



# Urban Application form

RATED - URBAN KERBSIDE COLLECTION SERVICE

## 1. Applicant details



KERC

Full Name Raewyn Pamela Stockman

Address 27 County Drive, Hawera 4610

Postal Address

Contact Phone 0274468006

Email stockysextra.co.nz

## 2. Further details

Service New / Additional

Location 27 County Drive, Hawera

Start date 1/12/20 Start of next rating

## 3. Conditions of providing a urban kerbside collection service and collection requirements

### Payment requirements

I (as the applicant) accept that:

- I am required to pay for the service, in full, prior to the bins being delivered.
- The fee is non-refundable.
- The charge will be added against the property rates for the upcoming financial years.
- The targeted rate is set on 1 July each year and is non-refundable (this is non-refundable even upon request).

### Collection requirements

I (as the applicant) accept that:

- Bins left out for collection after 7.30 am may not be emptied.
- No waste shall be left next to or on top of the bins.
- All lids shall be completely closed.
- Spilt litter resulting from any of the bins being overfull will be cleared by the applicant.
- Recycling bins and crates may not be emptied if it is found that there are any non-recyclable items in them.
- The collection vehicle might damage the grass berm in front of the property while emptying the bins if limited space is available to safely collect the bins.

As per the Council's service:

- Bin delivery will be completed within 5 working days once payment has been received.
- The set of bins is to be emptied from a safe collection point, as designated by the Council.

## 4. Signature

[Signature]

Signature of Applicant

18/11/2020

Date





Memo to : **Shelley Baker**

Subject : **Subdivision Consent Application**

**Engineering Section Comments / Conditions**

**Applicant Details**

Name	Kounty Custodians Limited
Address	County Drive, Hawera
Reference	RMS 060106

The above application has been reviewed. The site was inspected and the following are recommended.

**Water**

- 1 The development will have to be provided with new internal reticulation, which shall require engineered design. The design shall incorporate provision of fire hydrants as well. The existing water main in County Drive shall be extended to connect to the new proposed reticulation. An application shall be made to the Council requesting connection, with appropriate fee and upon approval the connection shall be installed by Council's approved network contractor.
- 2 An individual water connection incorporating a manifold assembly shall be provided for all lots within the development. Reference drawing for the connection is available upon request.
  - a) All new reticulation shall be designed and constructed to the requirements of:
    - i) The NZS 4404:2004
    - ii) New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2003
- 3 The new water main laid within the road reserve shall be vested with the Council. All testing records and inspections including certifications shall be as per the requirements of NZS 4404:2004 and provided to the Council with 224 application. Necessary details will be provided to the applicants at the time nearing completion.
- 4 The Council's engineering staff is in discussion with the applicant's authorized Engineers. All Engineering conditions shall be subjected to approval of designs and drawings from Group Manager Engineering Services. No work shall commence prior to any approvals.

**Sewer**

- 1 The development shall be provided with new wastewater reticulation. The applicants will have to connect to Rata Street pump station. The connection to this pump station can be done either by connecting to the existing main in Glover Road or by laying a new main to Rata Street Pump Station. This shall be dependent upon the engineering design.



- 2 The applicants will have to pay for the upgrade works required for Rata Street pump station to connect this development. This has been agreed upon by the applicants and shall be a condition of this consent.
- 3 The engineering staff is in on-going discussions with the applicants authorized engineers and all necessary details shall be covered in the designs. It is advised that the conditions be made subject to approval of designs and drawings from Group Manager Engineering Services.
- 4 All lots shall be provided with individual sewer connections. Following shall be applicable:
  - a) All new reticulation shall be designed and constructed to the requirements of:
    - i) The Building Act
    - ii) The NZS 4404:2004
- 5 The connection to the Council's sewer main will be done upon application to the Council by the applicant with appropriate fee. This connection shall be installed by Council's approved network contractor.
- 6 Calculations and engineering plans shall be submitted for approval prior to the construction.

## Roading

- 1 Lot 18 and Lot 78 shall be vested with the Council as road. Both the lots will be constructed as part of Stage 1 of the development. The road will be designed and an approval is required prior to commencement of any work.
- 2 Porposed lot 78 shall have a 20m road reserve. This is as per NZS 4404 requirements. The road serves more than 20 dwelling units and needs to have a minimumof 20m road reserve. The plans shall be amended and incorporated in the design accordingly. The widthof R.O.W so proposed is accepted.
- 3 The proposed road shall be constructed as per the specifications in NZS 4404:2004 or any other standard acceptable to the Council.
- 4 An engineering plan and specification for the proposed alignment of the road shall be submitted to the Council for approval of Group manager Engineering Services
- 5 All lots shall be provide with standard domestic vehicle crossings as per the Council's domestic vehicle crossing specifications. Any ROW shall be provided with commercial crossing. Council specifications are enclosed. The requirement of crossings can be made as an ongoing condition.
- 6 Work is required at County drive and Glover Road intersection as a part of the traffic mitigation measures. These works have been dealt within a separate report,though will be a part of the consent. Again any work required will be as per the Transit requirements ( if any - like Kea Crossings) and STDC specifications.
- 7 The second seal coat for the proposed road shall bonded by way of a security deposit in cash or bank guarantee and shall be released upon completion of the work.

## Stormwater

- 1 All stormwater generated from the lots to be retained within the ROW and boundaries of the proposed subdivision.
- 2 Stormwater run off from the roads servicing the subdivision will be discharged on the existing Council reticulation in County drive which shall be extended along the new roads and vested with the Council. Engineering plans will be required.
  - a) Secondary flow paths shall be shown on a Plan.

## General

( Advice notes )

- 1 All work shall be constructed under the supervision of a suitable qualified person who shall certify that the work has been constructed to the approved **Engineering Plan/Code of Practice** requirements. All engineering plans and designs shall be submitted for approvals before any work.

- 2 An "As-built" plan along with an electronic copy shall be provided. The formats are available on request. Provision of these "as-builts" is a requirement as per NZS 4404:2004 and is deemed as a necessary document prior to any approval for 223/224 certificates.
- 3 The supervision of the work, and its certifications and the provision of as built plans shall be as prescribed in Section 1.5 of NZS 4404:2004.
- 4 All engineering conditions are general and are subjected to the design approvals. The conditions may be changed depending the design outcomes and shall be agreed upon with a broader engineering aspect.
- 5 For assets to be vested with Council, the engineering may require specified tests before accepting the ownership of assets. These tests will be in accordance with code requirements and shall be payable by the client.
- 6 For any temporary connections the applicant's shall make an application to the Council requesting the connections and these shall be done by Council's approved contractors to the nearest possible reticulation available. The cost will be payable by the applicants.
- 6 A engineering **plan approval / inspection fee** will be applicable.
- 7 All costs in meeting the conditions of these requirements shall be met by the applicant unless stated otherwise.

**Prepared By :**

**Date :**

Vivek Goel  
**Project Engineer**

Wednesday, 12 January, 2006

#### **Time Schedule**

Site Visits ( if any )	75 min
Report	120 min
Total	195 min



Copy  
Date

**HYATT REGENCY AUCKLAND**

CORNER WATERLOO QUADRANT & PRINCES ST,  
AUCKLAND, NEW ZEALAND  
TELEPHONE: (64) (9) 355 1234, FAX: (64) (9) 303 2932

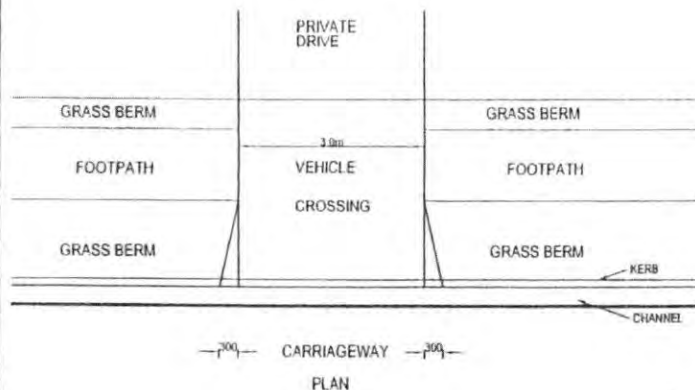
Page 4-10!!

278 5052

Please call Hugh Cunningham  
to let him know this has  
been lodged. He may  
want to come in & look  
at it. You will need to  
be clear that it's unlikely  
to be publicly notified.

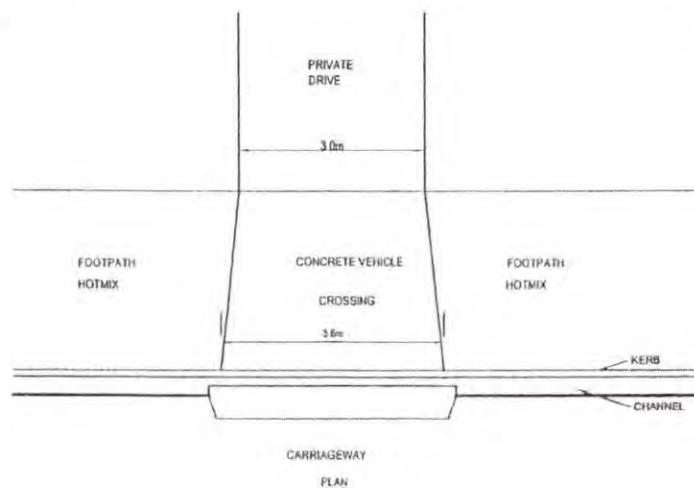
Thanks,  
Tim.





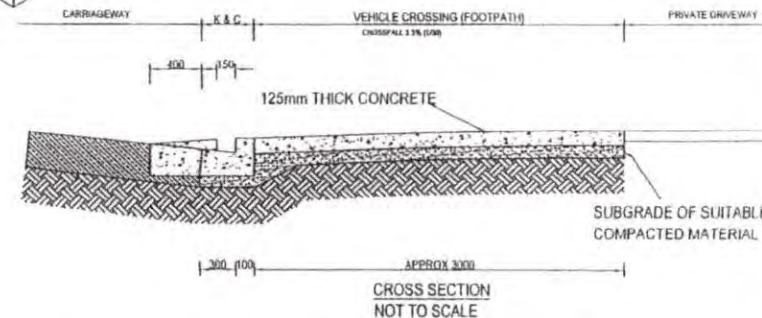
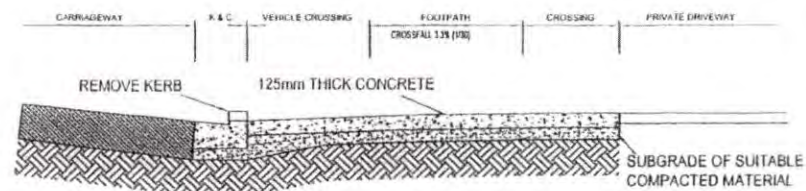
**NOTE:**

- 1 CONCRETE FINISH TO BE TO NZS 3114 U2 STANDARD WITH FINAL FINISH AT U5 STANDARD - SHALLOW TEXTURED BY HARD OR SOFT BRISTLED BROOMS
- 2 CONCRETE STRENGTH TO BE 17.5 MPa MINIMUM



CROSSING WHERE FOOTPATH IS CONCRETE WITH GRASS BERMS ON EACH SIDE (DISH CROSSING)

CROSSING WHERE FOOTPATH IS FULL WIDTH TAR SEAL (SLOT CROSSING)



NOTES:

**STANDARD DOMESTIC VEHICLE CROSSING**



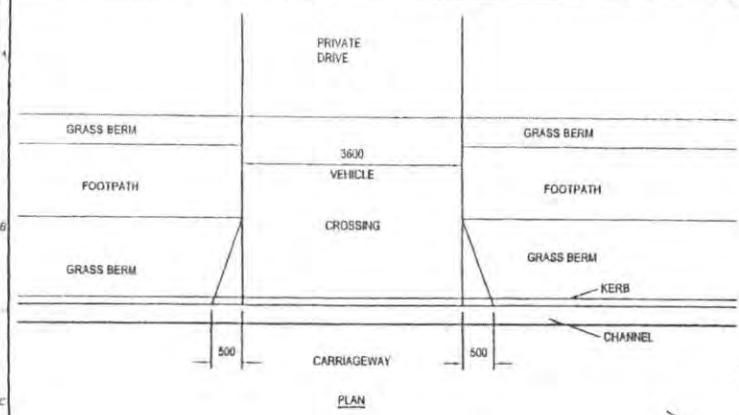
TEL: (06)278-0555; FAX: (06)278-8757  
PRIVATE BAG 902, HAWERA TARANAKI, N.Z.

