

Property Info

Property Number: 1002692

Address: 18 Egmont Street Hawera 4610

Assessment Number: 1233007800

Street: Egmont Street

Locality: Hawera

Requires Review: undefined

Concrete foundation & Fibrolite Sheeting
on Wood frame. 4" x 2"

HAWERA BOROUGH COUNCIL

APPROVED

Date 18/9/59

A. Mackay

HEALTH AND BUILDING INSPECTOR

Permit 230

Plan 38/59



PERMIT

20"

10' New Addition

Present Garage

10"

House

shed
Car shed

Egmont Street

A. E. Williams
18 Egmont Street

12330-078-00

^{Cox}
WILLIAMS A.E.

18 EGMONT STREET

LOT 27. D.P. 2505. SEC. 152.

**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]	PETER STANLEY COX & DIANA MARY COX		
	[Please state name of applicant]		
Agent [person acting on behalf of applicant]	Jim CHRISTIE		
	[Please state name of agent]		
Address for service	12 HOYLE PLACE NEW PLYMOUTH		
Address for invoices	18 EGMONT ST HAWERA		
Phone [Day]	278 4784	[After hours]	278 4784
		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:	18 EGMONT ST.
Town:	HAWERA
Legal Description:	LOT 27 DP 2505
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:
<div></div>
<div></div>

A description of the activity to which the application relates is as follows [or is attached]:
SUBDIVISION TO CREATE ONE ADDITIONAL
RESIDENTIAL ALLOTMENT
<div></div>
<div></div>

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

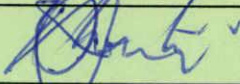
I attach information in accordance with Section 219 of the Act sufficient to adequately define:

- (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

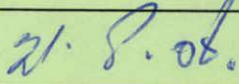
I/We certify that the information contained herein is in accordance with the requirements of the Resource Management Act 1991, and that I/We have a legal obligation to comply with any conditions imposed should be application be approved.

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:



21st August 2006

Planning Manager
South Taranaki District Council
Private Bag 902
HAWERA

Attention: Alison Gibson

Dear Alison

**Proposed Subdivision at 18 Egmont Street, Hawera.
Owners: P S & D M Cox**

Please find attached the resource consent application, in respect of the above, for your consideration for approval.

Enclosed are:

1. Completed resource consent application form
2. Report on subdivision proposal
3. Copies of Certificates of Title TN143/30, TNJ4/279, TNJ4/280
4. 2 copies of Plan of proposed subdivision

Yours faithfully



Jim Christie

FILE REP	S24/4				
FOR INFORMATION	Gibbs				
SOUTH TARANAKI DISTRICT COUNCIL					
25 AUG 2006					
ACTION/NFA			DATE REPLIED		
NAME	INITIAL	DATE	NAME	INITIAL	DATE
Gibbs					
Alison					



Jim Christie M.N.Z.I.S.
REGISTERED SURVEYOR

PH/FAX 06 757 4778
12 HOYLE PLACE
NEW PLYMOUTH
email: jimchristie@xtra.co.nz

21st August 2006

Planning Manager
South Taranaki District Council
Private Bag 902
HAWERA

Attention: Alison Gibson

Dear Alison

**Report on Proposed Subdivision at 18 Egmont Street, Hawera.
Owners: P S & D M Cox.**

Purpose of Subdivision:

The above owners wish to subdivide their property in Egmont Street, with the view of creating an additional allotment which is to be accessed from the adjoining fully-formed Right-of-Way.

Legal Description:

The property has a total area of 2023m², and is comprised in Certificate of Title TN143/30, more particularly described as Lot 27 DP 2505. The existing Right-of Way is over land comprised in CT TN/J4/279 and CT TNJ4/280, described as Lots 2 and 3 DP 17991, and owned by B A & V D Hetherington and Eltaki Limited, respectively.

The Site:

The allotment being created is level, and has a nett area of 867m². Services are readily available from both Egmont Street and the adjoining Right-of-Way. The adjoining ROW is fully formed and sealed. The ROW has been extended by approximately 6 metres to facilitate access to Lot 2 – this extension is also formed and sealed. To provide for the additional user it will be necessary to cancel the existing easements, and create new easements as shown on the Memorandum endorsed on the attached plan.

District Plan Provisions:

The property is wholly within the Residential Environment Area. The proposed subdivision is a controlled activity.

Assessment of Environmental Effects:

The proposed subdivision will have no adverse environmental effects on the natural or physical environment of the surrounding area.

A search of has not identified any waahi tapu within the boundaries of the proposed subdivision.

The proposed subdivision will not have any adverse impact on the visual amenity or character of the area.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Jim Christie', is written over a horizontal line.

Jim Christie



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier TN143/30
Land Registration District Taranaki
Date Issued 29 June 1937

Prior References
TN91/264

Estate Fee Simple
Area 2023 square metres more or less
Legal Description Lot 27 Deposited Plan 2505

Proprietors
Peter Stanley Cox and Diana Mary Cox

Interests
Fencing Agreement in Transfer 62622 - 29.6.1937



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

R.W. Muir
Registrar-General
of Land

Identifier TNJ4/279
Land Registration District Taranaki
Date Issued 10 December 1993

Prior References

TNC2/1066

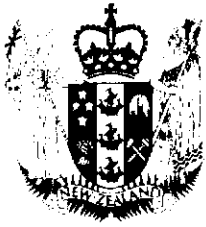
Estate	Fee Simple
Area	718 square metres more or less
Legal Description	Lot 2 Deposited Plan 17991
Proprietors	
Barry Albert Hetherington and Valerie Doreen Hetherington	

Interests

Subject to a right of way and rights to drain sewage and stormwater, transmit electricity and telephonic communications, convey water and gas rights over part marked B on DP 17991 specified in Easement Certificate 406732.4 - 10.12.1993 at 11.34 am

Appurtenant hereto is a right of way and rights to drain sewage and stormwater, transmit electricity and telephonic communications, convey water and gas specified in Easement Certificate 406732.4 - 10.12.1993 at 11.34 am

The easements specified in Easement Certificate 406732.4 are subject to Section 243 (a) Resource Management Act 1991



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier TNJ4/280
Land Registration District Taranaki
Date Issued 10 December 1993

Prior References

TNC2/1066

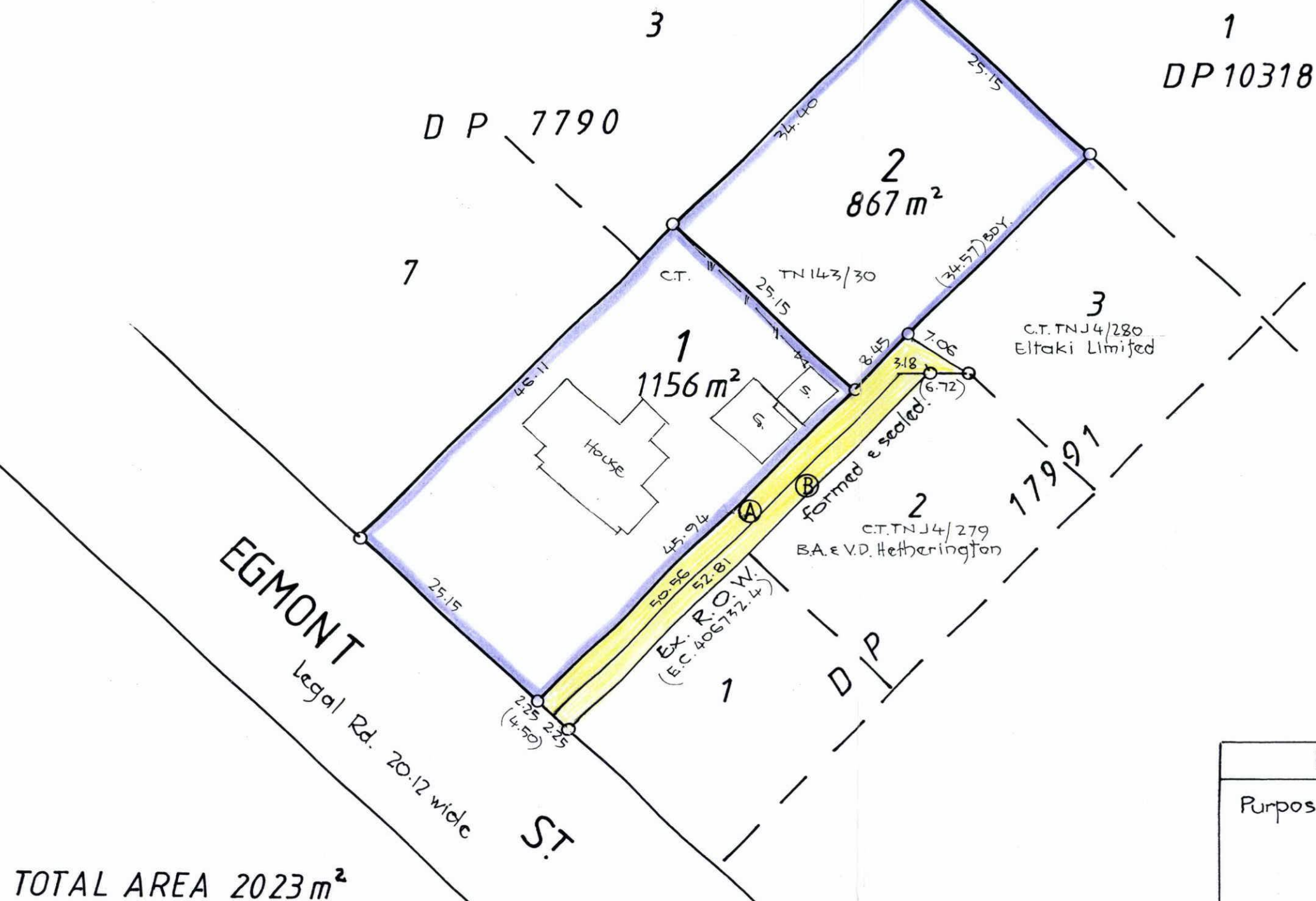
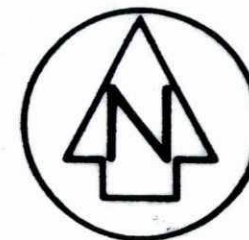
Estate Fee Simple
Area 769 square metres more or less
Legal Description Lot 3 Deposited Plan 17991
Proprietors
Eltaki Limited

Interests

Subject to a right of way and rights to drain sewage, transmit electricity and telephonic communications, convey water and gas and to a stormwater right over part marked A on DP 17991 specified in Easement Certificate 406732.4 - 10.12.1993 at 11.34 am

Appurtenant hereto is a right of way and rights to drain sewage, transmit electricity and telephonic communications, convey water and gas and a stormwater right specified in Easement Certificate 406732.4 - 10.12.1993 at 11.34 am

The easements specified in Easement Certificate 406732.4 are subject to Section 243 (a) Resource Management Act 1991 5898430.7 Mortgage to ANZ Banking Group (New Zealand) Limited - 13.2.2004 at 9:00 am

