
| DISK 4B DP 419351 | DISK 4C DP 419351 | ob41 | 69°33'00" | C | 22.98 | C |
| DISK 4C DP 419351 | PEG 3A DP 419351 | ob42 | 121°39'00" | C | 17.76 | C |
| PEG 2B DP 419351 | DISK 6B DP 419351 | ob45 | 275°41'00" | C | 7.61 | C |
| DISK 6B DP 419351 | DISK 6A DP 419351 | ob46 | 311°43'00" | C | 13.27 | C |
| DISK 6A DP 419351 | DISK 5B DP 419351 | ob47 | 316°29'00" | C | 37.39 | C |



Mark and Observation

Survey Number DP 419351
Coordinate System Taranaki 2000

| From | To | Code | Bearing | Adpt Surv | Distance | Adpt Surv |
|-------------------|-------------------|------|------------|------------|----------|------------|
| DISK 5B DP 419351 | DISK 5A DP 419351 | ob49 | 62°20'00" | C | 21.69 | C |
| DISK 5A DP 419351 | DISK 4A DP 419351 | ob50 | 42°53'00" | C | 43.46 | C |
| IS 13 LT 410187 | IS 5 LT 410187 | ob2 | 255°02'40" | M | 57.02 | M |
| PEG IDP 4003 | PEG 1A DP 419351 | ob27 | 321°46'30" | M | 4.03 | M |
| PEG 1A DP 419351 | PEG DP 4003 | ob55 | 323°08'15" | A DP 4003 | 120.62 | A DP 4003 |
| PEG DP 4003 | PEG DP 4003 | ob56 | 323°28'00" | A DP 4003 | 50.05 | A DP 4003 |
| PEG DP 4003 | PEG DP 4003 | ob57 | 351°17'00" | A DP 4003 | 36.69 | A DP 4003 |
| PEG DP 4003 | PEG DP 4003 | ob58 | 317°24'45" | A DP 4003 | 127.38 | A DP 4003 |
| PEG DP 4003 | PEG DP 4003 | ob59 | 319°19'00" | A DP 4003 | 39.21 | A DP 4003 |
| PEG DP 4003 | PEG DP 4003 | ob60 | 309°10'45" | A DP 4003 | 201.69 | A DP 4003 |
| PEG DP 4003 | DCDB | ob61 | 280°20'45" | A DP 4003 | 716.10 | A DP 4003 |
| PEG SO 2198 | PEG SO 2198 | ob52 | 23°17'15" | A DP 4003 | 82.80 | A SO 2198 |
| PEG SO 2198 | PEG SO 2198 | ob62 | 37°21'15" | A DP 4003 | 68.86 | A DP 4003 |
| PEG SO 2198 | PEG SO 2198 | ob63 | 60°12'15" | A DP 4003 | 19.21 | C |
| PEG SO 2198 | PEG DP 4003 | ob64 | 340°28'30" | A DP 16180 | 28.04 | A DP 16180 |
| PEG DP 4003 | PEG DP 4003 | ob65 | 314°32'00" | A DP 16180 | 100.97 | A DP 16180 |
| PEG DP 4003 | PEG DP 4003 | ob66 | 334°40'45" | A DP 16180 | 92.80 | A DP 16180 |