DRAWN: GIRISH BHANA  
CHECKED: KOBUS  
APPROVED:  
SCALE: 1:125  
DATE: 04/2003

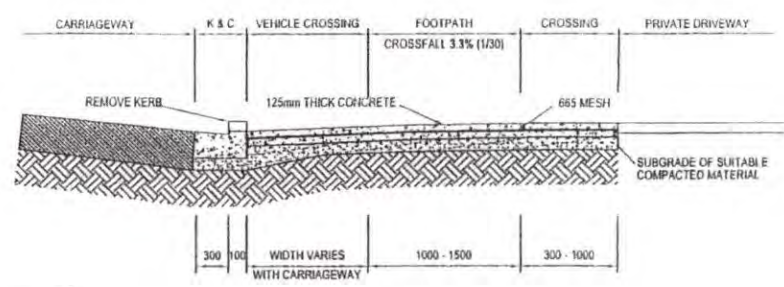
JOB NUMBER:  
DRAWING NUMBER:  
50002



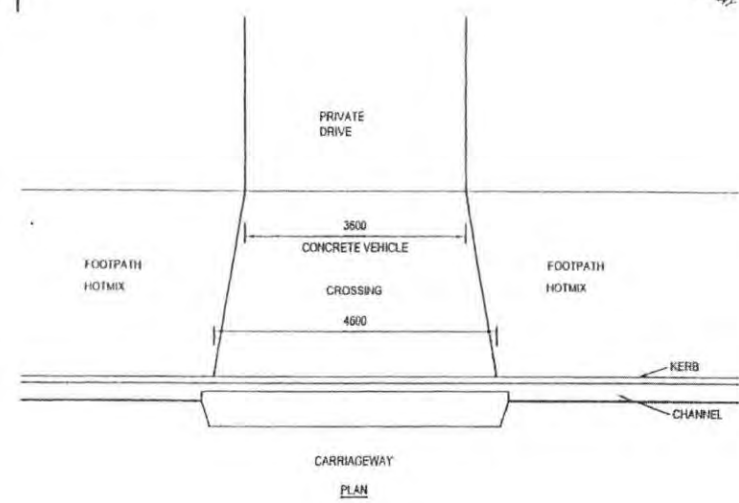
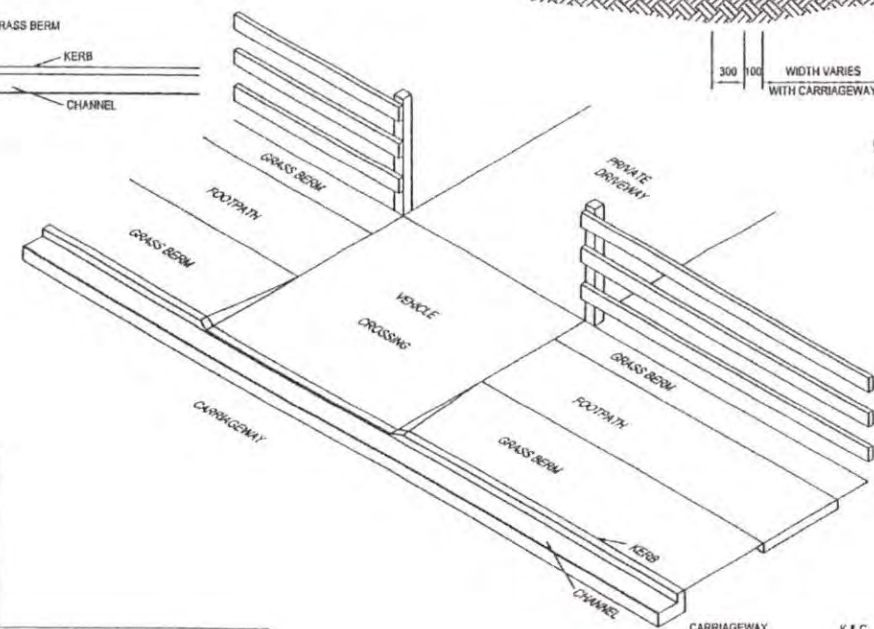
DO NOT SCALE FROM DRAWING



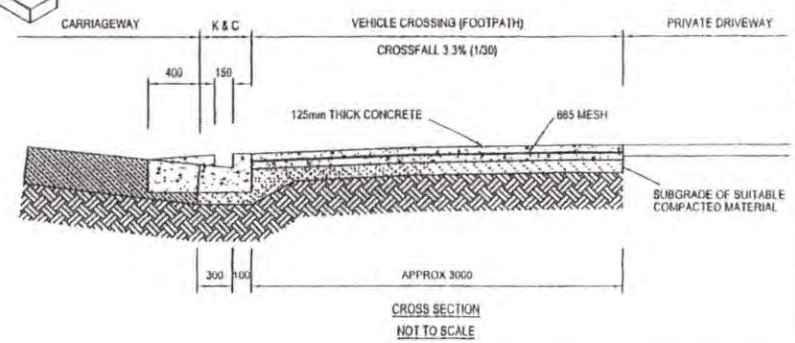
CROSSING WHERE FOOTPATH IS CONCRETE WITH GRASS BERMS ON EACH SIDE (DISH CROSSING)



- NOTE:
1. CONCRETE FINISH TO BE TO NZS 3114 U2 STANDARD WITH FINAL FINISH AT U5 STANDARD - SHALLOW TEXTURED BY HARD OR SOFT BRISTLED BROOMS
  2. CONCRETE STRENGTH TO BE 17.5 MPa MINIMUM



CROSSING WHERE FOOTPATH IS FULL WIDTH TAR SEAL (SLOT CROSSING)



NOTES:

# STANDARD COMMERCIAL VEHICLE CROSSING



TEL: (06) 278-0555; FAX: (06) 278-8757  
PRIVATE BAG 902, HAWERA TARANAKI, N.Z.

DRAWN:	GIRISH BHANA
CHECKED:	KOBUS
APPROVED:	
SCALE:	1:125
DATE:	04/2003

JOB NUMBER:	
DRAWING NUMBER:	50001



# BLAND & HOWARTH Surveyors Ltd

T. 06 758 6171 F. 06 758 6173  
19 DAWSON STREET P.O. BOX 637  
NEW PLYMOUTH  
email mail@bhsurveyors.co.nz

14 November 2006

The Planning Manager  
South Taranaki District Council  
Private Bag 902  
Hawera

ATTENTION: Alison Gibson

Dear Alison

Our Ref: 4996

FILE REF	FILED
FOR INFORMATION	TIME
Graham	
SOUTH TARANAKI DISTRICT COUNCIL	
16 NOV 2006	
ACTION/APP	
NAME	INITIAL
Graham	
DATE	DATE

## **Resource Consent Application : Kouny Custodians Ltd – 78 Lot Residential Subdivision – “County Estate”**

Herewith for Council's consideration is a Resource Consent application for a subdivision proposal as follows:

### **1.0 Application Details**

<b>Applicant</b>	<b>Kouny Custodians Ltd</b>
<b>Location</b>	<b>County Drive, Hawera</b>
<b>Legal Description</b>	<b>Lot 2 DP 372479</b>
<b>Assessment No.</b>	<b>1227064400</b>
<b>Consent Sought</b>	<b>Subdivision Consent</b>
<b>Zone</b>	<b>Residential</b>
<b>Activity Status</b>	<b>Controlled</b>

### **2.0 Subdivision Proposal**

Kouny Custodians Ltd wishes to subdivide the property located at the end of County Drive, Hawera into 78 allotments. This is a 7.2029 ha property which was recently rezoned from Rural to Residential as a result of Plan Change No. 7.

Please note that the name 'Kouny Custodians Ltd' has superseded any previous reference to either Winslow Properties Ltd or Waihi Custodians Ltd.

The property flat and presently in grass. There is a deer fence along the boundary with Waihi Road (State Highway 3) and a number of shelter belts dissecting the property. There is a dwelling located near the centre of the northern boundary.

It is proposed that the subdivision be in two stages as follows:

**Stage 1:**

- Lot 1 of 613m<sup>2</sup>
- Lot 2 of 602m<sup>2</sup>
- Lot 3 of 757m<sup>2</sup>
- Lot 4 of 634m<sup>2</sup>
- Lot 5 of 775m<sup>2</sup>
- Lot 6 of 1164m<sup>2</sup> (857m<sup>2</sup> + 307m<sup>2</sup> ROW)
- Lot 7 of 678m<sup>2</sup>
- Lot 8 of 615m<sup>2</sup>
- Lot 9 of 642m<sup>2</sup>
- Lot 10 of 880m<sup>2</sup>
- Lot 11 of 819m<sup>2</sup>
- Lot 12 of 645m<sup>2</sup>
- Lot 13 of 629m<sup>2</sup>
- Lot 14 of 700m<sup>2</sup>
- Lot 15 of 1145m<sup>2</sup> (815m<sup>2</sup> + 330m<sup>2</sup> ROW)
- Lot 16 of 664m<sup>2</sup>
- Lot 17 of 617m<sup>2</sup>
- Lot 18 (to vest as road)
- Lot 19 of 742m<sup>2</sup>
- Lot 20 of 975m<sup>2</sup>
- Lot 21 of 935m<sup>2</sup> (824m<sup>2</sup> + 111m<sup>2</sup> ROW)
- Lot 22 of 778m<sup>2</sup>
- Lot 23 of 754m<sup>2</sup>
- Lot 24 of 725m<sup>2</sup>
- Lot 25 of 671m<sup>2</sup>
- Lot 26 of 604m<sup>2</sup>
- Lot 27 of 695m<sup>2</sup>
- Lot 28 of 742m<sup>2</sup>
- Lot 29 of 557m<sup>2</sup>
- Lot 30 of 993m<sup>2</sup>
- Lot 31 of 965m<sup>2</sup>
- Lot 32 of 1051m<sup>2</sup>
- Lot 33 of 953m<sup>2</sup>
- Lot 34 of 846m<sup>2</sup>
- Lot 35 of 879m<sup>2</sup>
- Lot 36 of 1115m<sup>2</sup>
- Lot 37 of 1040m<sup>2</sup>
- Lot 38 of 759m<sup>2</sup>
- Lot 39 of 785m<sup>2</sup>
- Lot 40 of 690m<sup>2</sup>
- Lot 41 of 665m<sup>2</sup>
- Lot 42 of 605m<sup>2</sup>
- Lot 43 of 679m<sup>2</sup>
- Lot 44 of 630m<sup>2</sup>
- Lot 45 of 621m<sup>2</sup>
- Lot 46 of 610m<sup>2</sup>
- Lot 47 of 600m<sup>2</sup>
- Lot 48 of 605m<sup>2</sup>
- Lot 49 of 712m<sup>2</sup>
- Lot 50 of 612m<sup>2</sup>
- Lot 51 of 603m<sup>2</sup>