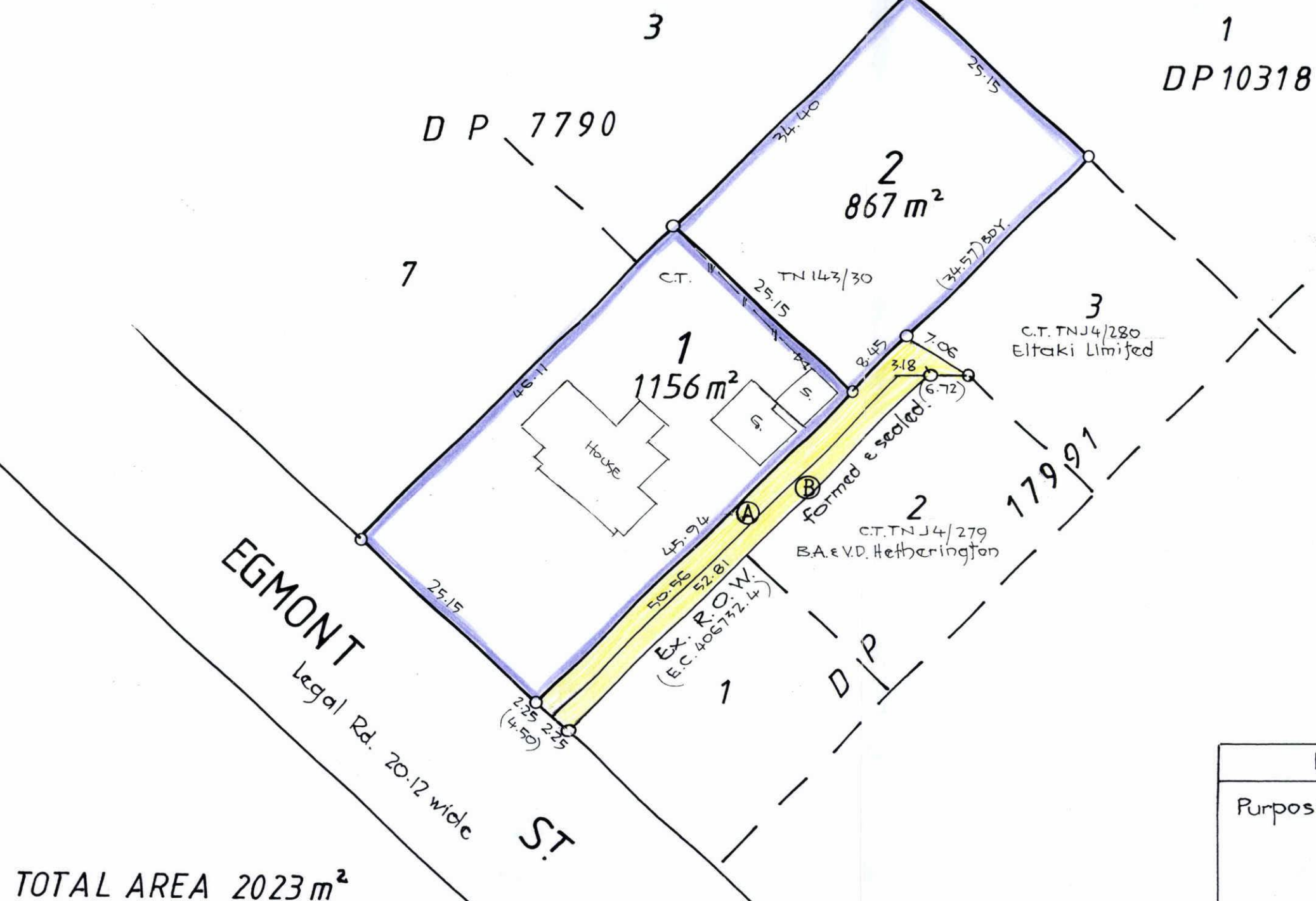


Memorandum of Easements		
Purposes: Right of Way & Rights to drain sewage & stormwater, Rights to transmit electricity & telephonic communications & Rights to convey water & gas		
Shown	Servient tenement	Dominant tenement
(A)	Lot 3 D.P. 17991	Lot 2 & Lot 3 D.P. 17991
(B)	Lot 2 D.P. 17991	Lot 2 & Lot 3 D.P. 17991

PROPOSED SUBDN OF LOT 27 DP 2505

P.S. & D.M. Cox 18 Egmont St.
Comprised in C.T. TN143/30

DRAWN: JGC.	CHECKED:	SCALE: 1:500	SHEET: 1 of 1
TRACED:	DATE: Aug. 2006	REF: C/116	SERIES OF:



Memorandum of Easements		
Purposes: Right of Way & Rights to drain sewage & stormwater, Rights to transmit electricity & telephonic communications & Rights to convey water & gas		
Shown	Servient tenement	Dominant tenement
(A)	Lot 3 D.P. 17991	Lot 2 & Lot 2 D.P. 17991
(B)	Lot 2 D.P. 17991	Lot 2 & Lot 3 D.P. 17991

PROPOSED SUBDN OF LOT 27 DP 2505

P.S. & D.M. Cox 18 Egmont St.
Comprised in C.T. TN143/30

SHEET:
1 of 1

DRAWN: JGC.	CHECKED:	SCALE: 1:500	SERIES OF:
TRACED:	DATE: Aug. 2006		REF: C/116

COPY



SOUTH TARANAKI DISTRICT COUNCIL -

MR AND MRS P S AND D M COX

PROPOSED RESIDENTIAL SUBDIVISION

18 EGMONT STREET

HAWERA

COPY

1 September 2006

The Planning Manager
South Taranaki District Council
Private Bag 902
HAWERA

For Ms S Baker

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

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

Stratford - Rural Business Centre
Broadway/Regan Streets

Hawera - AA Building
121 Princes Street

**SOUTH TARANAKI DISTRICT COUNCIL -
MR AND MRS P S AND D M COX
PROPOSED RESIDENTIAL SUBDIVISION
18 EGMONT STREET, HAWERA**

In compliance with your instructions requesting a property report and market valuation of specified sections for financial contributions provisions in respect of the above, we inspected the subject on 28 July 2006 and report accordingly.

Summary

This report concerns a two lot residential subdivision in a central north-western sector of Hawera for which reserve fund contribution is required. It is assumed a separate Certificate of Title is provided for each allotment. The contents of this report are summarised as follows:

Market Value of Individual Proposed Allotments

Lot	Land Area (square metres)	Land Value (including GST)
1	1156	\$80 000
2	867	\$60 000

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

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

Yours faithfully
HUTCHINS & DICK LIMITED



C R Morresey, B.Appl.S
Valuer
N:\data\DOCS\832.wpd



Max Dick (FNZIV, FPINZ, MNZIPIM)
Registered Valuer

PROPERTY REPORT

INTRODUCTION

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

LEGAL DESCRIPTION

The proposed allotments are contained within an existing Certificates of Title being TN143/30 (Taranaki Registry) comprising 2023 sqm being Lot 27 DP 2505 and affecting Certificates of Title TNJ4/279 (being Lot 2 DP 17991) and Certificate of Title TNJ4/280 (being Lot 3 DP 17991) by a right-of-way and rights to convey services (copies attached herewith).

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

ZONING

The zoning for the proposed allotments is Residential and the Resource Management Act 1991 is administered by the South Taranaki District Council and the Taranaki Regional Council.

GENERAL

The property is located in the central north-western sector of Hawera with the existing titles being used for residential purposes. Land use in the immediate vicinity includes surrounding residential homes, with commercial development to the west. Resale potential in the immediate vicinity is considered to be average relative to other parts of Hawera.

LAND DESCRIPTION

Lot 1 - 1156 sqm : The front lot which has a frontage to Egmont Street in the south west of 25.15 metres and a maximum depth of 46.11 metres. A rectangular shaped site, the subject property is flat and at street level. Views include residential homes and commercial buildings to the west.

Lot 2 - 867 sqm : This rear lot has a right-of-way access in the south west (over the adjoining Certificates of Title) which extends to approximately 50.5 metres to a rear site with dimensions of 25.15 metres by 34.46 metres. A rectangular-shaped site, the contour is flat, with the aspect being open. Views include residential homes and commercial buildings to the west

MARKET VALUATIONS

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

Lot	Land Area (square metres)	Land Value (including GST)
1	1156	\$80 000
2	867	\$60 000

The foregoing market value assessments assume the following:

1. Assessments are inclusive of GST
2. It is assumed that separate Certificates of Title are issued and are held on an freehold and unencumbered basis.
3. All services are provided at the street frontage.
4. It is assumed all the requirements for subdivision in respect of the South Taranaki District Council and The Resource Management Act 1991 have been met.

5. Any structural or landscaping improvements are specifically excluded from the assessment and the value relates to the land component only of the proposed allotment.

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

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

FOOTNOTES

1. Use/Purpose

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

2. Relevance

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

3. Consumer Guarantees Act

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

4. Maps, Plans, Measurements and Building Services

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

5. Certification

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

6. Publication

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

7. Copyright

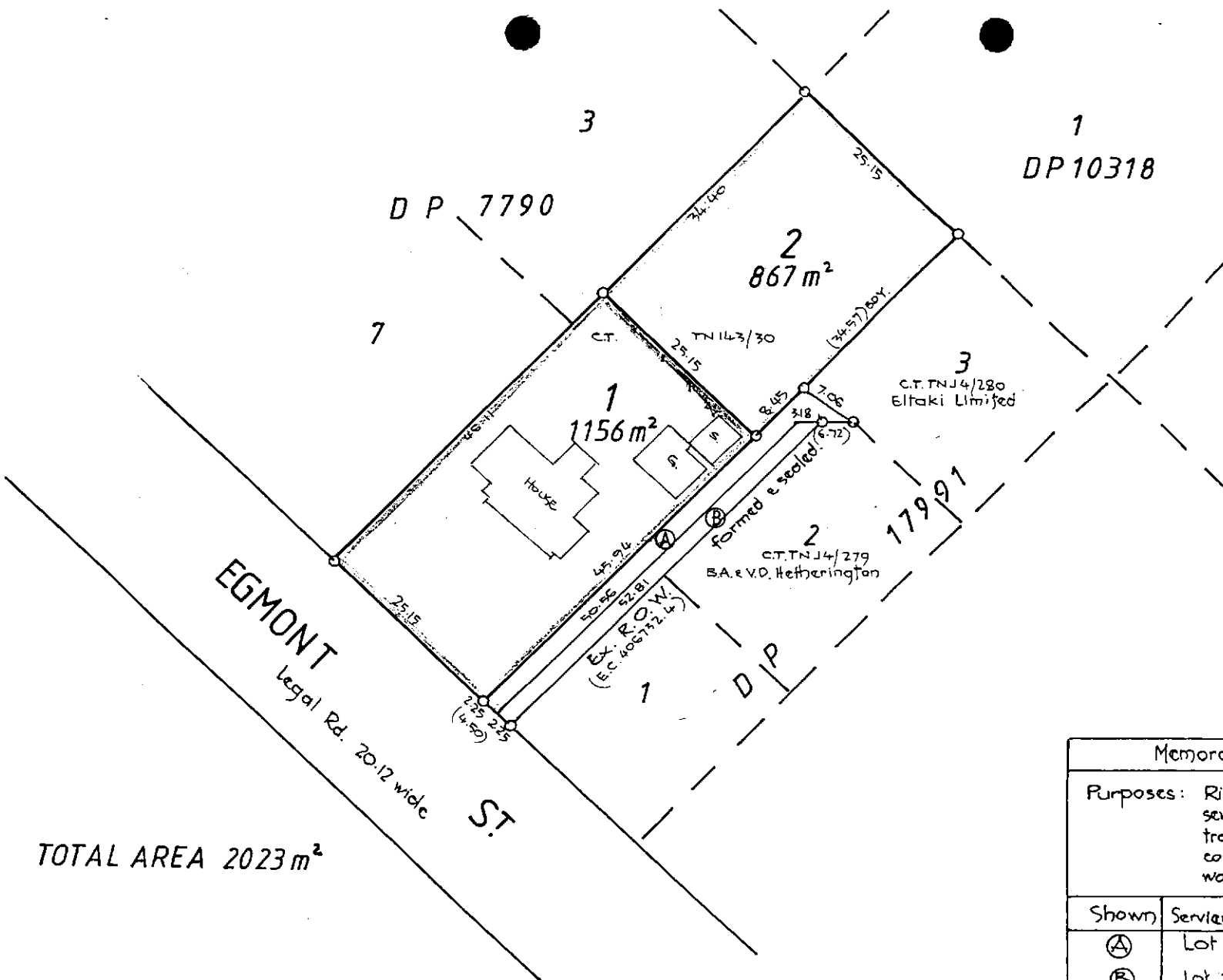
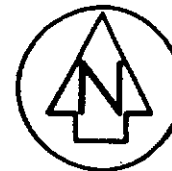
Hutchins & Dick Limited claims copyright in the format and presentation of this report.