| PEG DP 4003 | PEG DP 4003 | ob67 | 45°07'45" | A DP 16180 | 125.07 | A DP 16180 |
| PEG DP 4003 | PEG DP 4003 | ob68 | 331°00'45" | A DP 20122 | 155.14 | A DP 20122 |
| PEG DP 4003 | PEG DP 4003 | ob69 | 323°17'00" | A DP 20122 | 14.37 | A DP 20122 |
| PEG DP 4003 | PEG DP 4003 | ob70 | 337°33'30" | A DP 20122 | 97.69 | A DP 20122 |
| PEG DP 4003 | PEG DP 4003 | ob71 | 342°20'15" | A DP 20122 | 88.78 | A DP 20122 |
| PEG DP 4003 | PEG DP 4003 | ob72 | 331°45'15" | A DP 20122 | 110.48 | A DP 20122 |
| PEG DP 4003 | PEG DP 4003 | ob73 | 309°06'15" | A DP 20122 | 118.69 | A DP 20122 |
| PEG DP 4003 | PEG DP 4003 | ob74 | 303°45'00" | A DP 20122 | 23.44 | A DP 20122 |
| PEG DP 4003 | PEG DP 4003 | ob75 | 312°56'00" | A DP 20122 | 33.57 | A DP 20122 |
| PEG DP 4003 | PEG DP 4003 | ob76 | 334°21'00" | A DP 20122 | 70.19 | A DP 20122 |
| PEG DP 4003 | PEG DP 4003 | ob77 | 322°33'00" | A DP 20122 | 73.29 | A DP 20122 |
| PEG DP 4003 | PEG DP 4003 | ob78 | 312°45'30" | A DP 20122 | 116.11 | A DP 20122 |
| UNMK DP 4003 | PEG DP 4003 | ob91 | 351°23'00" | A DP 20122 | 44.44 | A DP 20122 |
| PEG DP 4003 | PEG DP 4003 | ob80 | 60°27'00" | A DP 20122 | 14.48 | A DP 20122 |
| PEG DP 4003 | PEG DP 4003 | ob81 | 45°20'00" | A DP 20122 | 26.19 | A DP 20122 |
| PEG DP 4003 | PEG DP 4003 | ob82 | 58°00'00" | A DP 20122 | 40.09 | A DP 20122 |
| PEG DP 4003 | PEG DP 4003 | ob83 | 87°41'00" | A DP 20122 | 27.78 | A DP 20122 |
| PEG DP 4003 | PEG DP 4003 | ob84 | 48°46'00" | A DP 20122 | 104.77 | A DP 20122 |
| PEG DP 4003 | PEG DP 4003 | ob85 | 33°14'30" | A DP 20122 | 37.52 | A DP 20122 |
| PEG DP 4003 | PEG DP 4003 | ob92 | 342°57'00" | A DP 20122 | 70.05 | A DP 20122 |
| PEG DP 4003 | UNMK DP 4003 | ob87 | 2°01'30" | A DP 20122 | 17.53 | A DP 20122 |
| UNMK DP 4003 | PEG DP 4003 | ob88 | 2°01'30" | A DP 20122 | 20.38 | A DP 20122 |
| PEG DP 4003 | PEG DP 4003 | ob89 | 328°51'30" | A DP 4003 | 49.05 | A DP 4003 |