**Stage 2:**

- Lot 52 of 810m<sup>2</sup>
- Lot 53 of 600m<sup>2</sup>
- Lot 54 of 603m<sup>2</sup>
- Lot 55 of 677m<sup>2</sup>
- Lot 56 of 806m<sup>2</sup> (691m<sup>2</sup> + 115m<sup>2</sup> ROW)
- Lot 57 of 616m<sup>2</sup>
- Lot 58 of 612m<sup>2</sup>
- Lot 59 of 630m<sup>2</sup>
- Lot 60 of 969m<sup>2</sup> (923m<sup>2</sup> + 46m<sup>2</sup> ROW)
- Lot 61 of 772m<sup>2</sup>
- Lot 62 of 610m<sup>2</sup>
- Lot 63 of 600m<sup>2</sup>
- Lot 64 of 905m<sup>2</sup> (743m<sup>2</sup> + 162m<sup>2</sup> ROW)
- Lot 65 of 600m<sup>2</sup>
- Lot 66 of 600m<sup>2</sup>
- Lot 67 of 627m<sup>2</sup>
- Lot 68 of 647m<sup>2</sup>
- Lot 69 of 626m<sup>2</sup>
- Lot 70 of 724m<sup>2</sup>
- Lot 71 of 649m<sup>2</sup>
- Lot 72 of 1246m<sup>2</sup> (869m<sup>2</sup> + 377m<sup>2</sup> ROW)
- Lot 73 of 783m<sup>2</sup>
- Lot 74 of 1015m<sup>2</sup> (727m<sup>2</sup> + 288m<sup>2</sup> ROW)
- Lot 75 of 701m<sup>2</sup>
- Lot 76 of 670m<sup>2</sup>
- Lot 77 of 3309m<sup>2</sup> (to vest as reserve)
- Lot 78 (to vest as road)

It should be noted that the areas and dimensions are approximate only and subject to final survey.



### 3.0 District Plan

The land being subdivided is located in the Residential Zone (Map 35, as amended by Plan Change No. 7). There are no designations or other notations affecting the property.

The subdivision proposed complies with the Performance Standards for a Controlled Activity.

#### 3.1 Vehicle Access

The site adjoins and has frontage to both County Drive and Waihi Road (State Highway 3). This area of State Highway is a Limited Access Road. There is an existing formed vehicle access to the property from State Highway 3 located near the northern boundary of the site. This presently serves the existing dwelling located in this area.

As part of the subdivision it is proposed that County Drive be extended, as shown on Plan No. 4996/1777 Rev 10 dated 9/11/06. The extension will have a legal width of 20 metres and is configured to provide a future connection through to Glover Road and Fitzgerald Lane (and thus ultimately to State Highway 3) through the adjoining property to the west. Three 16 metre wide cul-de-sac's will serve the residential lots; one of these will also provide access to the proposed reserve area located in the eastern part of the property.

It is proposed that the roading be vested in Council in 2 stages – Lot 18 in Stage 1 and Lot 78 in Stage 2. However, all of the road (both Lots 18 and 78) may be formed as part of Stage 1 for reasons of practicality and economics. Formation of the streetscape will be to a high quality including such design details as powder coated street lighting with a styled logo.

A number of the properties will be served by right of ways:

##### Stage 1

- Lots 3, 4, 5 and 7 over Lot 6 (5.11m wide)
- Lots 11 and 14 over Lot 15 (5.00m wide)
- Lot 22 over Lot 21 (5.15m wide)

##### Stage 2

- Lots 55 and 57 over Lot 56 (5.0m wide)
- Lot 59 over Lot 60 (5.0m wide)
- Lot 61 over Lot 64 (5.0m wide)
- Lots 70, 71 and 73 over Lot 72 (6.0m wide)
- Lots 67, 68, 69, 75 and 76 over Lot 74 (6.0m wide)

In addition access to a number of the Lots (Lots 10, 20, 32, 36, 39 and 52) is by way of access legs; these have a minimum width of 4.0 metres.

Individual vehicle access to the allotments will be by way of a formed vehicle access point. However, as the properties are vacant, it is requested that the requirement to

form a vehicle crossing prior to survey plan approval be waived. This will enable the owner of each allotment to provide a vehicle crossing at the time of building which best serves the development of the dwelling and site.

The existing vehicle access from the State Highway will be closed after completion of the second stage.

### 3.2 Utilities and Services

#### 3.2.1 Water

There are a number of existing Council water mains located near the proposed subdivision:

- A 100mm ac pipe on the west side of Waihi Road (State Highway 3), extending north to Fitzgerald Lane.
- A 100mm ac pipe on the west side of County Drive.
- An interconnecting 100mm ac pipe located in the Furlong Inn Property.

The Council's engineering staff have advised that there is no known problem with water pressure or flow in the area and that the supply would be adequate to meet the anticipated needs of the proposed development.

Reticulation connecting to the Council's water supply system will be provided as part of the development of the roading infrastructure within the subdivision.

Each allotment will have an individual connection to the Council's reticulated water network. Those properties that have access by way of a right of way will have a shared line located within the right of way, with individual connections to each lot.

It is proposed that a show home be located on Lot 43 of Stage 1. This will require a temporary connection from the closest possible supply.

#### 3.1.2 Wastewater

The western trunk main passes through the property in a north-south direction, parallel to Waihi Road, approximately 115 metres from the eastern boundary of the site. There is also a 150mm sewer main located within County Drive.

Discussions have been ongoing with the Council's Engineering staff who have advised that the western trunk main is at capacity, with no further connections to be made. As agreed as a result of the study undertaken by Apex Consultants, connection from the subdivision will be made to the Rata Street sewer main and pump station.

It is proposed that a show home be located on Lot 43 of Stage 1. This will require a temporary connection to the closest possible reticulation.

The existing dwelling located on the property will be removed and the sewage disposal system decommissioned.



### 3.1.3 Stormwater

There is an existing 450mm pipe that terminates approximately 80 metres from the end of County Drive. This extends along County Drive, into Glover Road and discharges from a 675mm pipe into Council Land off Rod Symes Place.

It is proposed that the stormwater from the road servicing the subdivision will be discharged into this system. This will involve an extension of the existing reticulation.

The lots are of sufficient size to dispose of stormwater on-site without cross boundary effects.

### 3.1.4 Power, Telecommunications and Gas

Services are available from County Drive. The District Plan specifies that where installed, these services shall be laid underground. All services will be underground.

### 3.3 Existing Buildings

There is an existing dwelling and associated buildings located on the property, near the northern boundary. This will be removed to enable development of the property in line with the subdivision scheme plan.

## 4.0 Reserve Land

The proposed subdivision includes an area to be vested as reserve – Lot 77 of 3309m<sup>2</sup>. The reserve is composed of a rectangular area of land which will be used for recreational purposes and a 7.0 m wide strip of land located between the State Highway and the proposed subdivision which will be formed as a bund. This reserve constitutes the required Financial Contribution for this subdivision, as advised by Alison Gibson (email dated 27/9/06).

Formation of the bund area of the reserve will occur in Stage 2 using surplus material from the bulk earthworks of Stage 1 and from building on the allotments. It will be grassed, and it is understood that the Council may undertake landscaping at a later date. In addition, a 4.0 metre wide private bund may be formed over Lots 44, 71 and 72.

Although formation of both Lots 18 and 78 as road may occur in Stage 1, it is proposed that Lot 78 not be vested as road until Stage 2. This will mean that there is no legal access to the reserve (Lot 77) until Stage 2. There are a number of reasons for this:

- Formation of Lot 78 may encourage use of this area for anti-social behaviour.
- Delaying vesting of Lot 78 will enable formation of the bund prior to use of the reserve area by the public.
- The bund will provide a barrier between users of the reserve and the traffic environment on the adjoining State Highway.



If Lot 78 is formed as a road as part of Stage 1, a gate will be erected to block vehicular access for the reasons mentioned above. This gate will be removed when the road is vested.

## **5.0 Assessment of Environmental Effects**

The proposed subdivision is located on the fringe of the Hawera urban area. This is an area that is increasingly being developed for residential use. The proposed subdivision is in keeping with this residential development and provides a consolidated plan for a large residential development, rather than an ad-hoc approach. All of the lots are of sufficient size to enable residential development and a number of protective covenants (including such things as minimum standards for materials, minimum size of dwelling etc.) will be placed on the Certificates of Title to ensure a high quality of development.

Access to the subdivision will be by way of fully serviced roading, with provision made for future linkages to Glover Road and Fitzgerald Lane. The level of traffic on County Drive will increase; however, Plan Change No. 7 recognises that this is a developing residential area, and the proposed subdivision provides for future connectivity to the Council's roading network. Traffic mitigation measures for County Drive have been agreed with the Turuturu School Board of Trustees and the Council's Engineering staff. These mitigation measures will ensure that impacts on the amenity and safety of users of County Drive are minimised.

The plan of subdivision includes provision for landscaping of the streetscape and a 3309m<sup>2</sup> area of land will be set aside as a public reserve area. A 7.0 metre wide strip of the reserve will be developed as a bund to assist in screening the subdivision and to provide part of an acoustic solution for those allotments located near the adjoining State Highway.

The subdivision will be fully serviced by water, sewer and stormwater infrastructure and discussions have been ongoing with Council staff to ensure that this is achieved in the most sustainable manner. Staging the development of the subdivision is consistent with the infrastructure upgrading works that are programmed in the Council's Long Term Plan.

Telecommunications, electricity and gas connections will be provided to the subdivision; these will be undergrounded at the time they are installed.

Construction works will be timed to ensure minimum impact on the surrounding area. It is proposed that the traffic safety works proposed for County Drive be undertaken during the school holidays and that where practicable, access to the site for construction purposes will be by way of the existing access from State Highway 3. The latter is dependent on any requirements that Transit New Zealand may have in this regard.

All engineering design, construction works and supervision will be undertaken in accordance with the requirements of NZS4404:2004 Land Development and Subdivision Engineering.



## **6.0 Consultation Undertaken**

To support the application for the Plan Change and subsequent development of the property, consultation has been ongoing between the applicant, the Council and the Turuturu School Board of Trustees.

Consultation has also been undertaken with the Mr and Mrs Hawkes who own the adjoining properties located to the west – Lots 17, 18 and 19 DP 1529; it is through these land parcels that the extension of County Drive and ultimately the connection to Glover Road and Fitzgerald Lane would run.

## **7.0 Easements and Encumbrances**

There are no existing easements on the property, although there is an appurtenant easement for sewer drainage. This will need to be surrendered pursuant to Section 243(f) of the Resource Management Act 1991 on approval of the survey plan.

There is also a Consent Notice registered against the Title. This requires formation of a vehicle crossing to the property and connection to the Council's reticulated water supply and sewage disposal services within two years of the date of survey plan lodgement. As this condition will no longer be required with the development of County Estate, this will need to be cancelled pursuant to Section 221(3) of the Resource Management Act 1991.

Easements will be required for the right of ways, including gas, water, stormwater, sewer, telecommunications and electricity.

## **8.0 Documentation**

Included for Council's information are the following:

- Three copies of the proposed subdivision scheme plan: Plan No. 4996/1777 Rev 10 dated 09/11/06 – Proposed Subdivision of Lot 2 DP 372479
- A copy of the proposed landscaping plan
- A visual representation showing how the entry to County Estate will look
- A copy of CT 293173
- A copy of the relevant District Plan Map (note: this has not been amended to show the altered zoning of the property).

## **9.0 Application Fees**

Please invoice application costs to this office's account.