Proposed rear site



18 Egmont Street (left) and proposed right-of-way (right)



Memorandum of Easements

Purposes: Right of Way & Rights to drain sewage & stormwater, Rights to transmit electricity & telephonic communications & Rights to convey water & gas

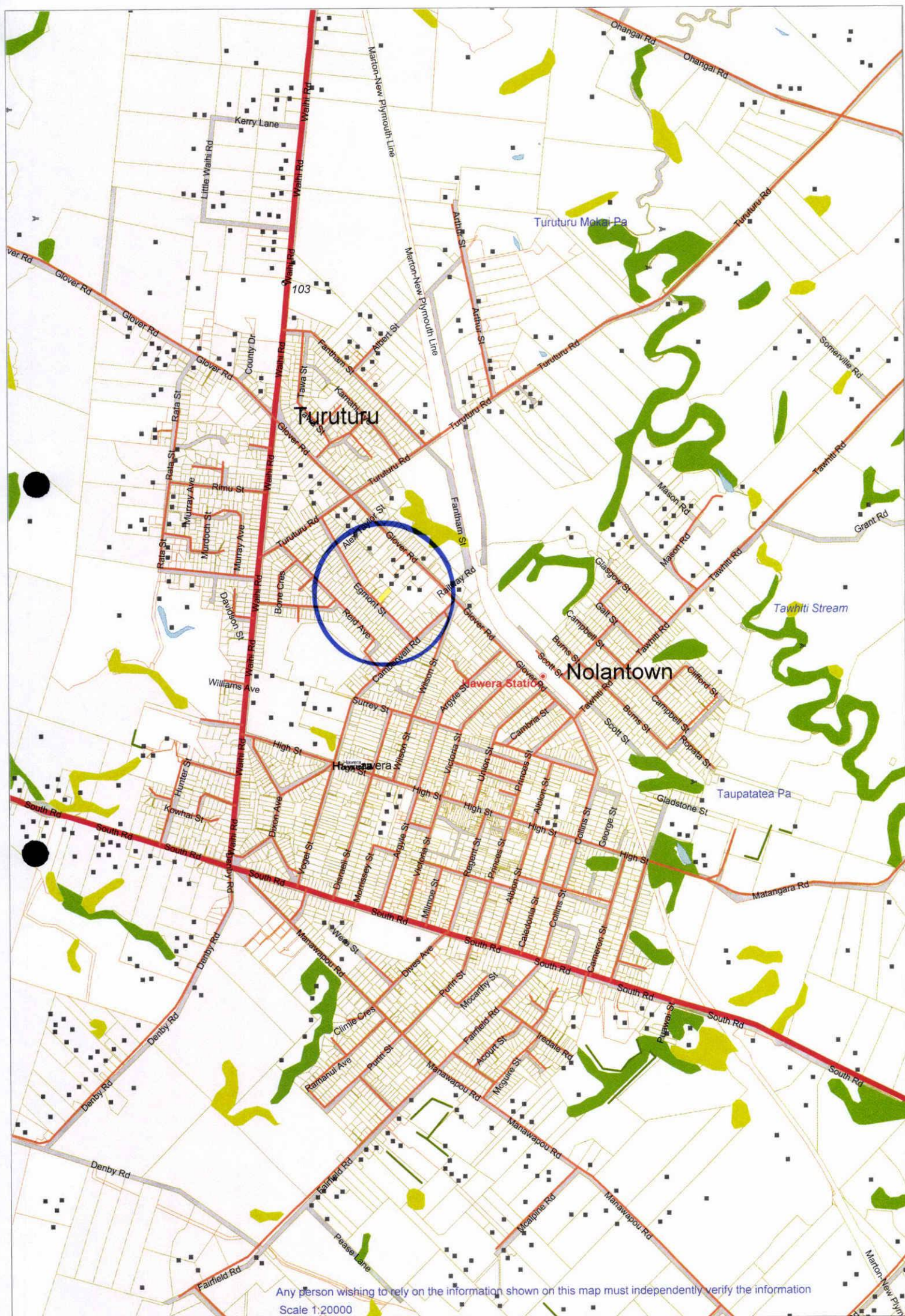
Shown	Servient tenement	Dominant tenement
(A)	Lot 3 D.P. 17991	Lot 2 & Lot 2 D.P. 17991
(B)	Lot 2 D.P. 17991	Lot 2 & Lot 3 D.P. 17991

PROPOSED SUBDN OF LOT 27 DP 2505

P.S. & D.M. Cox 18 Egmont St.
Comprised in C.T. TN143/30

DRAWN: JGC. CHECKED: SCALE: 1:500
TRACED: DATE: Aug. 2006

SHEET:
1 of 1
SERIES OF:
REF: C/116



Any person wishing to rely on the information shown on this map must independently verify the information

Scale 1:20000

Workspace: p:\21\1042\10\phac20\mapinfo\over\final2\map3\map31.wor Date: 23/10/1998

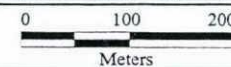


Legend

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

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COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier **TN143/30**
Land Registration District **Taranaki**
Date Issued **29 June 1937**

Prior References

TN91/264

Estate	Fee Simple
Area	2023 square metres more or less
Legal Description	Lot 27 Deposited Plan 2505

Proprietors
Peter Stanley Cox and Diana Mary Cox

Interests
Fencing Agreement in Transfer 62622 - 29.6.1937



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier TNJ4/279
Land Registration District Taranaki
Date Issued 10 December 1993

Prior References

TNC2/1066

Estate Fee Simple
Area 718 square metres more or less
Legal Description Lot 2 Deposited Plan 17991

Proprietors

Barry Albert Hetherington and Valerie Doreen Hetherington

Interests

Subject to a right of way and rights to drain sewage and stormwater, transmit electricity and telephonic communications, convey water and gas rights over part marked B on DP 17991 specified in Easement Certificate 406732.4 - 10.12.1993 at 11.34 am

Appurtenant hereto is a right of way and rights to drain sewage and stormwater, transmit electricity and telephonic communications, convey water and gas specified in Easement Certificate 406732.4 - 10.12.1993 at 11.34 am

The easements specified in Easement Certificate 406732.4 are subject to Section 243 (a) Resource Management Act 1991



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

Identifier **TNJ4/280**
Land Registration District **Taranaki**
Date Issued 10 December 1993

Prior References

TNC2/1066

Estate Fee Simple
Area 769 square metres more or less
Legal Description Lot 3 Deposited Plan 17991

Proprietors
Eltaki Limited

Interests

Subject to a right of way and rights to drain sewage, transmit electricity and telephonic communications, convey water and gas and to a stormwater right over part marked A on DP 17991 specified in Easement Certificate 406732.4 - 10.12.1993 at 11.34 am

Appurtenant hereto is a right of way and rights to drain sewage, transmit electricity and telephonic communications, convey water and gas and a stormwater right specified in Easement Certificate 406732.4 - 10.12.1993 at 11.34 am

The easements specified in Easement Certificate 406732.4 are subject to Section 243 (a) Resource Management Act 1991
5898430.7 Mortgage to ANZ Banking Group (New Zealand) Limited - 13.2.2004 at 9:00 am

RMS060078

28 August 2006

Max Dick
Hutchins & Dick
PO Box 321
NEW PLYMOUTH

Dear Max

REQUEST FOR VALUATION SERVICES

Please find enclosed information relating to a two lot subdivision of a site at 18 Egmont Street, Hawera. The site is in the Residential Zone.

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

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

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

Your assistance is always appreciated and I look forward to hearing from you by 11th September 2006.

Yours sincerely

Shelley Baker
Resource Management Officer



RMS060078

18 September 2006

Jim Christie
Registered Surveyor
12 Hoyle Place
New Plymouth

Dear Jim

Subdivision Consent Application – P & D Cox, 18 Egmont Street, Hawera

Your application was considered by the Planning Manager Environmental Services under delegated authority on 18 September 2006 and she has resolved as follows:

THAT consent be granted to P and D Cox to subdivide the property at 18 Egmont Street, Hawera (land legally described as Lot 27 DP 2505) into Lot 1 of 1156m² and Lot 2 of 867m², pursuant to Sections 104 and 108 of the Resource Management Act 1991.

THAT approval be granted to P and D Cox to create a right of way over Lots 2 and 3 DP 17991 pursuant to Section 348 of the Local Government Act 1974.

For the following reasons:

1. The proposal will not give rise to any adverse effects that are more than minor.
2. The proposal will be consistent with the character and amenity of the surrounding area.

Subject to the following conditions:

1. That Lot 2 has a separate connection to the Council's water supply to the satisfaction of the South Taranaki District Council.
2. That Lot 2 has a separate connection to the Council's sewage system to the satisfaction of the South Taranaki District Council.
3. That all necessary easements are duly granted and reserved, and shown on the Land Transfer Plan.
4. That an as built plan outlining the location of the services to each Lot is submitted to the South Taranaki District Council.
5. That all stormwater is retained within the boundaries of the proposed subdivision.

6. That a Reserve Fund contribution of 7.5% of the value (land only) of Lot 2 is paid to the South Taranaki District Council; being \$4,500.
7. That all new boundaries are located in accordance with the requirements of the District Plan with regard to distances from existing buildings.

Advice notes:

1. *Connection to the Council's existing reticulated services requires an application with the appropriate fee to be made to the Council's Engineering Services Group. If approved, the connections are made by a Council approved contractor at the applicant's cost.*
2. *Electronic formats for as built plans are available on request from the Council's Engineering Services Group.*

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.

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

Shelley Baker
Resource Management Officer

Tax Invoice/Statement: 1778

GST Reg. No: 52-769-477

Invoice Date: 15 February 2006



Central Housemovers
86 Bridge Street
Bulls

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: BC060078
Description: Relocate House for Dwelling
Location Address: 111 High Street South Eltham 4657

Charge Description	Charge	GST	Amount
Building Consent Admin Fee	\$44.44	\$5.56	\$50.00
Rural/Residential Inspection Fee	\$66.67	\$8.33	\$75.00
Code of Compliance Certificate Fee	\$52.00	\$6.50	\$58.50
Building Consent Processing/Plan Checking	\$38.22	\$4.78	\$43.00
Resource Consent Processing (Office)	\$38.22	\$4.78	\$43.00
Total	\$239.55	\$29.95	\$269.50

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

Remittance Advice

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

Application Number: BC060078
Applicant: Central Housemovers
Amount Due: \$299.25

South Taranaki District Council

GST Reg. No 62 709 477

105-111 Albion Street

Private Bag 902, Hawera

Ph (06) 2780555 Freephone 0800 111323

REPRINTED

TAX RECEIPT

7/11/2006 Receipt No: 101435

To Peter Stanley Cox

Qty/ Applic	Reference	Amount
----------------	-----------	--------

Debtors	72357	\$618.75
89108		

To Debtors:

GL	DISGreenwast	\$41.96
Receipt		

1. STICKER PURCHASE

GL	GST	\$5.24
Receipt		

To GL Receipt:

Rams	RMS060078	\$4,500.00
------	-----------	------------

SUBDIVISION CONSENT APP

To Rams: 18 Egmont Street
Hawera 4610

Total Amount: \$5,165.95

Includes GST of: \$5.24

Amounts Tendered

Cheque	\$5,165.95
--------	------------

Total	\$5,165.95
-------	------------

Roundling	\$0.00
-----------	--------

Change	\$0.00
--------	--------

Nett	\$5,165.95
------	------------

Thankyou for your Payment

12330/078/00

06 May 2010



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

Survey Ref: COX.nzt

Territorial Authority Ref: RNS060078

LN-11838 P/N 8348

Deposit of DP 375783 Taranaki Land District

Cadastral Survey Dataset DP 375783 of LOTS 1 & 2 BEING A SUBDN OF LOT 27 DP 2505 & ROW OVER LOTS 2 & 3 DP 17991 Land Registration District of Taranaki lodged by James Glendinning Christie was deposited on 21/04/2010.

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

LN

P/N

Computer Register: 304797 ✓

Area: 1156 square metres

Legal Description: Lot 1 Deposited Plan 375783 (078/00)

24732.

1002692.

18A. Computer Register: 304798 ✓

Area: 867 square metres

Legal Description: Lot 2 Deposited Plan 375783 (078/01)

24733.

1002693

Area Manager

Associations ✓

Scanned & Attached ✓

Dunedin Processing Centre
Torrens House
195 Hereford Street
Private Bag 4721
Christchurch Mail Centre
Christchurch 8140
New Zealand
Tel 0800 ONLINE (665463)
Fax 64-3-477 3547
Internet <http://www.linz.govt.nz>



**Certificate Under Section 223 of the Resource
Management Act 1991
Application No: RMS060078**

Lots 1 and 2 being a subdivision of Lot 27 DP 2505

COPY

I hereby certify that plan LT 375783 is approved by the South Taranaki District Council pursuant to Section 223 of the Resource Management Act 1991, in accordance with the plan of subdivision approved on 18 September 2006.