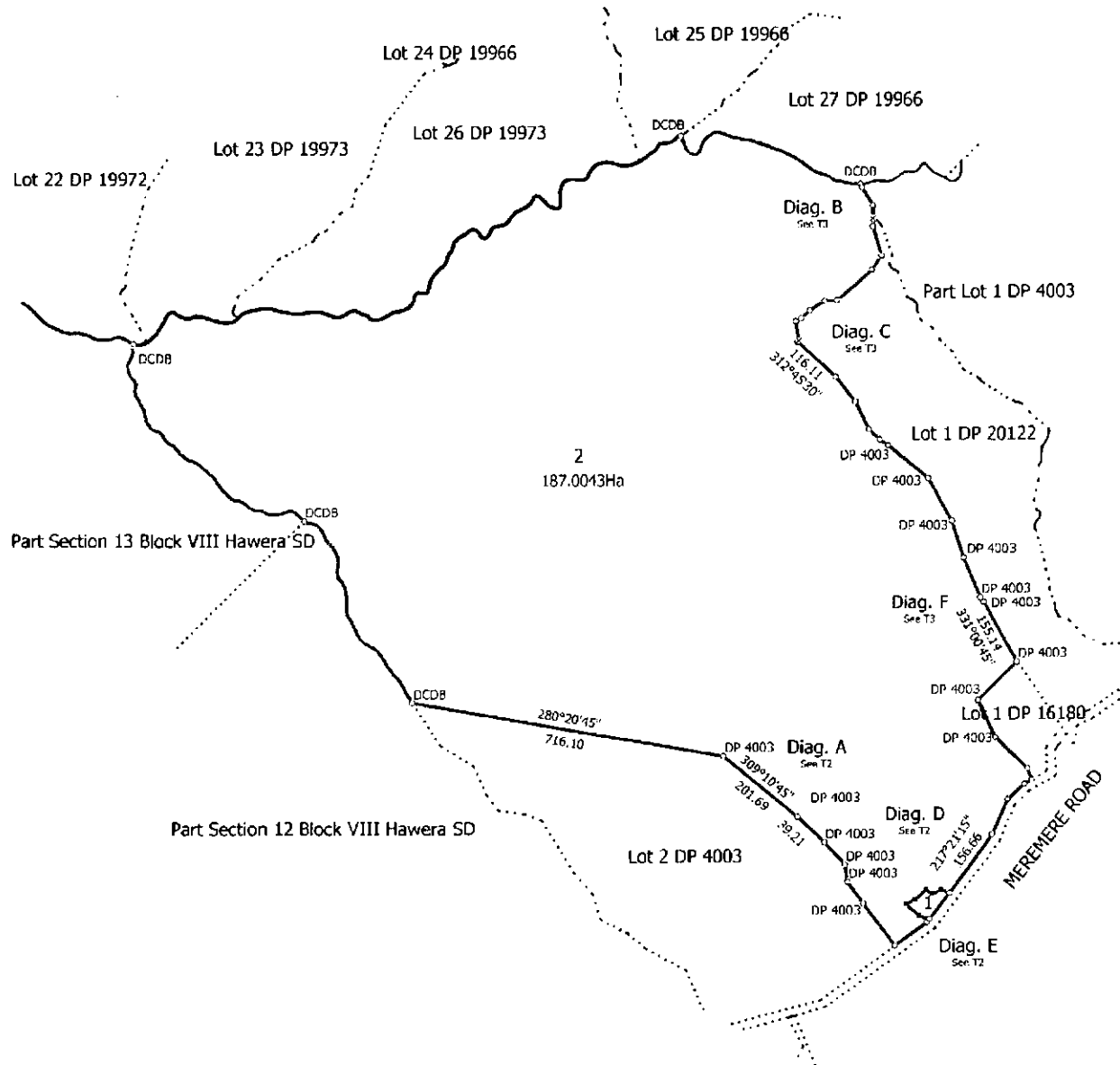
Mark and Observation

Survey Number DP 419351
Coordinate System Taranaki 2000

| From | To | Code | Bearing | Adpt Surv | Distance | Adpt Surv |
|-------------------|-------------------|------|------------|------------|----------|------------|
| PEG DP 4003 | DCDB | ob90 | 328°51'30" | A DP 4003 | 11.06 | A DP 4003 |
| IT DUFFY SO 11238 | TRIG C MANGAONE | ob12 | 23°21'01" | M | | |
| IT DUFFY SO 11238 | TRIG C MAKINO | ob13 | 343°12'52" | M | | |
| PEG DP 4003 | PEG DP 4003 | ob86 | 70°46'00" | A DP 20122 | 2.47 | A DP 20122 |
| PEG DP 4003 | UNMK DP 4003 | ob79 | 32°56'00" | A DP 20122 | 3.40 | A DP 20122 |
| PEG 2A DP 419351 | PEG 1A DP 419351 | ob51 | 236°08'30" | A DP 4003 | 89.06 | C |
| IS 3 DP 419351 | PEG 3A DP 419351 | ob3 | 231°50'00" | M | 12.75 | M |
| IT 2 DP 419351 | PEG 2B DP 419351 | ob7 | 304°33'00" | M | 13.56 | M |
| IT 2 DP 419351 | DISK 6B DP 419351 | ob8 | 294°15'00" | M | 20.56 | M |
| IT 2 DP 419351 | PEG 2A DP 419351 | ob6 | 268°30'00" | M | 17.38 | M |
| DISK 5B DP 419351 | UNMK DP 419351 | ob48 | 294°00'00" | C | 130.00 | C |
| DISK 4A DP 419351 | UNMK DP 419351 | ob39 | 329°00'00" | C | 145.00 | C |
| UNMK DP 419351 | UNMK DP 419351 | ob93 | 219°20'00" | C | 146.51 | C |
| IS 5 LT 410187 | IT 1 DP 410187 | ob54 | 242°02'20" | M | 271.41 | M |
| IT 1 DP 419351 | PEG 1 DP 4003 | ob10 | 50°15'40" | M | 104.89 | M |

| Mark Name | Description |
|---------------|----------------|
| PEG 1 DP 4003 | Renewd with IS |