Yours faithfully



**H Johnson**

Senior Planner

[helen@bhsurveyors.co.nz](mailto:helen@bhsurveyors.co.nz)

4996RC



# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



  
R.W. Muir  
Registrar-General  
of Land

## Search Copy

**Identifier** 293173  
**Land Registration District** Taranaki  
**Date Issued** 20 October 2006

### Prior References

33851 TNJ4/584

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**Estate** Fee Simple  
**Area** 7.2029 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 372479

### Proprietors

Noeline Stella Hayter, Brian Hayter and Preston Edward Bulfin

### Interests

Subject to Section 59 Land Act 1948

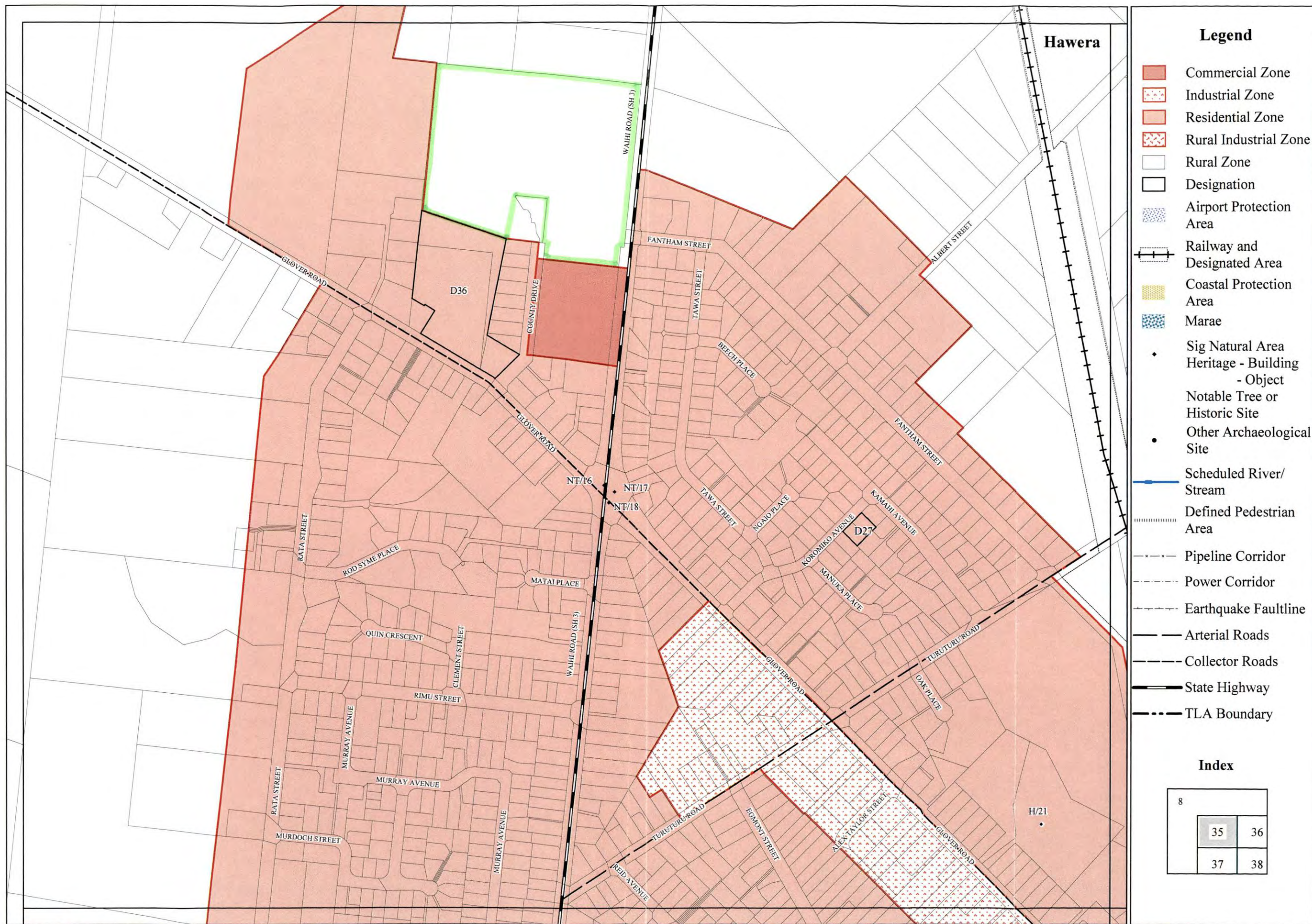
171535 Certificate declaring State Highway 3 adjoining the within land to be a limited access road - 26.9.1969 at 10.20 am

Appurtenant hereto is drainage sewage easement created by Easement Instrument 6072541.2 - 9.7.2004 at 9:00 am (Affects part formerly in CT 33851)

The easement created by Easement Instrument 6072541.2 is subject to Section 243 (a) Resource Management Act 1991 6824927.2 Mortgage to Hawera Hotels Limited - 12.4.2006 at 9:00 am (Affects part formerly in CT TNJ4/584)

7079376.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 20.10.2006 at 9:00 am













Disclaimer:  
This plan is produced for the sole purpose of obtaining a subdivision consent under the Resource Management Act 1991. Dimensions and areas are approximate and are subject to final survey. The use of this drawing for any other purpose is at the users risk.

NOTES:

**BLAND & HOWARTH**  
SURVEYORS

TEL/FAX (06)7586171 PO BOX 637  
19 DAWSON STREET NEW PLYMOUTH  
registered land & engineering surveyors  
land development & planning consultants

PROJECT:  
**PROPOSED SUBDIVISION  
OF LOT 2 DP 372479**

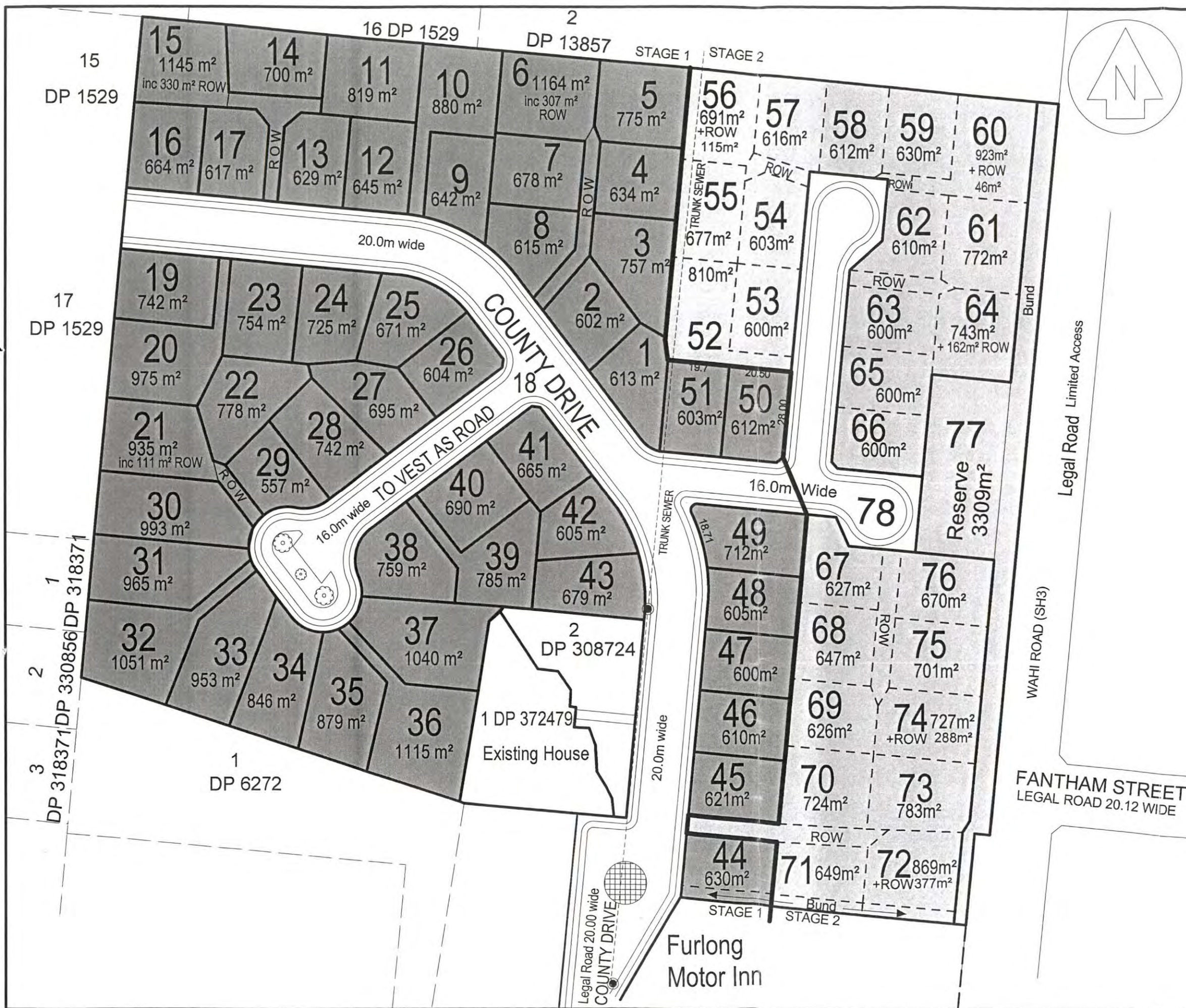
Refer: 4996v3  
CLIENT: WINSLOW PROPERTIES LTD

DATE: OCT 06 SHEET 1 OF 2

ORIGINAL SCALE: 1:1250 (A3)

PROJECT No.	PLAN No.	REV.
4996	1777	10 9/11/06





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NOTES:

**BLAND & HOWARTH**  
 Surveyors  
 TEL/FAX (06)7586171 PO BOX 637  
 19 DAWSON STREET NEW PLYMOUTH  
 registered land & engineering surveyors  
 land development & planning consultants

PROJECT:  
**PROPOSED SUBDIVISION  
 OF LOT 2 DP 372479**

Refer: 4996v3		
CLIENT WINSLOW PROPERTIES LTD		
DATE OCT 06		SHEET 1 OF 2
ORIGINAL SCALE 1:1250 (A3)		
PROJECT No. 4996	PLAN No. 1777	REV. 10 9/11/06









5 March 2007

Helen Johnson  
Bland & Howarth Surveyors Limited  
P O Box 637  
New Plymouth

Dear Helen

**Subdivision Consent Application – Kounty Kustodians Limited, County Drive, Hawera**

Your application was considered by the Group Manager Environment and Information Services under delegated authority on 5 March 2007 and he has resolved as follows:

THAT consent be granted to Kounty Kustodians Ltd to subdivide the property at County Drive, Hawera (land legally described as Lot 1 DP 308724) into Lot 1 of 613m<sup>2</sup>, Lot 2 of 602m<sup>2</sup>, Lot 3 of 757m<sup>2</sup>, Lot 4 of 634m<sup>2</sup>, Lot 5 of 775m<sup>2</sup>, Lot 6 of 1164m<sup>2</sup>, Lot 7 of 678m<sup>2</sup>, Lot 8 of 615m<sup>2</sup>, Lot 9 of 642m<sup>2</sup>, Lot 10 of 880m<sup>2</sup>, Lot 11 of 819m<sup>2</sup>, Lot 12 of 645m<sup>2</sup>, Lot 13 of 629m<sup>2</sup>, Lot 14 of 700m<sup>2</sup>, Lot 15 of 1145m<sup>2</sup>, Lot 16 of 664m<sup>2</sup>, Lot 17 of 617m<sup>2</sup>, Lot 18 (to vest as road), Lot 19 of 742m<sup>2</sup>, Lot 20 of 975m<sup>2</sup>, Lot 21 of 935m<sup>2</sup>, Lot 22 of 778m<sup>2</sup>, Lot 23 of 754m<sup>2</sup>, Lot 24 of 725m<sup>2</sup>, Lot 25 of 671m<sup>2</sup>, Lot 26 of 604m<sup>2</sup>, Lot 27 of 695m<sup>2</sup>, Lot 28 of 742m<sup>2</sup>, Lot 29 of 557m<sup>2</sup>, Lot 30 of 993m<sup>2</sup>, Lot 31 of 965m<sup>2</sup>, Lot 32 of 1051m<sup>2</sup>, Lot 33 of 953m<sup>2</sup>, Lot 34 of 846m<sup>2</sup>, Lot 35 of 879m<sup>2</sup>, Lot 36 of 1115m<sup>2</sup>, Lot 37 of 1040m<sup>2</sup>, Lot 38 of 759m<sup>2</sup>, Lot 39 of 785m<sup>2</sup>, Lot 40 of 690m<sup>2</sup>, Lot 41 of 665m<sup>2</sup>, Lot 42 of 605m<sup>2</sup>, Lot 43 of 679m<sup>2</sup>, Lot 44 of 630m<sup>2</sup>, Lot 45 of 621m<sup>2</sup>, Lot 46 of 610m<sup>2</sup>, Lot 47 of 600m<sup>2</sup>, Lot 48 of 605m<sup>2</sup>, Lot 49 of 712m<sup>2</sup>, Lot 50 of 612m<sup>2</sup>, Lot 51 of 603m<sup>2</sup>, Lot 52 of 810m<sup>2</sup>, Lot 53 of 600m<sup>2</sup>, Lot 54 of 603m<sup>2</sup>, Lot 55 of 677m<sup>2</sup>, Lot 56 of 806m<sup>2</sup>, Lot 57 of 616m<sup>2</sup>, Lot 58 of 612m<sup>2</sup>, Lot 59 of 630m<sup>2</sup>, Lot 60 of 969m<sup>2</sup>, Lot 61 of 772m<sup>2</sup>, Lot 62 of 610m<sup>2</sup>, Lot 63 of 600m<sup>2</sup>, Lot 64 of 905m<sup>2</sup>, Lot 65 of 600m<sup>2</sup>, Lot 66 of 600m<sup>2</sup>, Lot 67 of 627m<sup>2</sup>, Lot 68 of 647m<sup>2</sup>, Lot 69 of 626m<sup>2</sup>, Lot 70 of 724m<sup>2</sup>, Lot 71 of 649m<sup>2</sup>, Lot 72 of 1246m<sup>2</sup>, Lot 73 of 783m<sup>2</sup>, Lot 74 of 1015m<sup>2</sup>, Lot 75 of 701m<sup>2</sup>, Lot 76 of 670m<sup>2</sup>, Lot 77 of 3309m<sup>2</sup>, and Lot 78 (to vest as road), pursuant to Sections 104 and 108 of the Resource Management Act 1991.

**For the following reasons:**

1. Any adverse effects arising from the proposal could be adequately managed through consent conditions to ensure the development would not give rise to any adverse effects on the surrounding environment that are more than minor.
2. The proposal would be consistent with the character and amenity of the surrounding area and has recently been rezoned from Rural to Residential to cater for this type of development.
3. The proposal, subject to conditions, would comply with the District Plan's requirements for a Controlled Activity which must be approved.



**Subject to the following conditions:**

Stage one – Lots 1 – 51

Utilities and Services

1. That the Council's water main in County Drive is extended to serve the development.
2. That each lot (excluding Lot 18), is separately connected to the Council's water supply, including a manifold type assembly, to the satisfaction of the South Taranaki District Council.
3. That the water reticulation for the development is designed and constructed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and the plans submitted to the Council and approved by the Group Manager Engineering Services prior to any work taking place on the site.
4. That the development is connected to the Council's sewerage system within the catchment area of the Rata Street pumping station.
5. That each lot is separately connected to the Council's sewerage system to the satisfaction of the South Taranaki District Council.
6. That the sewerage reticulation for the development is designed and constructed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and the plans submitted to the Council and approved by the Group Manager Engineering Services prior to works taking place on the site.
7. That either:
  - a) The Council's stormwater main is extended to take stormwater from the extension to County Drive and new roads.

Or

- b) Stormwater from the extension to County Drive and the new roads is piped into Lot 17 DP 1529 and discharged into a natural watercourse.

And

- c) That any easements required to secure this right are duly granted, reserved and shown on the Land Transfer Plan.
8. That any stormwater disposal system or extension to the Council's stormwater system is designed and constructed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and the plans submitted to the Council and approved by the Group Manager Engineering Services prior to works taking place on the site.
9. That an Engineering Report demonstrating the ability of the lots to dispose of stormwater on-site without giving rise to cross boundary effects is forwarded to the Council and approved by the Group Manager Engineering Services prior to works taking place on the site.



## Access

10. That Lot 18, which involves the extension to County Drive and the proposed new road be formed as follows:
  - (a) A design by a qualified engineer shall be provided to and approved by the Council prior to any work being carried out. This design shall be in accordance with NZS4404:2004 Land Development and Subdivision Engineering and shall incorporate the following:
    - (i) A minimum road reserve of 20 metres, and a minimum carriageway of 11 metres for the extension to County Drive.
    - (ii) A minimum road reserve of 20 metres, and a minimum carriageway of 11 metres for the portion of road which connects to Lot 78.
    - (iii) A minimum road reserve of 11 metres, and a minimum carriageway of 6 metres for the new road serving Lots 20-41.
    - (iv) Provision for stormwater from the road to be discharged to appropriate outlets.
    - (v) Concrete kerb and channel.
    - (vi) A grass berm and 1.2 metre wide concrete footpath.
    - (vii) Street lighting.
  - (b) The new road shall be vested in the South Taranaki District Council in accordance with Section 238 of the Resource Management Act 1991.
  - (c) The new road shall be named by the Hawera Community Board in consultation with the consent holder.
11. That the extension to County Drive and the proposed new road, are formed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and to the satisfaction of the South Taranaki District Council.
12. That vehicle crossings to serve the rights of way are formed to the Council's Standard Commercial Vehicle Crossing specifications and to the satisfaction of the South Taranaki District Council.
13. That the rights of way be formed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and to the satisfaction of the South Taranaki District Council.
14. That each lot (excluding Lots 18 and 77) has a vehicle crossing installed to comply with the Council's Urban Property Entrance specifications within two years from the date of approval of the survey plan or at the time of building, whichever occurs sooner, and that this form an ongoing condition under Section 221 of the Resource Management Act 1991.
15. That Lot 77 is vested as reserve with the Council in accordance with Section 239 of the Resource Management Act 1991.
16. That, if Lot 78 is not vested with the Council as part of stage one, legal access to Lot 77 is provided.



18. That all necessary easements are duly granted and reserved, and shown on the Land Transfer Plan.
19. That any existing buildings comply with the District Plan's bulk and location requirements with respect to the new boundaries.
20. That, where installed, all other services for the subdivision including powerlines, gas distribution pipes and communication lines be installed underground.
21. That an "as built" plan outlining the location of the services to each Lot is submitted to the South Taranaki District Council in accordance with Schedule 1D of NZS4404:2004 Land Development and Subdivision Engineering.

#### Stage two – Lots 52 – 78

##### Utilities and Services

1. That the Council's water main in County Drive is extended to serve the development.
2. That each lot (excluding Lot 78) is separately connected to the Council's water supply, including a manifold type assembly, to the satisfaction of the South Taranaki District Council.
3. That the water reticulation for the development is designed and constructed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and the plans submitted to the Council and approved by the Group Manager Engineering Services prior to any works taking place on the site.
4. That the development is connected to the Council's sewerage system within the catchment area of the Rata Street pumping station.
5. That each lot is separately connected to the Council's sewerage system to the satisfaction of the South Taranaki District Council.
6. That the sewerage reticulation for the development is designed and constructed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and the plans submitted to the Council and approved by the Group Manager Engineering Services prior to works taking place on the site.
7. That either:
  - a) The Council's stormwater main is extended to take stormwater from the extension to County Drive and new roads.

##### Or

- b) Stormwater from the extension to County Drive and the new roads is piped into Lot 17 DP 1529 and discharged into a natural watercourse.

##### And

- c) That any easements required to secure this right are duly granted, reserved and shown on the Land Transfer Plan.



8. That the stormwater extension is designed and constructed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and the plans submitted to the Council and approved by the Group Manager Engineering Services prior to works taking place on the site.
9. That an Engineering Report demonstrating the ability of the lots to dispose of stormwater on-site without giving rise to cross boundary effects is forwarded to the Council and approved by the Group Manager Engineering Services prior to works taking place on the site.

#### Access

10. That Lot 78, the proposed new road, be formed as follows:
  - (a) A design by a qualified engineer shall be provided to and approved by the Council prior to any work being carried out. This design shall be in accordance with NZS4404:2004 Land Development and Subdivision Engineering and shall incorporate the following:
    - (i) A minimum road reserve of 20 metres, and a minimum carriageway of 11 metres for the cul de sac which serves the reserve.
    - (ii) A minimum road reserve of 11 metres, and a minimum carriageway of 6 metres for the remaining portion of Lot 78.
    - (iii) Provision for stormwater from the road to be discharged to appropriate outlets.
    - (iv) Concrete kerb and channel.
    - (v) A grass berm and 1.2 metre wide concrete footpath.
    - (vi) Street lighting.
  - (b) The new road shall be vested in the South Taranaki District Council in accordance with Section 238 of the Resource Management Act 1991.
  - (c) The new road shall be named by the Hawera Community Board in consultation with the consent holder.
11. That the proposed new road, is formed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and to the satisfaction of the South Taranaki District Council.
12. That vehicle crossings to serve the rights of way from the proposed new road are formed to the Council's Standard Commercial Vehicle Crossing specifications and to the satisfaction of the South Taranaki District Council.
13. That the rights of way be formed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and to the satisfaction of the South Taranaki District Council.
14. That each lot (excluding Lots 77 and 78) has a vehicle crossing installed to comply with the Council's Urban Property Entrance specifications within two years from the date of approval of the survey plan or at the time of building, whichever occurs sooner, and that this form an ongoing condition under Section 221 of the Resource Management Act 1991.



15. That all necessary easements are duly granted and reserved, and shown on the Land Transfer Plan.
16. That any existing buildings comply with the District Plan's bulk and location requirements with respect to the new boundaries.
17. That residential dwellings on Lots 59 – 76 be designed and constructed to be compliant with AS/NZ2107:2000: "Acoustics – Recommended design sound levels and reverberation times for building interiors" and that this form an ongoing condition in accordance with Section 221 of the Resource Management Act 1991.
18. That, where installed, all other services for the subdivision including powerlines, gas distribution pipes and communication lines be installed underground.
19. That an "as built" plan outlining the location of the services to each Lot is submitted to the South Taranaki District Council in accordance with Schedule 1D of NZS4404:2004 Land Development and Subdivision Engineering.

**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. *For all new vehicle crossings, an application with the appropriate fee must be made to the Council's Engineering Services Group.*
3. *Electronic formats for "as built" plans are available on request from the Council's Engineering Services Group.*
4. *Any temporary connections to the Council's services would require an application with the appropriate fee to be made to the Council's Engineering Services Group. Connections would be made to the nearest possible reticulation available.*
5. *Any extension work to the Council's existing infrastructure or any new infrastructure is to be undertaken at the applicant's expense.*
6. *Please forward your proposed street names for the subdivision, so that these may be considered by the Hawera Community Board.*
7. *A discharge consent from Taranaki Regional Council may be required for any discharge of stormwater to a natural watercourse.*
8. *NZS4404:2004 Land Development and Subdivision Engineering requires a second coat of chip seal to be applied to each new road twelve months after construction. Please contact the Council's Roading Manager to discuss options for meeting this requirement.*
9. *Any planting within road reserve areas will require Council approval. Please contact the Council's Property/Facilities Manager to discuss options for any planting that is planned.*

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 and the Additional Requirements for Subdivision of this land. Also enclosed is information relating to the requirement to protect archaeological sites. Any future development on the subdivided land should be sensitive to the protection of archaeological sites.