The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the granting or reserving of the easement(s) set out in the Memorandum of Easements attached as a supporting document to plan LT 375783.

Dated at Hawera this 30th day of April 2010

Alison Gibson
Group Manager
Environmental Services

PLEASE PLACE IN
PROPERTY FILE

1233007800

Y90

Maria Cashmore

From: Sharee Sayers [SSayers@welshmccarthy.co.nz]
Sent: Friday, 30 April 2010 8:46 a.m.
To: Maria Cashmore
Subject: Cox Subdivision : Rejection - re 223 Certificate
Attachments: 20100430094007173.pdf

Hi Maria

Unfortunately we have another rejection, as attached.

Can you please advise on this.

With thanks

Sharee Sayers
Registration Clerk
Welsh McCarthy

30 APR 2010

27 April 2010



Mrs Julie Anne Midgley
Welsh McCarthy (Hawera)
PO Box 434
Hawera 4640

Client Ref: 40078-1 Cox

Land Transfer Act 1952: Notice of Requisition

Dealing Id: 8471846

Computer Register(s) affected:

304797
304798
TN143/30
TNJ4/279
TNJ4/280

The above dealing has been placed on requisition pursuant to Section 43(1)(b) of the Land Transfer Act 1952 for the following reasons:

Requisition Reasons:

8471846.1 Instrument incomplete - Have the following completed - the wording of the 223C does not refer to the creation of compulsory easements - yet there is a memorandum of easements included - please have amended

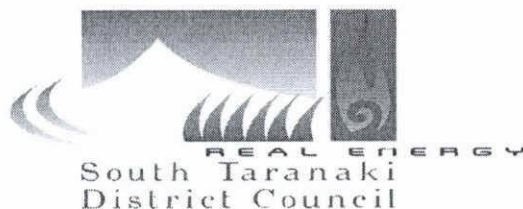
The time for complying with this notice is **two months** from the date of this notice. After that date fees may be forfeited under Section 43(4) of the Land Transfer Act 1952.

Please ensure any amendments, additions or deletions are suitably initialled.

Once the appropriate documents have been corrected they are to be returned to this office.

When returning these documents to LINZ please ensure they are accompanied by a copy of this notice.

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>



**Certificate Under Section 223 of the Resource
Management Act 1991
Application No: RMS060078**

Amended

Lots 1 and 2 being a subdivision of Lot 27 DP 2505

It is hereby certified that pursuant to Section 223 of the Resource Management Act 1991, the survey plan presented (LT 375783) is in accordance with the plan of subdivision approved on 18 September 2006.

Dated at Hawera this day of 2010

Alison Gibson
Group Manager
Environmental Services

Superseded 30 April 2010 MC



Digital Title Plan - DP 375783

Survey Number	DP 375783
Surveyor Reference	COX.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 09/12/2006.

Survey Details

Dataset Description	LOTS 1 & 2 BEING A SUBDN OF LOT 27 DP 2505 & ROW OVER LOTS 2 & 3 DP 17991		
Status	Deposited		
Land District	Taranaki	Survey Class	Class I Cadastral Survey
Submitted Date	09/12/2006	Survey Approval Date	11/12/2006
		Deposit Date	21/04/2010

Territorial Authorities

South Taranaki District

Comprised In

CT TN143/30
CT TNJ4/279
CT TNJ4/280

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 375783	Fee Simple Title	0.1156 Ha	304797
Lot 2 Deposited Plan 375783	Fee Simple Title	0.0867 Ha	304798
Marked A Deposited Plan 375783	Easement		
Marked B Deposited Plan 375783	Easement		
Total Area		0.2023 Ha	



Schedule / Memorandum

Schedule / Memorandum

Land Registration District

Taranaki

Plan Number

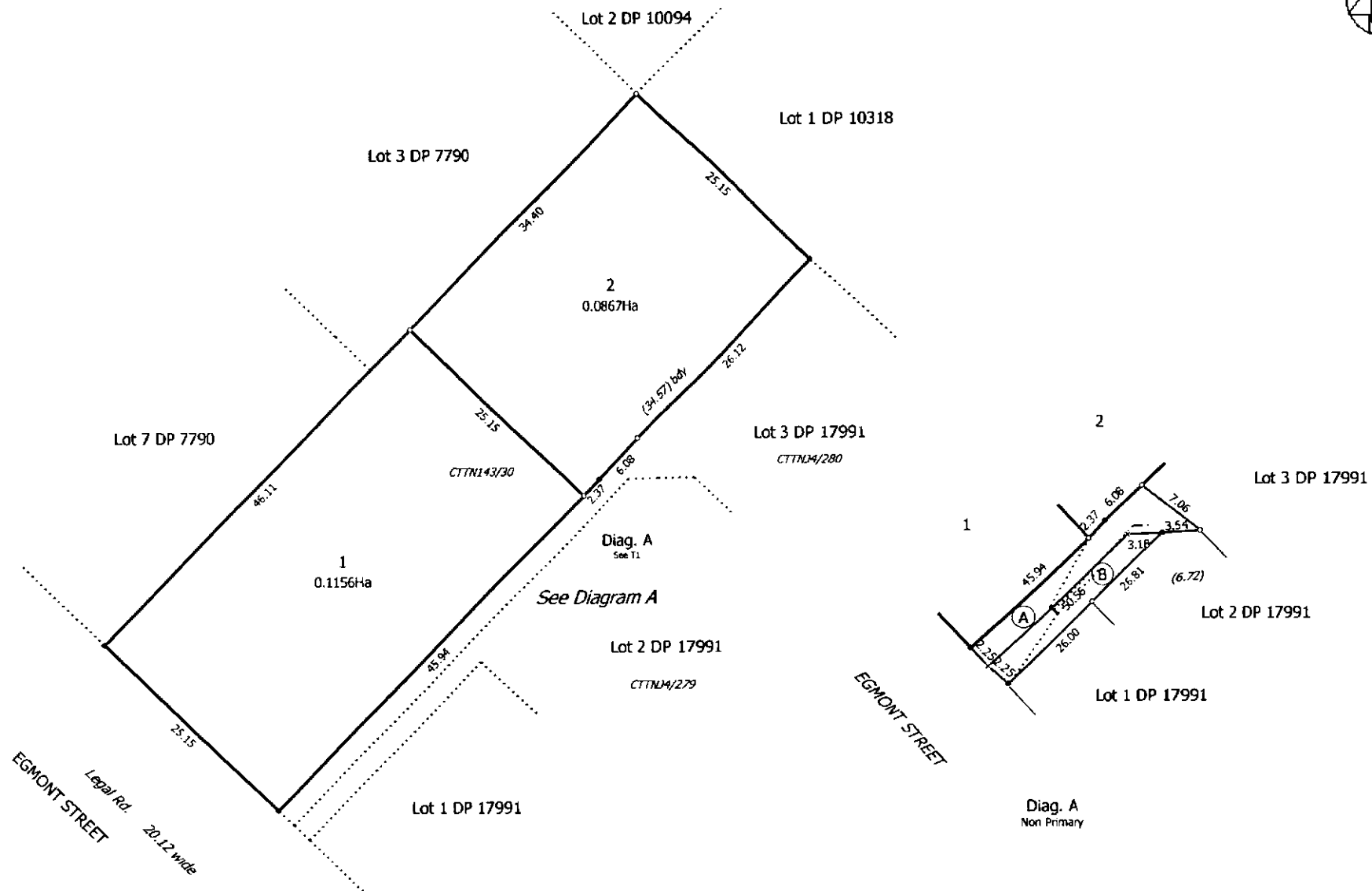
LT 375783

Territorial Authority

South Taranaki District

Memorandum of Easement			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right-of-Way & Rights to Drain sewage & stormwater, Rights to transmit electricity & telephonic communications & Rights to convey water & gas	A	Lot 3 DP 17991	Lot 2 DP 375783 & Lot 2 DP 17991
	B	Lot 2 DP 17991	Lot 2 DP 375783 & Lot 3 DP 17991

Certifying parties must sign or initial this box:



T1/1

Land District: Taranaki

LOTS 1 & 2 BEING A SUBDN OF LOT 27 DP 2505 & ROW OVER LOTS 2 & 3
DP 17991

Surveyor: James Glendinning Christie
Firm: Jim Christie Surveys

Digital Title Plan
DP 375783

Digitally Generated Plan
Generated on: 06/05/2010 2:32pm Page 3 of 3

Deposited on: 21/04/2010

16 April 2010

C/- Sharee Sayers
Welsh McCarthy
PO Box 434
DX NA 96002
Hawera 4640

Dear Sharee

Sections 223 and 224 Approval – 18 Egmont Street, Hawera

I have enclosed the original copy of Sections 223 and 224 Certificates including the signed amended memorandum as requested. Also enclosed is a copy of the Notice of Rejection from Land Information New Zealand and the final survey plan.

Attached is an invoice for the processing of the certificates and memorandum.

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: 8299

GST Reg. No: 52-769-477

Invoice Date: 16 April 2010

P S Cox, D M Cox
18 Egmont Street
Hawera 4610

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

Application Number: RMS060078
Description: 2 Lot Residential Subdivision
Owner: P S Cox, D M Cox
Location Address: 18 Egmont Street Hawera 4610

Charge Description	Charge	GST	Amount
Amended Memorandum	\$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

If you wish to pay online details are as follows - 030647-0220100-03
Please quote the Application Number as the reference

Application Number: RMS060078
Applicant: P S Cox, D M Cox
Amount Due: \$247.50

Client Ref

Schedule / Memorandum

Schedule / Memorandum

Land Registration District

Taranaki

Plan Number

LT 375783

Territorial Authority

South Taranaki District

Memorandum of Easement			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right-of-Way & Rights to Drain sewage & stormwater, Rights to transmit electricity & telephonic communications & Rights to convey water & gas	A	Lot 3 DP 17991	Lot 2 DP 375783 & Lot 2 DP 17991
	B	Lot 2 DP 17991	Lot 2 DP 375783 & Lot 3 DP 17991

COPY

Certifying parties must sign or initial this box:



23 March 2010



Mrs Julie Anne Midgley
Welsh McCarthy (Hawera)
PO Box 434
Hawera 4640

Client Ref: 40078-1 Cox

Land Transfer Act 1952: Notice of Rejection

The dealing 8445986 affecting the following Computer Register(s):

304797
304798
TN143/30
TNJ4/279
TNJ4/280

has been rejected pursuant to Section 43(1)(a) of the Land Transfer Act 1952 for the following reasons:

Rejection Reasons:

8445986.4 Subdivision requirements - As the territorial authority approval to LT 375783 has lapsed, provide a fresh approval under Section 223 Resource Management Act 1991 on a copy of the approved plan, and a fresh certificate under Section 224 (c) Resource Management Act 1991, or provide an extension of the existing approval. Also please have the Memorandum of Easement amended - the Dominant Tenements should be Lot 2 DP 375783 & Lot 2 DP 17991 over part A and Lot 2 DP 375783 & Lot 3 DP 17991 over part B

Fees associated with this dealing will be forfeited unless the documents are re-lodged in a registrable form on a fresh lodgement form within two months of the date of this notice.

When re-lodging this dealing with LINZ please ensure that it is accompanied by a copy of this notice.

Please ensure any amendments, additions or deletions are suitably initialled.

COPY

Christchurch Processing Centre
Torrens House
193 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>



**Certificate Under Section 223 of the Resource
Management Act 1991
Application No: RMS060078**

Lots 1 and 2 being a subdivision of Lot 27 DP 2505

It is hereby certified that pursuant to Section 223 of the Resource Management Act 1991, the survey plan presented (LT 375783) is in accordance with the plan of subdivision approved on 18 September 2006.