*** End of Report ***



T 1/3

Land District Taranaki

LOTS 1 & 2 BEING A SUBDN OF PTS SECTIONS 17 & 18

Surveyor: James Glendinning Christie

Digital Survey Plan

Digitally Generated Plan

Generated on: 24/04/2009 3:51pm Page 3 of 11

Firm: Jim Christie Surveys

Survey Date: 21/04/2009

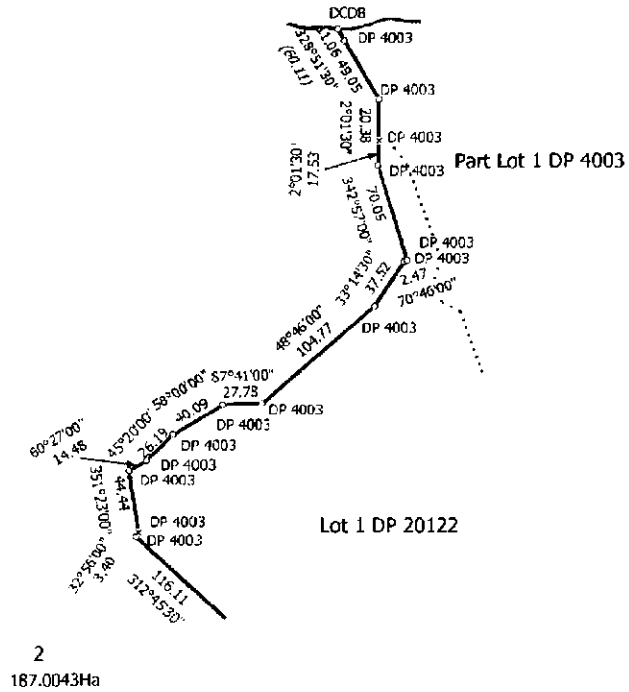
LT 419351

DRAFT

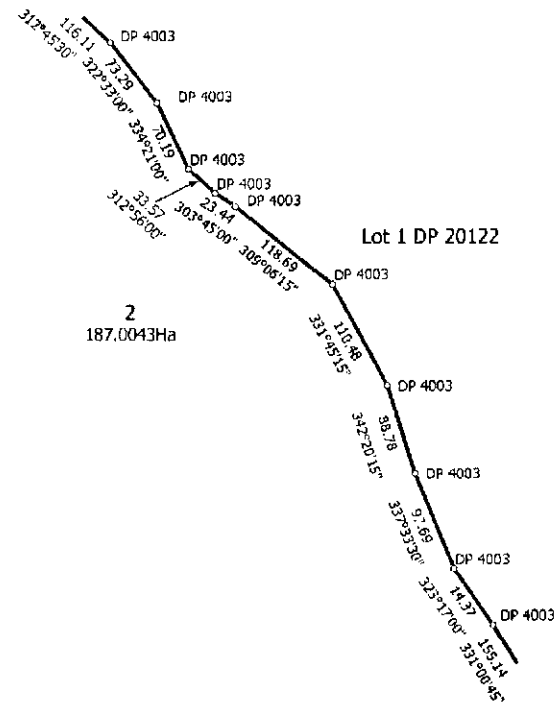


Diag. B

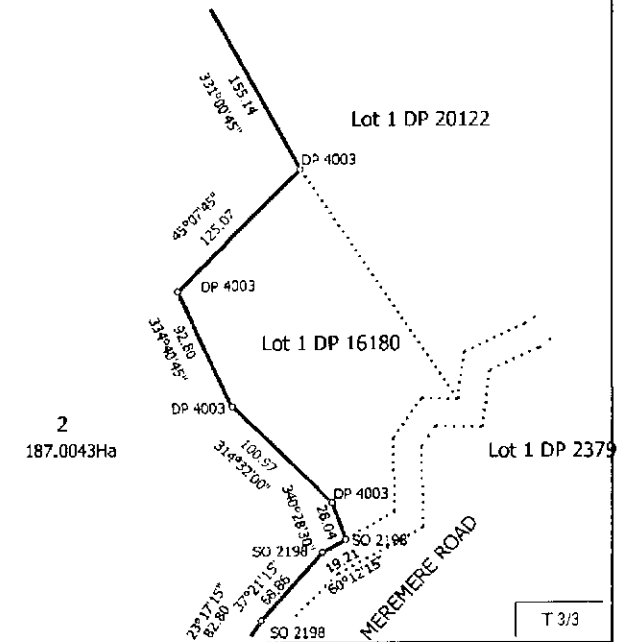
Lot 27 DP 19966



Diag. C



Diag. F



Land District Taranaki

LOTS 1 & 2 BEING A SUBDN OF PTS SECTIONS 17 & 18

Surveyor: James Glendinning Christie

Firm: Jim Christie Surveys

Survey Date: 21/04/2009

Digital Survey Plan

LT 419351

DRAFT

Digitaly Generated Plan

Generated on: 24/08/2009 3:51pm Page 11 of 11

T 3/3

Maria Cashmore

From: Hamish Stevenson
Sent: Thursday, 27 August 2009 5:27 p.m.
To: Maria Cashmore
Cc: Vivek Goel
Subject: RMS 090019 s224 - Moore, 1397 Meremere Rd

Maria

Please see memo

<http://kryton/p/doc/envdev/1/conpln/sub/RMS%20090019%20s224%20Approval.docx>

Time: 15min

Regards
Hamish Stevenson
Development Control Engineer
South Taranaki District Council
Ph: (06) 278 0555 Mob: 0274 462 145
hamish.stevenson@stdc.govt.nz www.stdc.co.nz

Memorandum

To Maria Cashmore
From Hamish Stevenson
Date 27 August 2009
Subject **RMS 090019 s224 Approval**

Site: Jeremy & Rachel Moore, 1397 Meremere Road, Meremere – two lot rural subdivision.

Regarding the request for s224 approval, please see comments for each condition below in bold:

1. That Lots 1 and 2 are independent of each other in terms of water supply.
Ok.
2. That Lots 1 and 2 are independent in terms of the disposal of effluent and stormwater and that the provision of these services does not give rise to cross-boundary effects.
Ok
3. That the vehicle crossing serving Lot 1 is upgraded to meet the Council's Rural Property Entrance specifications.
Ok
4. That one of the vehicle crossings serving Lot 2 is upgraded to meet the Council's Rural Property Entrance specifications.
Ok, application for Council construction submitted and fee paid
5. That, where installed, all other services for the subdivision including power lines, gas distribution pipes and communication lines be installed underground.