Please note, subdivision consent does not imply or guarantee consent in respect of future development on (or use of) the sites.

If you have any queries as to the above decision, please do not hesitate to contact me.

Yours sincerely

Blair Sutherland  
**Senior Planner**



# RESOURCE CONSENT APPLICATION

Application Number: RM S060106

Non-Notified	Notified	Building Consent

Applicant: Kounty Custodians Ltd

Property: County Drive, Hawera.

Described: 12270, 644, 00

6094

Proposal:

Application Received 16, 11, 2006

Receipt No.:

Deposit Paid

/ / \$

Application Type (Please complete)

78 Lot Residential  
Subdivision

## NOTIFICATION/NON-NOTIFICATION

Type of Resource Consent: Subdivision

Activity: 78 Lot Residential Subdivision

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

B. Smith

Approved/Not Approved

Authorised Officer



Report by: ..... Applicant: .....

Address of Property: .....

Zone: ..... Activity Status: .....

Statutory and District Plan Requirements: .....

Evaluation: .....

\* Vehicle  
Crossings

- ☐ 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) .....

Planner: ..... Senior Planner: .....

APPROVED/NOT APPROVED

Date

Authorised Officer



# **RESOURCE CONSENT APPLICATION** **CHARGE OUT SHEET**

Schedule of Work

Date	Activity	Officer	Charge Out	Hours	Amount
16/11	Admin / File Set up	SH		0.25	15.50
16/11	Plan Notified Fee	SH			45.00
	Site Visit	SKS	95	1/4	23.75
	Decision Correspondance	SB	86	<del>1</del>	<del>86.00</del> 86.00
	Planning Report	SB	86	<del>25</del>	<del>1720.00</del> 2064.00
	Engineering Assessment	UG	92	10	920.00 2984.00
	District Plan Compliance	AG	86	15	1290
	Section 223 Approval	BS	86	1	86.00
	Engineering Assessment	HS	92	24	2208.00
	Section 222 Completion Certificate	BS	86	1	86.00
	Section 221 Consent Notice	BS	86	1	86.00
	Section 224 Approval	BS	86	4	344.00
	Section 221 Consent Notice	BS	86	1	86.00
	Postage				6.00



## Tax Invoice/Statement: 3454

GST Reg. No: 52-769-477

Invoice Date: 06 March 2007

Kounty Custodians Limited  
C/- Bland & Howarth Surveyors  
P O Box 637  
New Plymouth 4340

Address: Private Bag 902  
Hawera  
Phone: 06 278 0555  
Free Phone: 0800 111 323  
Facsimile: 06 278 8757  
Email: [contact@stdc.govt.nz](mailto:contact@stdc.govt.nz)  
Website: [www.stdc.co.nz](http://www.stdc.co.nz)

**Application Number:** RMS060106  
**Description:** 78 Lot Residential Subdivision  
**Owner:** B Hayter, N S Hayter, P E Bulfin  
**Location Address:** 21 County Drive Hawera 4610

Charge Description	Charge	GST	Amount
Non Notified Decision Fee	\$40.00	\$5.00	\$45.00
Resource Consent Administration Charge	\$110.22	\$13.78	\$124.00
District Plan Compliance	\$1,146.67	\$143.33	\$1,290.00
Resource Consent Processing Fee (Engineering)	\$817.78	\$102.22	\$920.00
Resource Consent Processing Fee (Field)	\$21.11	\$2.64	\$23.75
Planning Assessment	\$2,446.22	\$305.78	\$2,752.00
Total	\$4,582.00	\$572.75	\$5,154.75

## Remittance Advice

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

**Application Number:** RMS060106  
**Applicant:** Kounty Custodians Limited  
**Amount Due:** \$5,154.75

Client Ref



**B. Sutherland**

---

**From:** Blair Sutherland  
**Sent:** Tuesday, 27 March 2007 11:42  
**To:** 'Allan Wallis'  
**Subject:** RE: County Drive Subdivision

Hi Allan

I have read over your comments and have attached another decision letter with some minor amendments. I have also responded to your points below;

1. I have changed the spelling of Custodians.
2. I have not added the wording you have requested, but at Section 223 Approval it is the Council's practice to allow a small amount of flexibility in terms of the size of the lots.
3. I have not added the word *and* in condition 7. The intention of the condition is to enable stormwater to be disposed of to the Council's stormwater system or to a natural watercourse. This option was included because it was not clear which option was preferred at the time of consent.
4. The wording in condition 10(a)(ii) has been amended.
5. Condition 10(a)(vi) has not been altered. In order to comply with NZS4404:2004 a minimum width of 1.4 metres is required. Your footpath will simply exceed the requirement of condition 10(a)(vi).

These conditions are not in draft form; they have already been approved. Any changes would require either an objection under Section 357 of the Resource Management Act 1991 or an application for change under Section 127 of the Resource Management Act 1991.

Please contact me if you would like to discuss this matter in greater detail.

Regards,  
Blair

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

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

**From:** Allan Wallis [mailto:allan@awprojects.co.nz]  
**Sent:** Thursday, 15 March 2007 10:33 a.m.  
**To:** Blair Sutherland  
**Subject:** RE: County Drive Subdivision

Hi Blair

I have collated the comments back from the client and engineer and I have attached a copy marked up in red where suggested changes are made. I look forward to your comments.

Regards  
Allan

Allan Wallis Projects  
Development Managers, Projects Managers and Cost Managers  
Level 2, Prendos Building  
34 Barrys Point Road  
Takapuna  
Auckland  
PO Box 6702  
Wellesley Street

3/27/2007



land  
Telephone ; 09-489 6007  
Telefax; 09-489 6017  
E mail ; allan@awprojects.co.nz

---

**From:** Blair Sutherland [mailto:blair.sutherland@STDC.govt.nz]  
**Sent:** Monday, 5 March 2007 3:14 p.m.  
**To:** allan@awprojects.co.nz  
**Subject:** County Drive Subdivision

Hi Allan

The resource consent for the County Drive Subdivision has been granted today. I have attached a copy of the conditions for you.

Thanks,  
Blair

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

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.



5 March 2007

Helen Johnson  
Bland & Howarth Surveyors Limited  
P O Box 637  
New Plymouth

Dear Helen

**Subdivision Consent Application – Kounty Custodians Limited, County Drive, Hawera**

Your application was considered by the Group Manager Environment and Information Services under delegated authority on 5 March 2007 and he has resolved as follows:

THAT consent be granted to Kounty Custodians Ltd to subdivide the property at County Drive, Hawera (land legally described as Lot 1 DP 308724) into Lot 1 of 613m<sup>2</sup>, Lot 2 of 602m<sup>2</sup>, Lot 3 of 757m<sup>2</sup>, Lot 4 of 634m<sup>2</sup>, Lot 5 of 775m<sup>2</sup>, Lot 6 of 1164m<sup>2</sup>, Lot 7 of 678m<sup>2</sup>, Lot 8 of 615m<sup>2</sup>, Lot 9 of 642m<sup>2</sup>, Lot 10 of 880m<sup>2</sup>, Lot 11 of 819m<sup>2</sup>, Lot 12 of 645m<sup>2</sup>, Lot 13 of 629m<sup>2</sup>, Lot 14 of 700m<sup>2</sup>, Lot 15 of 1145m<sup>2</sup>, Lot 16 of 664m<sup>2</sup>, Lot 17 of 617m<sup>2</sup>, Lot 18 (to vest as road), Lot 19 of 742m<sup>2</sup>, Lot 20 of 975m<sup>2</sup>, Lot 21 of 935m<sup>2</sup>, Lot 22 of 778m<sup>2</sup>, Lot 23 of 754m<sup>2</sup>, Lot 24 of 725m<sup>2</sup>, Lot 25 of 671m<sup>2</sup>, Lot 26 of 604m<sup>2</sup>, Lot 27 of 695m<sup>2</sup>, Lot 28 of 742m<sup>2</sup>, Lot 29 of 557m<sup>2</sup>, Lot 30 of 993m<sup>2</sup>, Lot 31 of 965m<sup>2</sup>, Lot 32 of 1051m<sup>2</sup>, Lot 33 of 953m<sup>2</sup>, Lot 34 of 846m<sup>2</sup>, Lot 35 of 879m<sup>2</sup>, Lot 36 of 1115m<sup>2</sup>, Lot 37 of 1040m<sup>2</sup>, Lot 38 of 759m<sup>2</sup>, Lot 39 of 785m<sup>2</sup>, Lot 40 of 690m<sup>2</sup>, Lot 41 of 665m<sup>2</sup>, Lot 42 of 605m<sup>2</sup>, Lot 43 of 679m<sup>2</sup>, Lot 44 of 630m<sup>2</sup>, Lot 45 of 621m<sup>2</sup>, Lot 46 of 610m<sup>2</sup>, Lot 47 of 600m<sup>2</sup>, Lot 48 of 605m<sup>2</sup>, Lot 49 of 712m<sup>2</sup>, Lot 50 of 612m<sup>2</sup>, Lot 51 of 603m<sup>2</sup>, Lot 52 of 810m<sup>2</sup>, Lot 53 of 600m<sup>2</sup>, Lot 54 of 603m<sup>2</sup>, Lot 55 of 677m<sup>2</sup>, Lot 56 of 806m<sup>2</sup>, Lot 57 of 616m<sup>2</sup>, Lot 58 of 612m<sup>2</sup>, Lot 59 of 630m<sup>2</sup>, Lot 60 of 969m<sup>2</sup>, Lot 61 of 772m<sup>2</sup>, Lot 62 of 610m<sup>2</sup>, Lot 63 of 600m<sup>2</sup>, Lot 64 of 905m<sup>2</sup>, Lot 65 of 600m<sup>2</sup>, Lot 66 of 600m<sup>2</sup>, Lot 67 of 627m<sup>2</sup>, Lot 68 of 647m<sup>2</sup>, Lot 69 of 626m<sup>2</sup>, Lot 70 of 724m<sup>2</sup>, Lot 71 of 649m<sup>2</sup>, Lot 72 of 1246m<sup>2</sup>, Lot 73 of 783m<sup>2</sup>, Lot 74 of 1015m<sup>2</sup>, Lot 75 of 701m<sup>2</sup>, Lot 76 of 670m<sup>2</sup>, Lot 77 of 3309m<sup>2</sup>, and Lot 78 (to vest as road), pursuant to Sections 104 and 108 of the Resource Management Act 1991.

**For the following reasons:**

1. Any adverse effects arising from the proposal could be adequately managed through consent conditions to ensure the development would not give rise to any adverse effects on the surrounding environment that are more than minor.
2. The proposal would be consistent with the character and amenity of the surrounding area and has recently been rezoned from Rural to Residential to cater for this type of development.
3. The proposal, subject to conditions, would comply with the District Plan's requirements for a Controlled Activity which must be approved.