Dated at Hawera this 16th day of April 2010


Alison Gibson
Group Manager
Environmental Services

COPY



**Certificate Under Section 224 (c) of the Resource
Management Act 1991
Application No: RMS060078**

Lots 1 and 2 being a subdivision of Lot 27 DP 2505

IN THE MATTER of Section 224 (c) of the Resource Management Act 1991 and
Deposited Plan Number: 375783

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

Dated at Hawera this 16th day of April 2010


Alison Gibson
Group Manager
Environmental Services

COPY

via landline

SURVEY PLAN APPROVAL

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

Applicant: P and D Cox **Application. No:** RMS060078

Address of Subdivision: 18 Egmont Street, Hawera

Section 223 Approval

The then Planning Manager acting under delegated authority, approved the above Plan of Subdivision under Section(s) 104 and 108 of the Resource Management Act 1991 on 18 September 2006.

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: Planning Manager





Approved under delegation

Date: 30/3/10

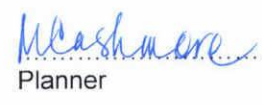


Alison Gibson
Group Manager Environmental Services
Authorised Officer

Date: 30/3/2010

Section 224 Approval

All conditions have been met for the above subdivision


Planner



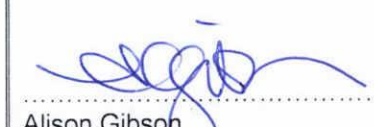
Approved: Planning Manager

RECOMMENDATION

Date: 30/3/10

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

Approved under delegation



Alison Gibson
Group Manager Environmental Services
Authorised Officer

Date: 30/3/2010

Survey Plan Received

No. of Days

Survey Plan Completed

Sent for invoicing and monitoring


Maria Cashmore

Subject: FW: LT 375783 - New Schedule/Memorandum - Request 911287

Maria Cashmore
Planner
South Taranaki District Council
Private Bag 902 Hawera 4640 | Phone: 06 278 0555 | Fax: 06 278 8757

From: Maria Cashmore
Sent: Friday, 16 April 2010 8:59 a.m.
To: 'Sharee Sayers'
Subject: RE: LT 375783 - New Schedule/Memorandum - Request 911287


The certificates are with Blair. Alison is out of office and will be back by 12noon.

 Maria Cashmore
Planner
South Taranaki District Council
Private Bag 902 Hawera 4640 | Phone: 06 278 0555 | Fax: 06 278 8757

From: Sharee Sayers [mailto:SSayers@welshmccarthy.co.nz]
Sent: Friday, 16 April 2010 8:40 a.m.
To: Maria Cashmore
Subject: RE: LT 375783 - New Schedule/Memorandum - Request 911287

Thanks Maria – have a good day.

Sharee Sayers
Registration Clerk
Welsh McCarthy

 **From:** Maria Cashmore [mailto:maria.cashmore@stdc.govt.nz]
Sent: Friday, 16 April 2010 8:36 a.m.
To: Sharee Sayers
Subject: RE: LT 375783 - New Schedule/Memorandum - Request 911287

I spoke to Jim and he advised that I create hard copies of sections 223 and 224 certificates.

I will do this right now. If I don't get any phone or counter queries, the certificates will be with Blair soon. I hope Blair and Alison are available most of today.

If so, all documents will be ready by end of today. Fingers crossed... I will try..

I will keep in touch.

Have a good day.

Cheers
Maria

Maria Cashmore
Planner
South Taranaki District Council
Private Bag 902 Hawera 4640 | Phone: 06 278 0555 | Fax: 06 278 8757

From: Sharee Sayers [mailto:SSayers@welshmccarthy.co.nz]
Sent: Friday, 16 April 2010 8:32 a.m.
To: Maria Cashmore
Subject: RE: LT 375783 - New Schedule/Memorandum - Request 911287

Thanks Maria. I look forward to hearing further from you.
As far as the Cox dealing goes, the whole dealing is in paper format as the documentation was signed prior to 100% e-lodgment. I will leave it to you and Jim to decide the best process (i.e. the one acceptable to Landonline). The only thing that matters is that we get to a stage where new titles can issue.
I just needed an idea as to process and timeline as I am frequently being asked by our client and Geoff Nicholas as to progress.
Thanks for your efforts.

Sharee Sayers
Registration Clerk
Welsh McCarthy

From: Maria Cashmore [mailto:maria.cashmore@stdc.govt.nz]
Sent: Friday, 16 April 2010 8:27 a.m.
To: Sharee Sayers
Subject: RE: LT 375783 - New Schedule/Memorandum - Request 911287

I can create sections 223 and 224 certificates (paper format). This is what we use to do before Landonline. However, I do not know if they still accept this.

I will ring Jim and explain the situation. Once lodged via Landonline, it will go directly to LINZ in a few minutes which is quicker than creating certificates.

Alison has signed the amended schedule/memorandum. I will send you the original today.

Maria Cashmore
Planner
South Taranaki District Council
Private Bag 902 Hawera 4640 | Phone: 06 278 0555 | Fax: 06 278 8757

From: Sharee Sayers [mailto:SSayers@welshmccarthy.co.nz]
Sent: Friday, 16 April 2010 8:20 a.m.
To: Maria Cashmore
Subject: RE: LT 375783 - New Schedule/Memorandum - Request 911287

Will they be in paper format for me to lodge with our other documentation?

Sharee Sayers
Registration/Gifting Clerk
Welsh McCarthy

From: Maria Cashmore [mailto:maria.cashmore@stdc.govt.nz]
Sent: Friday, 16 April 2010 8:19 a.m.

To: Sharee Sayers
Subject: RE: LT 375783 - New Schedule/Memorandum - Request 911287

I cannot create sections 223 and 224 approvals via Landonline. Jim will need to create this.

This is because sections 223 and 224 was approved before Landonline was operational.

Cheers
Maria

Maria Cashmore
Planner
South Taranaki District Council
Private Bag 902 Hawera 4640 | Phone: 06 278 0555 | Fax: 06 278 8757

From: Sharee Sayers [mailto:SSayers@welshmccarthy.co.nz]
Sent: Friday, 16 April 2010 8:16 a.m.
To: Maria Cashmore
Subject: RE: LT 375783 - New Schedule/Memorandum - Request 911287

Hi Maria
Sorry, I am not sure what you mean by this. Are you able to clarify the process and give an estimated timeframe?
With thanks

Sharee Sayers
Registration Clerk
Welsh McCarthy

From: Maria Cashmore [mailto:maria.cashmore@stdc.govt.nz]
Sent: Thursday, 15 April 2010 4:53 p.m.
To: Sharee Sayers
Cc: jimchristie@xtra.co.nz
Subject: RE: LT 375783 - New Schedule/Memorandum - Request 911287

Hi Sharee

Jim will need to lodge this via Landonline.

Cheers
Maria

Maria Cashmore
Planner
South Taranaki District Council
Private Bag 902 Hawera 4640 | Phone: 06 278 0555 | Fax: 06 278 8757

From: Sharee Sayers [mailto:SSayers@welshmccarthy.co.nz]
Sent: Wednesday, 14 April 2010 2:31 p.m.
To: Maria Cashmore
Subject: FW: LT 375783 - New Schedule/Memorandum - Request 911287

Hi Maria
It looks like the schedule has finally been (or is being) attached to the plan.
Are you now able to proceed with lodgement of the new 223 / 224?
I look forward to your advice.
With thanks

Sharee Sayers
Registration Clerk
Welsh McCarthy

From: Jim Christie [mailto:jimchristie@xtra.co.nz]
Sent: Wednesday, 14 April 2010 2:18 p.m.
To: Sharee Sayers
Subject: Fw: LT 375783 - New Schedule/Memorandum - Request 911287

Hi Sharee

I believe this is what we need
Could you please advise Maria so that she can issue the s224 certificate

Regards

Jim

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

From: **MARK WILSON**
To: jimchristie@xtra.co.nz
Sent: Wednesday, April 14, 2010 1:55 PM
Subject: LT 375783 - New Schedule/Memorandum - Request 911287

Hi James

The Schedule/Memorandum has been replaced in the Supporting Documents on LT 375783 (awaiting scanning). Note the Schedule included with Digital Survey & Title plan will update at Deposit.

Regards
Mark

Mark Wilson
HDTA (Survey)
Customer Services

Land Information New Zealand
Toitu te whenua
Christchurch Processing Centre
Private Bag 4721
Christchurch
ph 0800 665 463
fax 03 366 6422
www.linz.govt.nz

This message contains information, which is confidential and may be subject to legal privilege.
If you are not the intended recipient, you must not peruse, use, disseminate, distribute or copy this message.
If you have received this message in error, please notify us immediately (Phone 0800 665 463 or info@linz.govt.nz) and destroy the original message.
LINZ accepts no responsibility for changes to this email, or for any attachments, after its transmission from LINZ.

Thank you.

Maria Cashmore

From: Sharee Sayers [SSayers@welshmccarthy.co.nz]
Sent: Tuesday, 30 March 2010 10:36 a.m.
To: Maria Cashmore
Subject: FW: Cox Subdn
Attachments: memo 2.pdf

Hi Maria

Geoff is hoping to get an idea of a timeline in relation to this matter.

Jim Christie has forwarded a copy of the amended schedule to LINZ.

Can you confirm what the requirements are from Council to be able to lodge the 223 & 224 once substitution has been confirmed and how long you would expect this to take?

Unfortunately this matter has become urgent and our offices will be closed all next week for Easter break.

I look forward to hearing from you.

With thanks,

Sharee Sayers
Registration Clerk
Welsh McCarthy

From: Jim Christie [mailto:jimchristie@xtra.co.nz]
Sent: Friday, 26 March 2010 3:09 p.m.
To: Sharee Sayers
Subject: Cox Subdn

Hi Sheree

Attached is a copy of the amended memo as forwarded to LINZ

I will notify you when the substitution has been actioned.

Cheers

Jim

Welsh McCarthy

BARRISTERS, SOLICITORS & NOTARY PUBLIC

5 March 2010

When replying please quote
EW:SS

Chief Executive Officer
South Taranaki District Council
Private Bag 902
HAWERA

Attention: Maria Cashmore

Dear Maria

Re: Subdivision : Peter & Diana Cox – 18 Egmont Street, Hawera
Your Ref: RMS060078

We refer to our previous conversation regarding this matter.

Following our discussion with you we now write to request the issue of a replacement s.223 Certificate as more than three years have passed since the issue of the s.223 certificate dated 21 November 2006 which was lodged with LINZ with the survey plan.

We would appreciate receipt of a new certificate or advice a new certificate has been lodged with LINZ so we can lodge our documentation to enable the issue of new titles.

In the meantime if you require any further information or wish to discuss this matter further, please do not hesitate to contact me.

Yours faithfully
WELSH McCARTHY

Per:



E Watt

Email: ewatt@welshmccarthy.co.nz

Encl.

RECEIVED

9 MAR 2010

**SOUTH TARANAKI
DISTRICT COUNCIL**

Partners - David Iggulden LL.B • Geoff Nicholas LL.B
Consultant- James Edmondston LL.B
Staff Solicitors - Eric Watt LL.B • Kate Hughes LL.B
Registered Legal Executive - Samantha Midgley NZLEC
Legal Executive - Julie Midgley NZLED
Practice Manager - Frances Busby

46 High Street
PO Box 434
DX NA96002
Hawera 4640
New Zealand

Phone (06) 278 5039
Fax (06) 278 5721

Spoke to Geoff Nicholas

10/3/2010

He said he will
Judge Acc 223/224

26/3 - 223/224 - declined
by LINZ - amendment
required: new 223/224
also -



Certificate Under Section 243
Of the Resource Management Act 1991

In the matter of Land Transfer Plan 17991.

It is hereby certified that pursuant to Section 243(f)(ii) of the Resource Management Act 1991, the following easement is revoked in whole.

Purpose	Servient Tenement	Dominant Tenement
Right-of-Way and rights to drain sewage and stormwater, transmit electricity and telephonic communications, convey water and gas	Lot 3 DP 17991	Lot 2 DP 17991
	Lot 2 DP 17991	Lot 3 DP 17991

Dated at Hawera this 9th day of June 2008.



Graham Young
Group Manager Environment and Information Services

Blair Sutherland

From: Crichton Parker [chparker@splawyers.co.nz]

Sent: Friday, 29 June 2007 11:14

To: Blair Sutherland

Hi Blair,

Re Cox and the 224 certificate, the best I can do is have the surveyor who lodge the 223/224 to write and have them withdrawn.