Ok, not aware of any new other services going in
6. That all necessary easements are duly granted and reserved, and shown on the Land Transfer Plan.
Ok, none

Hamish Stevenson
Development Control Engineer

Memorandum

To Hamish Stevenson
From Maria Cashmore
Date 24 August 2009
Subject **Section 224 Approval for RMS090019: Two Lot Rural Subdivision, 1397 Meremere Road, Meremere**

Please provide your engineering approval in terms of the completion of engineering conditions applied to the above consent by 27 August 2009.

I have enclosed a copy of the relevant documents for your information.

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

Regards


Maria Cashmore
Planner

Maria Cashmore

From: Jim Christie [jimchristie@xtra.co.nz]
Sent: Monday, 24 August 2009 4:13 p.m.
To: Maria Cashmore
Subject: Jeremy Moore Meremere

Hi Maria

I have applied for the 223/224 certificates for the above on-line
All the conditions of approval have been complied with (the vehicle crossings have been applied for - refer Hamish S.)

Regards

Jim

Tax Invoice/Statement: 7041

GST Reg. No: 52-769-477

Invoice Date: 08 May 2009

J C Moore, R M Moore
142 Lysaght Road
RD 12
Hawera 4672

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: RMS090019
Description: 2-Lot Rural Subdivision
Owner: J C Moore, R M Moore, South Taranaki Trustees Limited
Location Address: 1397 Meremere Road Meremere

| Charge Description | Charge | GST | Amount |
|---|----------|---------|----------|
| Non Notified Decision Fee | \$40.00 | \$5.00 | \$45.00 |
| Resource Consent Administration Charge | \$13.78 | \$1.72 | \$15.50 |
| Resource Consent Processing Fee (Engineering) | \$122.67 | \$15.33 | \$138.00 |
| Resource Consent Processing Fee (Field) | \$21.11 | \$2.64 | \$23.75 |
| Planning Assessment | \$344.00 | \$43.00 | \$387.00 |
| Total | \$541.56 | \$67.69 | \$609.25 |

Remittance Advice

Please post to:
South Taranaki District Council
Private Bag 902
Hawera 4640

Application Number: RMS090019
Applicant: J C Moore, R M Moore
Amount Due: \$609.25

Client Ref

(Quotable) Value
New Zealand

12300/414/0

FACSIMILE
TRANSMISSION

New Plymouth Office, 3rd Floor, Westpac Bldg.