**Subject to the following conditions:**

Stage one – Lots 1 – 51

Utilities and Services

1. That the Council's water main in County Drive is extended to serve the development.
2. That each lot (excluding Lot 18), is separately connected to the Council's water supply, including a manifold type assembly, to the satisfaction of the South Taranaki District Council.
3. That the water reticulation for the development is designed and constructed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and the plans submitted to the Council and approved by the Group Manager Engineering Services prior to any work taking place on the site.
4. That the development is connected to the Council's sewerage system within the catchment area of the Rata Street pumping station.
5. That each lot is separately connected to the Council's sewerage system to the satisfaction of the South Taranaki District Council.
6. That the sewerage reticulation for the development is designed and constructed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and the plans submitted to the Council and approved by the Group Manager Engineering Services prior to works taking place on the site.
7. That either:
  - a) The Council's stormwater main is extended to take stormwater from the extension to County Drive and new roads.

Or

- b) Stormwater from the extension to County Drive and the new roads is piped into Lot 17 DP 1529 and discharged into a natural watercourse.

And

- c) That any easements required to secure this right are duly granted, reserved and shown on the Land Transfer Plan.
8. That any stormwater disposal system or extension to the Council's stormwater system is designed and constructed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and the plans submitted to the Council and approved by the Group Manager Engineering Services prior to works taking place on the site.
9. That an Engineering Report demonstrating the ability of the lots to dispose of stormwater on-site without giving rise to cross boundary effects is forwarded to the Council and approved by the Group Manager Engineering Services prior to works taking place on the site.



## Access

10. That Lot 18, which involves the extension to County Drive and the proposed new road be formed as follows:
  - (a) A design by a qualified engineer shall be provided to and approved by the Council prior to any work being carried out. This design shall be in accordance with NZS4404:2004 Land Development and Subdivision Engineering and shall incorporate the following:
    - (i) A minimum road reserve of 20 metres, and a minimum carriageway of 11 metres for the extension to County Drive.
    - (ii) A minimum road reserve of 20 metres, and a minimum carriageway of 11 metres for the portion of road which connects to Lot 78.
    - (iii) A minimum road reserve of 11 metres, and a minimum carriageway of 6 metres for the new road serving Lots 21,22 and 27-41.
    - (iv) Provision for stormwater from the road to be discharged to appropriate outlets.
    - (v) Concrete kerb and channel.
    - (vi) A grass berm and 1.2 metre wide concrete footpath.
    - (vii) Street lighting.
  - (b) The new road shall be vested in the South Taranaki District Council in accordance with Section 238 of the Resource Management Act 1991.
  - (c) The new road shall be named by the Hawera Community Board in consultation with the consent holder.
11. That the extension to County Drive and the proposed new road, are formed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and to the satisfaction of the South Taranaki District Council.
12. That vehicle crossings to serve the rights of way are formed to the Council's Standard Commercial Vehicle Crossing specifications and to the satisfaction of the South Taranaki District Council.
13. That the rights of way be formed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and to the satisfaction of the South Taranaki District Council.
14. That each lot (excluding Lots 18 and 77) has a vehicle crossing installed to comply with the Council's Urban Property Entrance specifications within two years from the date of approval of the survey plan or at the time of building, whichever occurs sooner, and that this form an ongoing condition under Section 221 of the Resource Management Act 1991.
15. That Lot 77 is vested as reserve with the Council in accordance with Section 239 of the Resource Management Act 1991.
16. That, if Lot 78 is not vested with the Council as part of stage one, legal access to Lot 77 is provided.



18. That all necessary easements are duly granted and reserved, and shown on the Land Transfer Plan.
19. That any existing buildings comply with the District Plan's bulk and location requirements with respect to the new boundaries.
20. That, where installed, all other services for the subdivision including powerlines, gas distribution pipes and communication lines be installed underground.
21. That an "as built" plan outlining the location of the services to each Lot is submitted to the South Taranaki District Council in accordance with Schedule 1D of NZS4404:2004 Land Development and Subdivision Engineering.

#### Stage two – Lots 52 – 78

##### Utilities and Services

1. That the Council's water main in County Drive is extended to serve the development.
2. That each lot (excluding Lot 78) is separately connected to the Council's water supply, including a manifold type assembly, to the satisfaction of the South Taranaki District Council.
3. That the water reticulation for the development is designed and constructed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and the plans submitted to the Council and approved by the Group Manager Engineering Services prior to any works taking place on the site.
4. That the development is connected to the Council's sewerage system within the catchment area of the Rata Street pumping station.
5. That each lot is separately connected to the Council's sewerage system to the satisfaction of the South Taranaki District Council.
6. That the sewerage reticulation for the development is designed and constructed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and the plans submitted to the Council and approved by the Group Manager Engineering Services prior to works taking place on the site.
7. That either:
  - a) The Council's stormwater main is extended to take stormwater from the extension to County Drive and new roads.

##### Or

- b) Stormwater from the extension to County Drive and the new roads is piped into Lot 17 DP 1529 and discharged into a natural watercourse.

##### And

- c) That any easements required to secure this right are duly granted, reserved and shown on the Land Transfer Plan.



8. That the stormwater extension is designed and constructed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and the plans submitted to the Council and approved by the Group Manager Engineering Services prior to works taking place on the site.
9. That an Engineering Report demonstrating the ability of the lots to dispose of stormwater on-site without giving rise to cross boundary effects is forwarded to the Council and approved by the Group Manager Engineering Services prior to works taking place on the site.

#### Access

10. That Lot 78, the proposed new road, be formed as follows:
  - (a) A design by a qualified engineer shall be provided to and approved by the Council prior to any work being carried out. This design shall be in accordance with NZS4404:2004 Land Development and Subdivision Engineering and shall incorporate the following:
    - (i) A minimum road reserve of 20 metres, and a minimum carriageway of 11 metres for the cul de sac which serves the reserve.
    - (ii) A minimum road reserve of 11 metres, and a minimum carriageway of 6 metres for the remaining portion of Lot 78.
    - (iii) Provision for stormwater from the road to be discharged to appropriate outlets.
    - (iv) Concrete kerb and channel.
    - (v) A grass berm and 1.2 metre wide concrete footpath.
    - (vi) Street lighting.
  - (b) The new road shall be vested in the South Taranaki District Council in accordance with Section 238 of the Resource Management Act 1991.
  - (c) The new road shall be named by the Hawera Community Board in consultation with the consent holder.
11. That the proposed new road, is formed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and to the satisfaction of the South Taranaki District Council.
12. That vehicle crossings to serve the rights of way from the proposed new road are formed to the Council's Standard Commercial Vehicle Crossing specifications and to the satisfaction of the South Taranaki District Council.
13. That the rights of way be formed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and to the satisfaction of the South Taranaki District Council.
14. That each lot (excluding Lots 77 and 78) has a vehicle crossing installed to comply with the Council's Urban Property Entrance specifications within two years from the date of approval of the survey plan or at the time of building, whichever occurs sooner, and that this form an ongoing condition under Section 221 of the Resource Management Act 1991.



15. That all necessary easements are duly granted and reserved, and shown on the Land Transfer Plan.
16. That any existing buildings comply with the District Plan's bulk and location requirements with respect to the new boundaries.
17. That residential dwellings on Lots 59 – 76 be designed and constructed to be compliant with AS/NZ2107:2000: "Acoustics – Recommended design sound levels and reverberation times for building interiors" and that this form an ongoing condition in accordance with Section 221 of the Resource Management Act 1991.
18. That, where installed, all other services for the subdivision including powerlines, gas distribution pipes and communication lines be installed underground.
19. That an "as built" plan outlining the location of the services to each Lot is submitted to the South Taranaki District Council in accordance with Schedule 1D of NZS4404:2004 Land Development and Subdivision Engineering.

**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. *For all new vehicle crossings, an application with the appropriate fee must be made to the Council's Engineering Services Group.*
3. *Electronic formats for "as built" plans are available on request from the Council's Engineering Services Group.*
4. *Any temporary connections to the Council's services would require an application with the appropriate fee to be made to the Council's Engineering Services Group. Connections would be made to the nearest possible reticulation available.*
5. *Any extension work to the Council's existing infrastructure or any new infrastructure is to be undertaken at the applicant's expense.*
6. *Please forward your proposed street names for the subdivision, so that these may be considered by the Hawera Community Board.*
7. *A discharge consent from Taranaki Regional Council may be required for any discharge of stormwater to a natural watercourse.*
8. *NZS4404:2004 Land Development and Subdivision Engineering requires a second coat of chip seal to be applied to each new road twelve months after construction. Please contact the Council's Roading Manager to discuss options for meeting this requirement.*
9. *Any planting within road reserve areas will require Council approval. Please contact the Council's Property/Facilities Manager to discuss options for any planting that is planned.*

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 and the Additional Requirements for Subdivision of this land. Also enclosed is information relating to the requirement to protect archaeological sites. Any future development on the subdivided land should be sensitive to the protection of archaeological sites.

Please note, subdivision consent does not imply or guarantee consent in respect of future development on (or use of) the sites.

If you have any queries as to the above decision, please do not hesitate to contact me.

Yours sincerely

Blair Sutherland  
**Senior Planner**



## Blair Sutherland

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**From:** Sven Freitag  
**Sent:** Monday, 5 March 2007 09:08  
**To:** Blair Sutherland  
**Subject:** RE: Winslow Conditions

Hi Blair,

As discussed I had a quick look over them and I'm happy with them considering that Vivek has agreed to the conditions.

Sven

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

**From:** Blair Sutherland  
**Sent:** Monday, 5 March 2007 8:47 a.m.  
**To:** Sven Freitag  
**Subject:** Winslow Conditions

Hi Sven

Attached is a copy of the proposed conditions for the Winslow Subdivision. In your absence last week I discussed them with Vivek and we agreed that they would do the job. Hopefully this means there will not be too much for you to do.

Winslow has now paid their overdue account and we need to get moving on the consent.

Could you please let me know if there are any changes needed or if we have got them about right?

Thanks,  
Blair

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



# Subdivision Consent Report

RMS060106

To	Alison Gibson, Planning Manager
From	Blair Sutherland, Senior Planner
Date	1 March 2007
Subject	<b>78 Lot Residential Subdivision, Kounty Kustodians Ltd, County Drive, Hawera</b>

**Application Number:** RMS060106  
**Applicant:** Kounty Kustodians Ltd  
**Location of Activity:** County Drive, Hawera  
**Legal Description:** Lot 1 DP 308724  
**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 any boundary of any lot 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.



## **Performance Standards – Access**

- 8.02.2(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.
- 8.02.2(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.
- 8.02.2(3) All subdivisions with access or frontage to a State Highway shall, as required by Section 1.04.1(d) of the Plan, be referred to Transit New Zealand for approval.

## ***Additional Performance Standards Relating to Lot 1 and Lot 2 DP 308724 and Subsequent Titles (all Land affected by Plan Change 7)***

- 8.02.4 (1) Prior to an application for subdivision of any part of the land, an indicative structure plan for the whole of the area shall be provided, to the satisfaction of the Council, showing the proposed road layout for the land and any areas for utilities and amenity open space. The structure plan shall indicate potential vehicular connections to adjacent areas, and pedestrian and cycle connections into the wider road network beyond the land itself.
- 8.02.4(2) Adequate areas of land on the eastern and western boundaries of Lot 1 DP 308724 must be provided (as a cost on the development of the land) for connection to the State Highway and adjacent land, to be used for general recreational purposes and pedestrian and cycleway connectivity, until such time and upon approval by the South Taranaki District Council and Transit New Zealand, it is required for future vehicular connections.
- 8.02.4 (3) All residential dwellings constructed on Lot 1 DP 308724 (and any subsequent lots), within 40 metres of the boundary of that Lot and State Highway 3, must be designed and constructed to be compliant with AS/NZ2107:2000: "Acoustics – Recommended design sound levels and reverberation times for building interiors".
- 8.02.4 (4) Prior to an application for subdivision, a plan and description of traffic mitigation measures for County Drive and Glover Road shall be provided to the satisfaction of the Council and shall demonstrate consultation with Turuturu School's Board of Trustees. These traffic mitigation measures must be paid for as a financial contribution under rule 16.03.3 (a) and (d) and must be undertaken prior to any development commencing on site.