Re 74 Fairfield Road, another of my properties! I asked the surveyor some time ago if we could bond the second the second crossing. Presently there is a crossing in place on Manawapou road which serves the existing dwelling. To create another crossing would in my view be unnecessary. Is it possible for us to do it this way?

Crichton Parker (Partner)

Shera Parker

52 High Street

HAWERA

Bus : 06 2784055

Fax : 06 2784934

[Mailto:chparker@splawyers.co.nz](mailto:chparker@splawyers.co.nz)

This communication is legally privileged and confidential. If received in error, you must not use, reproduce or distribute this message. Please notify us and erase all copies of the message and attachments. Thank you.

Tax Invoice/Statement: 3778

GST Reg. No: 52-769-477

Invoice Date: 10 May 2007

P S Cox, D M Cox
18 Egmont Street
Hawera 4610

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

Application Number: RMS060078
Description: 2 Lot Residential Subdivision
Owner: P S Cox, D M Cox
Location Address: 18 Egmont Street Hawera 4610

Charge Description	Charge	GST	Amount
Prior Payment			(\$4,500.00)
Subdivision 243 Certificate Fee	\$76.44	\$9.56	\$86.00
Total			(\$4,414.00)

Remittance Advice

Please post to:

South Taranaki District Council
Private Bag 902
Hawera

Application Number: RMS060078
Applicant: P S Cox, D M Cox
Amount Due: -\$4,414.00

Client Ref



need to amend
see 243 certificate

Certificate Under Section 243
Of the Resource Management Act 1991

In the matter of Land Transfer Plan 375783.

It is hereby certified that pursuant to Section 243(f)(ii) of the Resource Management Act 1991, the following easement is revoked in whole.

Purpose	Servient Tenement	Shown	Dominant Tenement
Right-of-Way and Rights to Drain sewage and stormwater, Rights to transmit electricity and telephonic communications and Rights to convey water and gas	Lot 3 DP 17991	A	Lot 2 and Lot 2 DP 17991
	Lot 2 DP 17991	B	Lot 2 and Lot 3 DP 17991

Dated at Hawera this 9th day of May 2007.

Graham Young
Group Manager, Environment and Information Services

COPY

10 May 2007

Corinne Hardy
Young Carrington Shera
PO Box 443
Hawera

Dear Corinne

Section 243 Certificate – Peter and Diana Cox, 18 Egmont Street, Hawera

I write regarding your letter dated 3 May 2007 requesting a Section 243 Certificate to surrender an easement on the property located at 18 Egmont Street, Hawera

Please find attached certification issued under Section 243 (f)(ii) of the Resource Management Act 1991.

Enclosed is an invoice for the costs associated with processing this certificate.

Please do not hesitate to contact me if I can be of any further assistance.

Yours sincerely

Maria Cashmore
Planner

maria.cashmore@stdc.govt.nz

1 May, 2007

HAWERA OFFICE

Partners:

Peter Young LLB
Paul Carrington LLB
Simon Shera QSM LLB
Crichton Parker LLB (Hons)

Senior Associate:

Douglas Hill LLB

South Taranaki District Council
Private Bag 902
HAWERA

Attention: Karl Diamond / Maria Cashmore

Re: Subdivision Consent Application – P & D Cox – 18 Egmont Street, Hawera – RMS060078

We refer to the above subdivision application.

We are preparing the documents to surrender the easement (as per condition 3) and we now request a 243 Certificate certifying the Councils consent to the surrender.

We look forward to receiving the 243 Certificate from you in due course to enable registration to proceed.

Yours faithfully

YOUNG CARRINGTON SHERA


Crichton Parker/Corinne Hardy

Email: chparker@ycs.co.nz

Email: corinne@ycs.co.nz



New Plymouth:
68 Vivian Street
PO Box 845
DX NP 91001
Tel 06 758 9484
Fax 06 758 9485

Hawera:
52 High Street
PO Box 443
DX NA 96003
Tel 06 278 4055
Fax 06 278 4934

Stratford:
Cnr Broadway &
Regan Street
(by appointment)
Tel 06 758 9484

Waitara:
PO Box 845
Taranaki Mail Centre
Tel 06 754 8983
Fax 06 754 6605

1 May, 2007

HAWERA OFFICE

Partners:
Peter Young LLB
Paul Carrington LLB
Simon Shera QSM LLB
Crichton Parker LLB (Hons)

Senior Associate:
Douglas Hill LLB

South Taranaki District Council
Private Bag 902
HAWERA

Attention: Karl Diamond / Maria Cashmore

Re: Subdivision Consent Application – P & D Cox – 18 Egmont Street, Hawera – RMS060078

We refer to the above subdivision application.

We are preparing the documents to surrender the easement (as per condition 3) and we now request a 243 Certificate certifying the Councils consent to the surrender.

We look forward to receiving the 243 Certificate from you in due course to enable registration to proceed.

Yours faithfully
YOUNG CARRINGTON SHERA


Crichton Parker/Corinne Hardy
Email: chparker@yca.co.nz
Email: corinne@yca.co.nz

COPY



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RMS060078

21 November 2006

Jim Christie
Registered Surveyor
12 Hoyle Place
New Plymouth

Dear Jim

Survey Plan Approval – P and D Cox, 18 Egmont Street, Hawera

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

Enclosed is an invoice for the costs associated with processing the application and your certificates.

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

Yours sincerely

Shelley Baker
Resource Management Officer

Tax Invoice/Statement: 3103

GST Reg. No: 52-769-477

Invoice Date: 21 November 2006

P S Cox, D M Cox
18 Egmont Street
Hawera 4610

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

Application Number: RMS060078
Description: 2 Lot Residential Subdivision
Owner: P S Cox, D M Cox
Location Address: 18 Egmont Street Hawera 4610

Charge Description	Charge	GST	Amount
Subdivision 223 Certificate Fee	\$76.44	\$9.56	\$86.00
Subdivision 224 Certificate Fee	\$76.44	\$9.56	\$86.00
Total			\$172.00

Remittance Advice

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

Application Number: RMS060078
Applicant: P S Cox, D M Cox
Amount Due: \$172.00

Client Ref

SURVEY PLAN APPROVAL

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

Applicant: P & D Cox Appn. No: LM5060078

Address of Subdivision: 18 Egmont Street, Hawera

Section 223 Approval

The Group Manager Environmental Services acting under delegated authority, approved the above Plan of Subdivision under Section(s) 104 & 108 of the Resource Management Act 1991 on the 18 day of September 2006.

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

Resource management office

PM Baker

Approved: Senior Planner

Ben Stiller

Approved under delegation

Date: 21/11/06

Alison Gibson

Alison Gibson
Planning Manager
Authorised Officer

Date: 21/11/06

Section 224 Approval

All conditions have been met for the above subdivision

PM Baker
Planner Resource management office

Ben Stiller

Approved: Senior Planner

RECOMMENDATION

Date: 21/11/06

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: 21/11/06

Survey Plan Received

No. of Days

Survey Plan Completed

Sent for invoicing and monitoring

Memorandum

To Shelley Baker
From Vivek Goel
Date 19 November 2006
Subject **P & D Cox, 18 Egmont Street, Hawera**

224c approvals

Shelley,

The engineering conditions have been met. No further requirements.

Vivek Goel
Project Engineer



Jim Christie M.N.Z.I.S.
REGISTERED SURVEYOR

PH/FAX 06 757 4778
12 HOYLE PLACE
NEW PLYMOUTH
email: jimchristie@xtra.co.nz

3rd November 2006

Planning Manager
South Taranaki District Council
Private Bag 902
HAWERA

Dear Alison

Re: P & D Cox, 18 Egmont Street, Hawera.

The above subdivision has now been completed, and accordingly I wish to apply for the issue of the Section 223/224 certificate.

The following list details the action taken in respect of each of the conditions of approval:-

- Condition 1. Connection installed
- Condition 2. Connection installed
- Condition 3. Easements shown in attached Memorandum
- Condition 4. As-built plan attached
- Condition 5. Complied with
- Condition 6. Paid by Owners
- Condition 7. Complied with

A copy of the Title plan (LT 375783) is attached for your records.

Yours faithfully

Jim Christie

FILE REF	52904	DATE FILED	
FOR INFORMATION	Section	TIME	
SOUTH TARANAKI DISTRICT COUNCIL			
- 8 NOV 2006			
ACTION/NFA		DATE REPLIED	
NAME	INITIAL	DATE	NAME
Section	8	8/11	
Alison	8/11	Shelley	
Blair	8/11		

RECEIVED
- 8 NOV 2006
SOUTH TARANAKI DISTRICT COUNCIL

061108006

FILE NOTE

FILE NO.	RMS 060078
APPLICANT	South Taranaki District Council
APPLICATION	P & D Cox
SUBJECT	Further Information
DATE	18 October 2006
OFFICER	Shelley Baker

Craig Morresey from Hutchins and Dick contacted me to advise that there was a double up in a charge to the customer. They had directly charged the customer for the valuation report and STDC had as well. A new invoice was created from STDC with the valuation charge removed. This was sent to Jim Christie who had applied for the resource consent on behalf of the Cox's.

Shelley Baker
Resource Management Officer

Tax Invoice/Statement: 2841

GST Reg. No: 52-769-477

Invoice Date: 19 September 2006

P S Cox, D M Cox
18 Egmont Street
Hawera 4610

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

Application Number: RMS060078
Description: 2 Lot Residential Subdivision
Owner: P S Cox, D M Cox
Location Address: 18 Egmont Street Hawera 4610

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 (Field)	\$21.11	\$2.64	\$23.75
Planning Assessment	\$191.11	\$23.89	\$215.00
Valuation Report	\$310.00	\$38.75	\$348.75
Total	\$576.00	\$72.00	\$648.00

Remittance Advice

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

Application Number: RMS060078
Applicant: P S Cox, D M Cox
Amount Due: \$648.00

Client Ref

AMS060078 COX

RESOURCE CONSENT APPLICATION



Application Number: RM S 060078

Non-Notified	Notified	Building Consent

Applicant: Pt D Cox

Property: 18 Egmont Street, Hawera

Described: 12330, 078, 00 8348

Proposal:

Application Received 28, 8, 2006 Receipt No.:

Deposit Paid / / \$

Application Type (Please complete) 2 Lot Residential
Subdivision

NOTIFICATION/NON-NOTIFICATION

Type of Resource Consent: Subdivision

Activity: 2 Lot Subdivision in a Residential Zone.

Activity Status: Controlled

Reasons for ~~Notification~~ or Non-Notification

ENVIRONMENTAL EFFECTS ARE MINOR ☒

ENVIRONMENTAL EFFECTS ARE WITHIN PERMITTED BASELINE ☐

AFFECTED NEIGHBOURS HAVE GIVEN CONSENT ☐

Senior Planner JB
Planning Manager

Approved/~~Not Approved~~

G. J. Young
Group Manager Environmental Services Planning Manager.

Report by: Applicant:

Address of Property:

Zone: Activity Status:

Statutory and District Plan Requirements:

Evaluation:

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

Recommendation:

For the Following Reasons:

- 1)
2)

Subject to the Following Conditions

- 1)
2)
3)

Planner: Planning Manager:

APPROVED / NOT APPROVED

Date

.....
G.J. Young
Group Manager Environmental Services

RESOURCE CONSENT APPLICATION CHARGE OUT SHEET

Schedule of Work

[illegible]

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

TAX INVOICE



Ref/Invoice No.: 832 CM 6

1 September 2006

Accounts Payable
South Taranaki District Council
Private Bag 902
HAWERA

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

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

Stratford - Rural Business Centre
Broadway/Regan Streets

Hawera - AA Building
121 Princes Street

On account of

**SOUTH TARANAKI DISTRICT COUNCIL -
MR AND MRS P S AND D M COX
PROPOSED RESIDENTIAL SUBDIVISION
18 EGMONT STREET, HAWERA**

To Receiving instructions, arranging access, inspection and measurement
of the subject property, inspection and analysis of comparable sales,
valuing, reporting

\$ 250.00

To Disbursements

Travel

\$ 30.00

Photographs

\$ 10.00

Administration

\$ 10.00

Office

\$ 10.00

Our Fee

\$ 310.00

GST (12.5%)

\$ 38.75

Total Account Payable

\$348.75

This account is payable by 20 September 2006.
We accept cheque, cash and direct debit (no EftPos or Credit Card facilities).