Cnr Devon & Currie Sts, PO Box 322

NEW PLYMOUTH, NEW ZEALAND

Ph (06) 759-0650 Fax (06) 759-0665

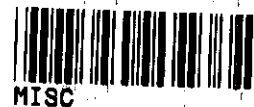
TO: Lea Macartney

FROM: Cath Bigham

FAX NO: 06 278 8757

DATE: 0/12/2003

No. of Pages (including this): 3



SUBJECT: 12300 41400

Hi Lea

Copy of our records attached.

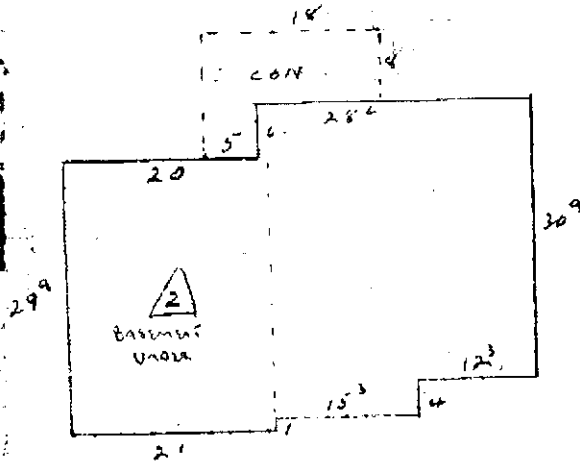
Cheers
Cath

PERMANENT DATA-RURAL

(Buildings, Other Impts.)

Dwg. on
Sec. No.

Road: *More...*



main 143 x 29.1
base 30% 58 17.4
Tce 10% 16 1.6
EA 138.1

| | | | |
|-----------|----------|--|--|
| MATERIALS | Exterior | Fdns.: <i>CON</i> Chimneys: <i>CON</i> | Year of erection: <i>1967</i> |
| | Interior | Walls: <i>BRICK & ASD</i> | Cost £: <i>5030</i> |
| FITTINGS | Exterior | Roof: <i>W/ST. CEMENT</i> | Floor area computations: |
| | Interior | Walls: <i>4x6/8</i> | $21 \times 29 \times 2 = 1224$ |
| FLOORINGS | Exterior | Floors: <i>W</i> | $28 \times 6 = 171$ |
| | Interior | Kitchen Range: <i>EL</i> Cupbds: <i>F</i> | $27 \times 24 = 679$ |
| BASINETS | Exterior | S.B.: <i>SS</i> Lighting: <i>EL</i> | $15 \times 4 = 61$ |
| | Interior | Bathrm: <i>CL</i> Septic tank/sewerage: <i>CHIP</i> | $143m^2 = 1538$ |
| BASINETS | Exterior | Laundry: <i>SS</i> H.W.S. <i>EL</i> | $14 \times 8 = 144$ |
| | Interior | Wardrobes: <i>4</i> F.P. <i>1</i> | $5 \times 6 = 30$ |
| BASINETS | Exterior | No. of bedrooms: <i>4</i> H. points: <i>14</i> | $16 \times 2 = 174$ |
| | Interior | Condition: <i>1 11/9 28/5/1976 17/5/1985 3/16/1990</i> | |
| BASINETS | Exterior | Paint: <i>V.G</i> | <i>Basement</i> |
| | Interior | Scouting: <i>G</i> | $21 \times 29 = 624 = 58m^2$ |
| BASINETS | Exterior | Exterior: <i>G</i> | Siting, design, construction, suitability: |
| | Interior | Interior: <i>NS</i> | |
| BASINETS | Exterior | Valuers' initials: <i>RW</i> | |
| | Interior | Valuers' initials: <i>11/1</i> | |

Dwg in Good order well maintained 1975

Valuer's name:

Date: *22/3/16/1*

NATIONAL NEW ZEALAND

Other Bldgs. (Description, measurements, square footage, date of erection)—

Bldg.
No.

9 Bed loc 13th 10 (K) 16 x 28' 4233

7

.....
 7A1

Marlinne shed (red & strip) Tar Drum Iron C/P 36V55 50 m²

4 Woolshed WIR WP 35x33', 12x26' 4st old 136 m²

...

11

6. Killing Room

7.5 HAYBARN Launch Polka 15R (enclosed at Post) 16.00 23.00

2 Ship steel 1984 11R (C) St FR. HSY 100 17800

Other Improvements (Description, size, etc.)—

No.

Power

2 Water Supply Conc Tank

3 (a) Yards & Dia. Sheep Ops etc.

(b) Cattle yards, loading ramp etc

2) Cont. Block loading wall

4 Layout

f marble Bin, excavated, 2 w walls

(No values to be written above this line)

| SALES | | | SPECIAL VALUATIONS | | | | |
|--------|--------|----------|--------------------|-----------|------|------------------|--------|
| Date | Amount | Comments | Date | Purpose | C.V. | U.V. | Impts. |
| 1-7-68 | 147840 | | 11-10-89 | Shed | 2000 | 24m ² | |
| | | | 22-10-78 | Dem. shed | | 0m ² | |

Master Details Menu

[Sales](#)[General Maintenance](#)[Property Groups](#)[SRA Values](#)[View Action Records](#)[View Change History](#)[Objections](#)[Consents](#)[Reports](#)[Public Roll Enquiry](#)[District Valuation Roll Enquiry](#)[Public Single Property Sales History](#)[Single Property Sales History](#)[Property Inspection](#)[View My Reports](#)[View My Extracts](#)[View Latest Electronic Roll Slip](#)

Master Details

Qpid: 760650 Val.Ref.: 12300 / 41400

Situation: 0 MEREMERE Road Property Name:
 Territorial Authority: 35 South Taranaki District Category: PFC Pastoral-Fattenir
 Date Revised: 01/09/2003 Nature of Imp.: DWG OI FG OBS
 No. of Extensions: 0 Plan: 04
 Objections: No Subdivisions: No Consents: No Photos: No

Valuations Capital Land Improvements
 Rating Valuation: 720000 550000 170000
 Special Rating Valuation:

Owner/Occupier Details

| Type | Name | Address |
|----------|------------------|----------------------------|
| Occupier | Shaun McKee | 37 McAlpine Rd Hawera 4800 |
| Occupier | Peter Ian Newton | |

Certificate of Titles: TN / H3 / 646 TN / H3 / 647

Legal Descriptions: LOT 1 DP 16180 PT SECS 17 & 18 BLK VIII HAWERA SD

Land Area 189.9750Ha

TORAS

Code:11100

| Tenure | Ownership | Rateability | Apportionment |
|--------------------------------|------------|-------------|---------------|
| Not Leased (Owner is Occupier) | Individual | Rateable | NOT APPLICABL |

Land Use Data

| | | | |
|------------|----|-------------|-----------------|
| Zone: | 1A | Use: | Stock Fattening |
| Units: | 1 | Sub: | 0 |
| Car Parks: | 0 | Maori Land: | |
| Age: | | | |

| | |
|-----------------------|-----------------|
| Wall Cond.: | Roof Cond.: |
| Wall Const.: | Roof Const.: |
| Site: 310 | Floor Area: 310 |
| Land Area: 189.9750Ha | |

MAS Appraisal Data

| CSI | Lot Position | Contour | Landscaping |
|------|--------------|------------------------------|---------------|
| View | View Scope | House Type | Modernisation |
| EYB | Main Total | Fdn Deck LDY Ols Acc Drv UMR | |
| | 0 0 | | 0 |

Quotable value

Professional valuers of
 commercial
 residential
 rural
 & specialist property
 plus plant & machinery

We recognise the value so
 you can realise the potential.

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 0800 QUOTABLE

Property Info

Property Number: 1002516

Address: 1397 Meremere Road Meremere

Assessment Number: 1230041404

Street: Meremere Road

Locality: Meremere

Requires Review: undefined