HUTCHINS & DICK LIMITED
Valuation & Property
He Tāngata Whakatara Rawa

Remittance advice —
Please detach and return to:

Ref/Invoice No.: 832 CM 6

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

Accounts Payable
South Taranaki District Council
Private Bag 902
HAWERA

TOTAL PAYABLE

\$348.75

No receipt unless requested

Schedule / Memorandum

Schedule / Memorandum

Land Registration District

Taranaki

Plan Number

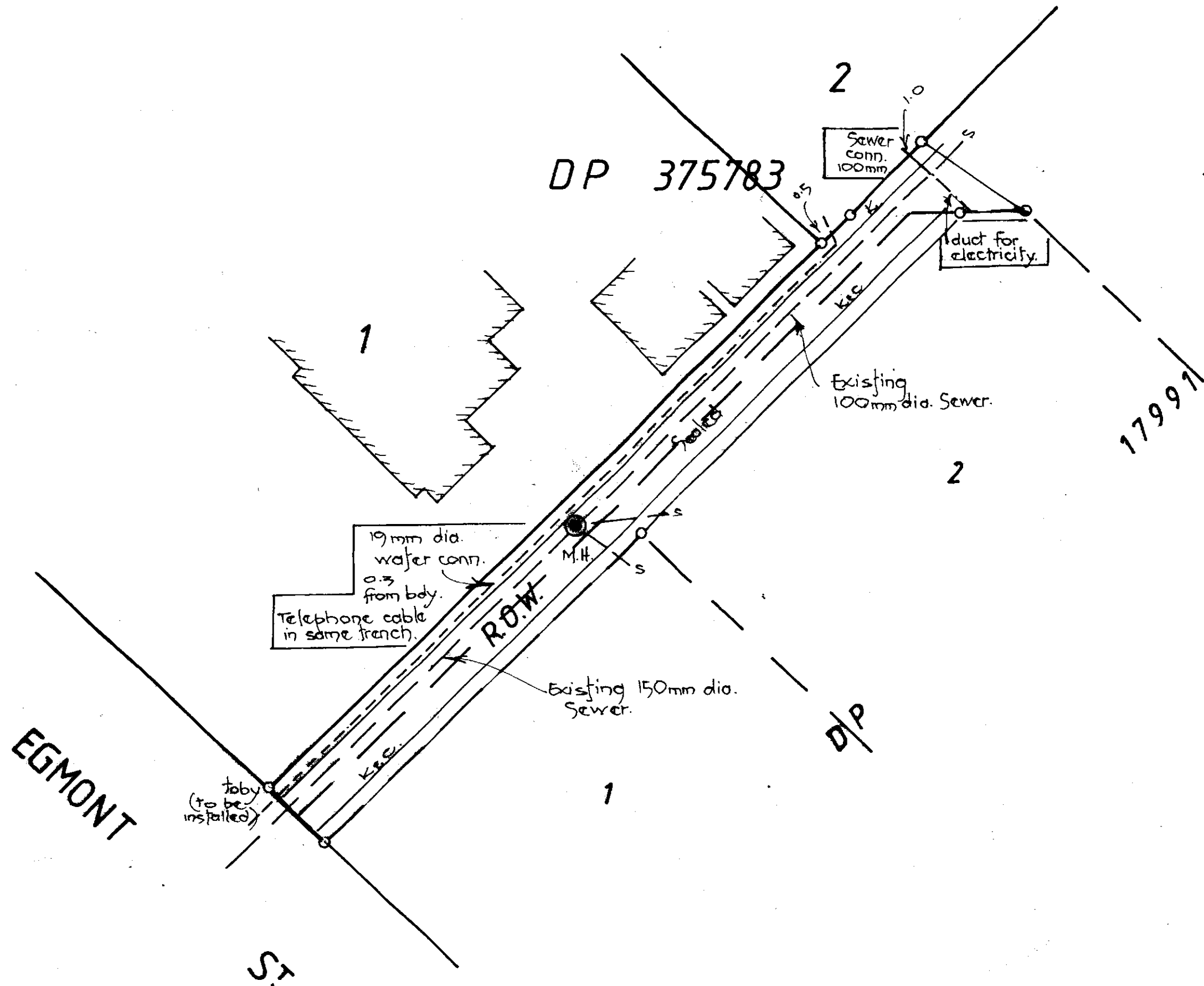
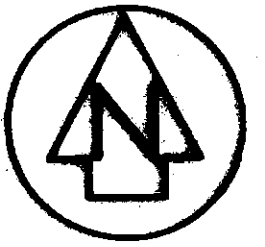
LT 375783

Territorial Authority

South Taranaki District

Memorandum of Easement			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right-of-Way & Rights to Drain sewage & stormwater, Rights to transmit electricity & telephonic communications & Rights to convey water & gas	A	Lot 3 DP 17991	Lot 2 & Lot 2 DP 17991
	B	Lot 2 DP 17991	Lot 2 & Lot 3 DP 17991

Certifying parties must sign or initial this box:



AS-BUILT OF SEWER & WATER SERVICES
FOR LOT 2 DP 375783

P. E. D. Cox 18 Egmont St.

DRAWN: JGC.

CHECKED:

SCALE:

1:250

TRACED:

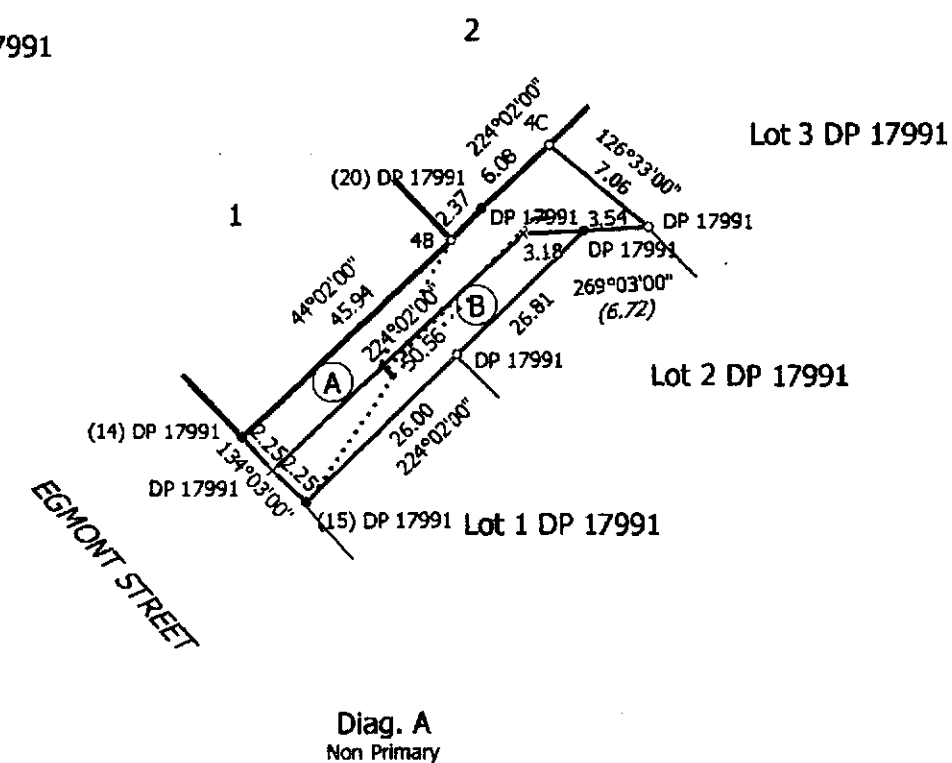
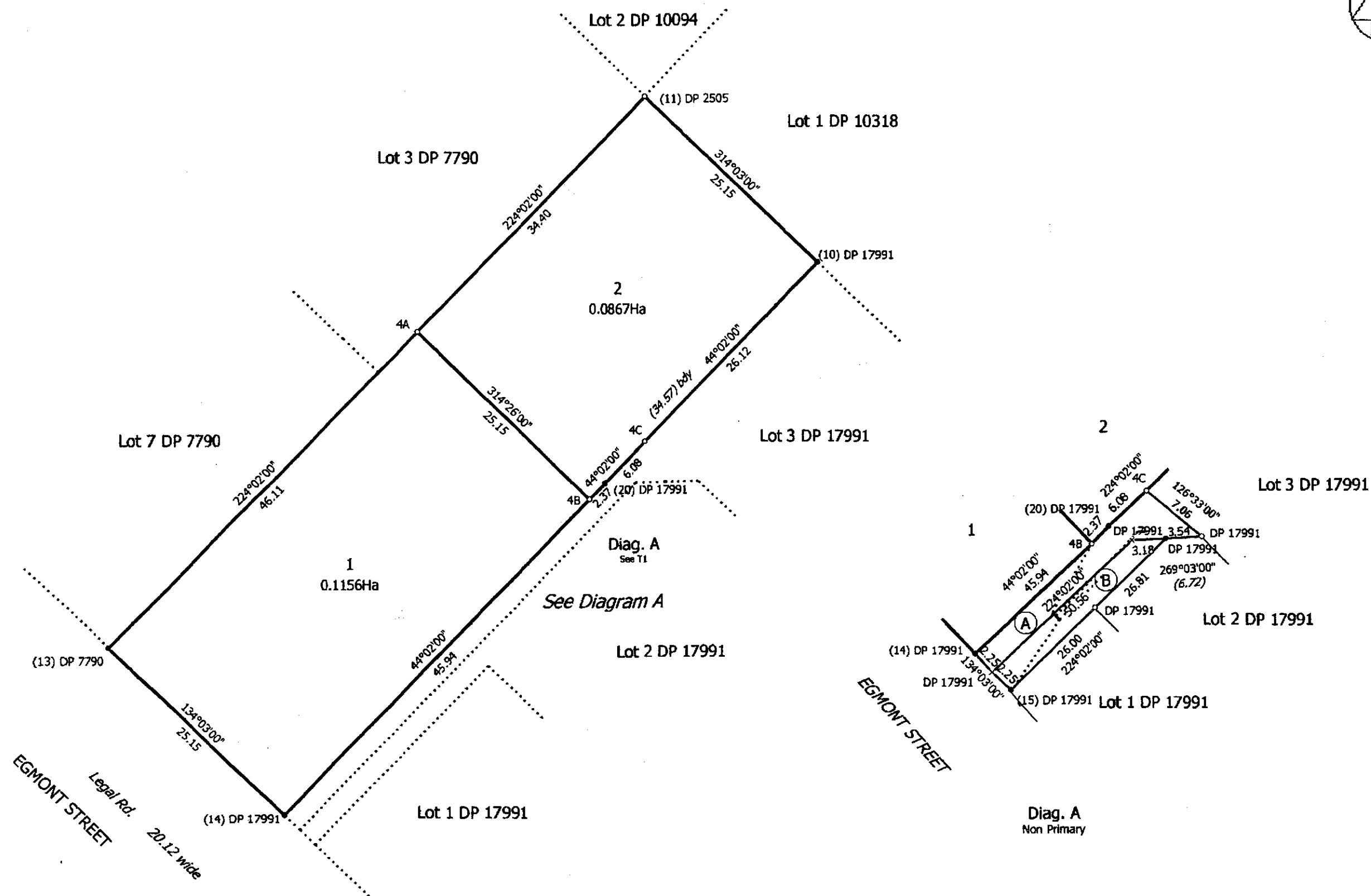
DATE: Nov. 2006

SHEET:

1 of 1

SERIES OF:

REF:



T 1/1

Land District: Taranaki

LOTS 1 & 2 BEING A SUBDN OF LOT 27 DP 2505 & ROW OVER LOTS 2 & 3
DP 17991

Surveyor: James Glendinning Christie
Firm: Jim Christie Surveys

Digital Survey Plan
LT 375783

Digitally Generated Plan
Generated on: 06/11/2006 12:48am Page 1 of 1

Subdivision Consent Report

RMS060078

To	Alison Gibson, Planning Manager
From	Shelley Baker, Resource Management Officer
Date	13 September 2006
Subject	Two Lot Residential Subdivision, P and D Cox, 18 Egmont Street, Hawera

Application Number: RMS060078
Applicant: P and D Cox
Location of Activity: 18 Egmont Street, Hawera
Legal Description: Lot 27 DP 2505
Zone: Residential
Type of Subdivision: Controlled

DISTRICT PLAN REQUIREMENTS

Section 8 - Subdivision

Controlled Activities

8.01.2 (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.

Performance Standards – Utilities and Services

- 8.02.1(1) Where public water, sewerage and/or drainage services are available within 200 metres of a proposed subdivision, all lots shall be connected to such available services at the time of subdivision, unless it can be demonstrated that there is a more sustainable option.
- 8.02.1(3) 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.
- 8.02.1(4) At the time of subdivision sufficient land for transformers and associated ancillary services shall be set aside.
- 8.02.1(5) 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.
- 8.02.1(6) NZS 4404:2004 Land Development and Subdivision shall be complied with where necessary.

LOCAL GOVERNMENT ACT 1974

Section 348 Powers of council with respect to private roads and private ways

- (1) Except with the prior permission of the council, no person shall lay out or [[form]] any private road or private way, or grant or reserve a right of way over any private way, in the district.
- (2) Subject to section 347 of this Act, in granting any such permission the council may-
 - (a) Impose such conditions as to widths, levels, entrances, courses, formation, cost of formation, maximum number of buildings to be erected fronting any such private road or private way, minimum distances between any 2 buildings, position of building line, and otherwise in all respects whatsoever as the council thinks fit; and
 - (b) Require the owner or owners to whom permission is granted to enter into a bond to comply with any conditions imposed by the council. Every such bond shall be deemed-
 - (i) To be an instrument creating an interest in each parcel of land to which the conditions apply within the meaning of section 62 of the Land Transfer Act 1952, and may be registered accordingly; and
 - (ii) To be a covenant running with each such parcel of land, and shall bind subsequent owners.
- (3) Any permission of the council under subsection (1) of this section to lay out or [[form]] any private road or any private way as aforesaid shall be deemed to lapse on the expiration of 3 years after the grant thereof, unless the work has then been completed to the satisfaction of the council; but may from time to time be extended by the council for a period or periods not exceeding 1 year at any one time.
- (4) With respect to any private road, the council-
 - (a) May require any projection or obstruction in or over any part thereof to be removed at the expense of the person causing the same or to whom the same belongs;
 - (b) May by notice in writing require the owners of land or buildings abutting on the private road to construct or repair the road, with the footways, kerbing, and channelling thereof, and every such owner shall be liable for the construction and repair of so much of the private road as the council thinks fit;
 - (c) In case of default, may execute the said works, and recover the cost from the owners in the aforesaid proportions.
- (5) Subsection (4) of this section shall apply to every private way which for the time being serves as an approach to 2 or more allotments that are separately owned or separately occupied or to any allotment on which there are 2 or more buildings that are separately occupied.
- [[(6) Nothing in this section applies to a private road or right of way lawfully created as part of a subdivision under the Resource Management Act 1991.]]

APPLICATION

The applicants, P and D Cox, are proposing to subdivide the property at 18 Egmont Street, Hawera (land legally described as Lot 27 DP 2505) into 2 lots. Lot 1 would contain an

existing dwelling and garage with an area of 1156m². Lot 2 is a bare flat section with an area of 867m².

Proposed Lot 2 is situated behind Lot 1 and is unable to have its access as part of the subdivision due to the location of the existing buildings on Lot 1. The applicants are proposing to use an existing right of way over Lots 2 and 3 DP 17991 which abuts one of the side boundaries (North Eastern) of the property.

The property is in the Residential Zone in the central north-western sector of Hawera.

EVALUATION

The application for subdivision is a Controlled Activity, subject to performance standards in respect of utilities, services, and access.

The change in boundaries would not impact on the existing buildings with respect to the bulk and location requirements of the District Plan. The existing fence near the rear of proposed Lot 1 is to be relocated so that the new boundary would be one metre away from the existing shed on the property to ensure compliance in this regard.

Utilities and Services

The District Plan requires that where public water, sewage and/or drainage services are available within 200 metres of a proposed subdivision, all lots are connected at the time of subdivision. The Council's Development Control Engineer has assessed the application and advised that the property has existing connections to the Council's reticulated water supply and sewage systems.

Proposed Lot 1 would retain the existing water connection to the Council's water main in Egmont Street. Proposed Lot 2 would require a new water connection. The applicants are proposing an easement over Lots 2 and 3 DP 17991 to enable this. The connection would be provided at the lot boundary and the applicants would be required to provide all internal reticulation.

Proposed Lot 1 would retain the existing sewer connection. Lot 2 would require a new sewer connection. The applicants are proposing an easement over Lots 2 and 3 DP 17991 to enable this. The Council's Development Control Engineer has assessed the application and advised that connecting to the sewer main via the proposed easement over Lots 2 and 3 DP 17991 is a viable option; however another option would be to create an easement over proposed Lot 1 and connecting to the existing sewer lateral (if the lateral has a minimum diameter of 100mm). It is considered that either method would meet the District Plan's requirements.

Stormwater is to be retained within the boundaries of the proposed subdivision and it is considered that the lots are large enough for this to take place without any cross boundary effects.

Vehicle Access

The District Plan requires all lots to have vehicle access to a legal and formed road. Lot 1 is located at the front of the site and has an existing vehicle crossing. The applicants are proposing that the vehicle access for Lot 2 would be by way of an existing right of way over Lots 2 and 3 DP 17991.

The application has been assessed by the Council's Development Control Engineer who has advised that the existing vehicle access to Lot 1 is at an acceptable standard and no improvements would be necessary.

The proposed access for Lot 2 would involve land which is not part of this subdivision. Under Section 348 of the Local Government Act 1974, the Council is able to approve a right of way which is not part of the subdivision. The Council's Development Control Engineer has advised that the right of way over Lots 2 and 3 DP 17991 is acceptable means of access for proposed Lot 2. The Development Control Engineer has stated that this existing right of way is formed to an acceptable standard, with no improvements required.

Financial Contributions

Residential subdivisions attract the payment of financial contributions in the form of Reserve Fund contributions. As this application only involves two lots and a small area of land, it is considered inappropriate to request land be set aside as reserve. A financial contribution is considered to be the more appropriate option. Council practice has been to take 7.5% of the value of any new lot created.

Hutchins and Dick property consultants and valuers have assessed the application and their report is attached. Lot 2 has been valued at a lesser amount than Lot 1 and will therefore attract the payment of a financial contribution as follows:

Lot 2 value - \$60,000 - Reserve Fund Contribution - \$4,500

Conclusion

It is considered that the proposed subdivision would not comprise the character and amenity of the surrounding area or give rise to any adverse environmental effects that are more than minor. The proposal is consistent with the activities in the surrounding residential area. Conditions placed on the consent would ensure that the subdivision requirements of the District Plan are met.

RECOMMENDATION

THAT consent be granted to P and D Cox to subdivide the property at 18 Egmont Street, Hawera (land legally described as Lot 27 DP 2505) into Lot 1 of 1156m² and Lot 2 of 867m², pursuant to Sections 104 and 108 of the Resource Management Act 1991.

THAT approval be granted to P and D Cox to create a right of way over Lot 2 and 3 DP 17991 pursuant to Section 348 of the Local Government Act 1974.

For the following reasons:

1. The proposal will not give rise to any adverse effects that are more than minor.
2. The proposal will be consistent with the character and amenity of the surrounding area.

Subject to the following conditions:

1. That Lot 2 has a separate connection to the Council's water supply to the satisfaction of the South Taranaki District Council.

2. That Lot 2 has a separate connection to the Council's sewage system to the satisfaction of the South Taranaki District Council.
3. That all necessary easements are duly granted and reserved, and shown on the Land Transfer Plan.
4. That an as built plan outlining the location of the services to each Lot is submitted to the South Taranaki District Council.
5. That all stormwater is retained within the boundaries of the proposed subdivision.
6. That a Reserve Fund contribution of 7.5% of the value (land only) of Lot 2 is paid to the South Taranaki District Council; being \$4,500.
7. That all new boundaries are located in accordance with the requirements of the District Plan with regard to distances from existing buildings.

Advice notes:

1. *Connection to the Council's existing reticulated services requires an application with the appropriate fee to be made to the Council's Engineering Services Group. If approved, the connections are made by a Council approved contractor at the applicant's cost.*
2. *Electronic formats for as built plans are available on request from the Council's Engineering Services Group.*



Shelley Baker
Resource Management Officer



[Seen by]
Blair Sutherland
Senior Planner

[Approved/~~Not Approved~~]



Alison Gibson
Planning Manager

Date: 18/9/06

TowerView - Quick Print



Information shown is the currently assumed knowledge as at date printed. If information is vital, confirm with authoritative owner. South Taranaki District Council.

EGMONT STREET

Lot 2

Approximate locations
of lot boundaries

Lot 1



Front section of proposed Lot 1



Rear section of proposed Lot 1. Lot 2 in background.



proposed Lot 2.



↑
Proposed new boundary (fence relocated)

Memorandum

To Shelley Baker
From Vivek Goel
Date Monday, 4 September 2006
Subject Subdivision Consent – Engineering comments

P S & D M Cox, 18 Egmont Street, Hawera

Shelley

The above application has been reviewed and discussed with the applicants as well. The following is recommended:

1. *Water*

The proposed lot 2 requires a new water connection. The connection shall be done upon application with appropriate fee to the council and upon approval will be installed by Council's approved contractor.

The connection shall be provided at the lot boundary and the applicant shall provide its own reticulation from the lot boundary to the lot/house. This may require creation of an easement.

2. *Wastewater*

Proposed lot 2 shall be serviced by new sewer connection. This shall be done upon application to the Council with appropriate fee and upon approval shall be installed by the Council's approved contractor.

However the sewer connection can be done to the existing lateral for lot 1 if this lateral is of minimum 100mm dia. Sewer easement will be required and a certification from contractor doing the connection.

Easements will required in either option.

3. *Stormwater*

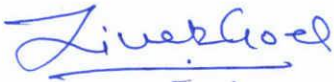
All stormwater generated by the subdivision shall be retained within the boundaries and ROW of the proposed subdivision.

4. *Roading and access*

The existing ROW is of required standard. No improvements are required. Though the existing easements will have to be removed and new easements be created with inclusion of lot 2.

5. *General*

1. All work shall be completed as per NZS 4404:2004.
2. All water reticulation shall be designed as per the requirements of SNZ PAS 4509:2003 "New Zealand Fire Service Fire Fighting Water Supplies Code of Practice"
3. As-builts will be required for 224 certificate. These shall details location of existing services and internal reticulation as well. This is a mandatory requirement.
4. All fee components for the services shall be advised upon the application.



Vivek Goel

Development Control Engineer

Shelley Baker

From: Jim Christie [jimchristie@xtra.co.nz]
Sent: Friday, 1 September 2006 2:25 p.m.
To: Shelley Baker
Subject: Re: 2 Lot Residential Subdivision - 18 Egmont Street, Hawera. (Cox)

Hi Shelley

I can confirm that a section 348 consent will be necessary - as the existing Rights will need to be cancelled as a prelim. to creating the modified ROW and additional dominant tenements

Cheers

Jim

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

From: Shelley Baker
To: jimchristie@xtra.co.nz
Sent: Friday, September 01, 2006 10:25 AM
Subject: Re: 2 Lot Residential Subdivision - 18 Egmont Street, Hawera. (Cox)

Hi Jim,

I am emailing in regards to the above subdivision consent you have provided to the Council. I just need to confirm that you need a 348 LGA consent due to the ROW being over land which is not part of the subdivision. (for my report)

Cheers,

Shelley Baker
Resource Management Officer
South Taranaki District Council
Phone: 0800 111 323
Fax: 06 278 8757
email: shelley.baker@stdc.govt.nz
website: www.stdc.co.nz

This e-mail and any attachments may contain confidential and privileged information. If you are not the intended recipient, please notify the sender immediately by return e-mail, delete this e-mail and destroy any copies. Any dissemination or use of this information by a person other than the intended recipient is unauthorised and may be illegal. Please note that this communication does not designate an information system for the purposes of the Electronic Transactions Act 2002.