## **APPLICATION**

The applicant, Kouny Kustodians Ltd, is proposing to subdivide the property at County Drive, Hawera (land legally described as Lot 1 DP 308724) into 78 lots. This is a 7.2029 ha property which was recently rezoned from Rural to Residential as a result of Plan Change 7.

The property is a flat section which has one dwelling located near the centre of the Northern boundary (Located over Lots 6 - 8). This dwelling is to be removed to enable development of the property in line with the subdivision scheme plan.

The applicant has advised that survey plan approval would be applied for in two stages. The first stage would include Lots 1 – 51. The second stage would incorporate the remaining 27 Lots. The Lots would be sized as follows:



**Stage one - Lots 1 - 51**

- \* Lot 1 of 613m<sup>2</sup>
- \* Lot 2 of 602m<sup>2</sup>
- \* Lot 3 of 757m<sup>2</sup>
- \* Lot 4 of 634m<sup>2</sup>
- \* Lot 5 of 775m<sup>2</sup>
- \* Lot 6 of 1164m<sup>2</sup> (857m<sup>2</sup> + 307m<sup>2</sup> ROW)
- \* Lot 7 of 678m<sup>2</sup>
- \* Lot 8 of 615m<sup>2</sup>
- \* Lot 9 of 642m<sup>2</sup>
- \* Lot 10 of 880m<sup>2</sup>
- \* Lot 11 of 819m<sup>2</sup>
- \* Lot 12 of 645m<sup>2</sup>
- \* Lot 13 of 629m<sup>2</sup>
- \* Lot 14 of 700m<sup>2</sup>
- \* Lot 15 of 1145m<sup>2</sup> (815m<sup>2</sup> + 330m<sup>2</sup> ROW)
- \* Lot 16 of 664m<sup>2</sup>
- \* Lot 17 of 617m<sup>2</sup>
- \* Lot 18 (to vest as road)
- \* Lot 19 of 742m<sup>2</sup>
- \* Lot 20 of 975m<sup>2</sup>
- \* Lot 21 of 935m<sup>2</sup> (842m<sup>2</sup> + 111m<sup>2</sup> ROW)
- \* Lot 22 of 778m<sup>2</sup>
- \* Lot 23 of 754m<sup>2</sup>
- \* Lot 24 of 725m<sup>2</sup>
- \* Lot 25 of 671m<sup>2</sup>
- \* Lot 26 of 604m<sup>2</sup>
- \* Lot 27 of 695m<sup>2</sup>
- \* Lot 28 of 742m<sup>2</sup>
- \* Lot 29 of 557m<sup>2</sup>
- \* Lot 30 of 993m<sup>2</sup>
- \* Lot 31 of 965m<sup>2</sup>
- \* Lot 32 of 1051m<sup>2</sup>
- \* Lot 33 of 953m<sup>2</sup>
- \* Lot 34 of 846m<sup>2</sup>
- \* Lot 35 of 879m<sup>2</sup>
- \* Lot 36 of 1115m<sup>2</sup>
- \* Lot 37 of 1040m<sup>2</sup>
- \* Lot 38 of 759m<sup>2</sup>
- \* Lot 39 of 785m<sup>2</sup>
- \* Lot 40 of 690m<sup>2</sup>
- \* Lot 41 of 665m<sup>2</sup>
- \* Lot 42 of 605m<sup>2</sup>
- \* Lot 43 of 679m<sup>2</sup>
- \* Lot 44 of 630m<sup>2</sup>
- \* Lot 45 of 621m<sup>2</sup>
- \* Lot 46 of 610m<sup>2</sup>
- \* Lot 47 of 600m<sup>2</sup>
- \* Lot 48 of 605m<sup>2</sup>
- \* Lot 49 of 712m<sup>2</sup>
- \* Lot 50 of 612m<sup>2</sup>
- \* Lot 51 of 603m<sup>2</sup>

**Stage two - Lots 52 – 78**

- \* Lot 52 of 810m<sup>2</sup>
- \* Lot 53 of 600m<sup>2</sup>
- \* Lot 54 of 603m<sup>2</sup>
- \* Lot 55 of 677m<sup>2</sup>
- \* Lot 56 of 806m<sup>2</sup> (691m<sup>2</sup> + 115m<sup>2</sup> ROW)
- \* Lot 57 of 616m<sup>2</sup>
- \* Lot 58 of 612m<sup>2</sup>
- \* Lot 59 of 630m<sup>2</sup>
- \* Lot 60 of 969m<sup>2</sup> (923m<sup>2</sup> + 46m<sup>2</sup> ROW)
- \* Lot 61 of 772m<sup>2</sup>
- \* Lot 62 of 610m<sup>2</sup>
- \* Lot 63 of 600m<sup>2</sup>
- \* Lot 64 of 905m<sup>2</sup> (743m<sup>2</sup> + 162m<sup>2</sup> ROW)
- \* Lot 65 of 600m<sup>2</sup>
- \* Lot 66 of 600m<sup>2</sup>
- \* Lot 67 of 627m<sup>2</sup>
- \* Lot 68 of 647m<sup>2</sup>
- \* Lot 69 of 626m<sup>2</sup>
- \* Lot 70 of 724m<sup>2</sup>
- \* Lot 71 of 649m<sup>2</sup>
- \* Lot 72 of 1246m<sup>2</sup> (869m<sup>2</sup> + 377m<sup>2</sup> ROW)
- \* Lot 73 of 783m<sup>2</sup>
- \* Lot 74 of 1015m<sup>2</sup> (727m<sup>2</sup> + 288m<sup>2</sup> ROW)
- \* Lot 75 of 701m<sup>2</sup>
- \* Lot 76 of 670m<sup>2</sup>
- \* Lot 77 of 3309m<sup>2</sup> (to vest as reserve)
- \* Lot 78 (to vest as road)

Access to the subdivision would be by way of an extension to County Drive and through the creation of two new roads which would be vested with the Council. The extension to County Drive bends round and connects to the western boundary of the property. This extension would not be closed off at the western boundary in order to allow for future connection to both Glover Road and Fitzgerald Lane through the adjoining property to the West. The new road would branch off the extension to County Drive and would be cul de sac styled. Numerous rights of way and access legs would also be utilised in order to serve the subdivision.



A 3309m<sup>2</sup> rectangular shaped area has been set aside as public reserve, located near the centre of the Eastern boundary. The proposed reserve would include a 7 metre wide strip along the Eastern boundary which would be developed as a bund to assist in screening the subdivision and to provide acoustic treatment for the allotments located near the adjoining State Highway.

## **EVALUATION**

The application for subdivision is a Controlled Activity, subject to performance standards in respect of utilities, services, and access. As a result of Plan Change 7, it is also subject to some additional performance standards.

There is one existing building on the property which is to be removed to enable the proposed new boundaries to comply with the District Plan's bulk and location requirements.

### **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 noted that the Council's water supply and sewerage system are near to the subdivision.

#### Water

The applicant advises that there are a number of existing Council water mains located near the proposed subdivision. The Council's Development Control Engineer has assessed the application and has advised that the existing water main in County Drive could be extended in order to supply the subdivision. The extended water main would be vested with the Council.

Each of the proposed new lots (excluding Lots 18 and 78 which are to be vested with the Council as road, and Lot 77 which is to be set aside as a reserve) would require a separate connection to the Council's water supply. Numerous lots would have vehicle access by way of rights of way. These lots would require separate water connections from lateral lines which would connect to the extended main line. These laterals would be within the rights of way and should be protected by easement.

The Development Control Engineer has advised that the extension to the water main and all new laterals and connections should be designed and constructed to comply with NZS4404:2004 Land Development and Subdivision Engineering. To ensure that this takes place it is considered appropriate that engineering designs would need to be provided to the Council and approved by the Group Manager Engineering Services prior to any works taking place on the site.

#### Sewer

The application states that the Western Trunk sewer main passes through the property in a north to south direction, parallel to Waihi Road. This Trunk main is at full capacity, and no further connections are able to be made to the sewer at this point.

It is proposed that the development be connected to the Council's sewerage system via the Rata Street sewer main and pump station which is approximately 300 metres from the proposed development. The Development Control Engineer has advised that connection to the Rata Street sewer main and pump station could be done by either connecting to the existing main in Glover Road or by laying a new main to the pump station. Any work required in order to extend the Council's sewerage system to serve the proposed



development would be required to comply with NZS4404:2004 Land Development and Subdivision Engineering.

Individual connections to the Council's sewer main would be required for each lot (excluding Lots 18 and 78 which are to be vested with the Council as road and Lot 77 which is to be set aside as a reserve) to ensure the development would comply with the District Plan's requirements. Easements may be required to secure access to the sewer for some of the lots.

The Development Control Engineer has advised that all work associated with the extension of the Council's sewerage system should be designed and constructed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and that engineering designs would need to be provided to the Council and approved by the Group Manager Engineering Services prior to any works taking place on the site.

### Stormwater

The Development Control Engineer has advised that stormwater from the allotments and rights of way is to be retained within the boundaries of the lots. The Development Control Engineer has requested confirmation from an Engineer that the lots are able to dispose of stormwater on-site without giving rise to cross boundary effects. It is considered appropriate that this should form a condition of the consent.

Stormwater from the new roads and the extension to County Drive may be able to be discharged to the Council's stormwater system. The Development Control Engineer has advised that the stormwater system is approximately 80 metres from the end of the existing section of County Drive and that this would need to be extended to take stormwater from the new road and the extension to County Drive.

The applicant may also be able to direct stormwater from the roads into a natural watercourse on a neighbouring property (Lot 17 DP 1529). If this option is taken an easement would be required to secure this right. A resource consent from Taranaki Regional Council may also be required to discharge stormwater into a natural watercourse.

Irrespective of the option chosen, any stormwater disposal system would need to be designed and constructed in accordance with NZS4404:2004 Land Development and Subdivision Engineering. The design (which should identify secondary flow paths) should be provided to the Council and approved by the Group Manager Engineering Services prior to any works taking place on the site.

### **Vehicle Access**

The District Plan requires all lots to have vehicle access to a legal and formed road.

The property has an existing access point from State Highway 3 located near the northern boundary of the site. This access serves the existing dwelling and would be closed after completion of the second stage of the proposed subdivision. All other access to the proposed development would be from County Drive.

Transit New Zealand has been consulted in regards to the proposed subdivision as part of Plan Change 7 and is aware of the proposed development. Due to the ongoing consultation that has occurred and because the development would not be accessed from State Highway 3, it is considered that written approval would not be required from Transit New Zealand.

As part of the subdivision it is proposed that County Drive be extended. The location of the extension is indicated on the scheme plan submitted to the Council as part of the application.



The extension of County Drive would provide direct access for Lots 1, 2, 8, 9, 12, 13, 16, 17, 19, 23 – 26, 41 – 43 and Lots 44 – 49. The extension is configured so that County Drive would be able to be further extended through the adjoining property to the west, possibly linking up to Glover Road and Fitzgerald Lane in the future.

Three cul-de-sacs and eight rights of way would also be used to serve the proposed subdivision. In addition to this, a number of the lots (being Lots 10, 20, 32, 36, 39 and Lot 52) would have vehicle access via access legs.

The proposed subdivision comprises Residential Zoned land and it is considered appropriate that the roading configuration for the development should provide the same level of facilities as the surrounding residential areas. The surrounding residential areas have existing kerb and channel, street lighting, concrete footpaths and grass berms as part of the road area. The provision of these facilities would ensure the proposed development is consistent with other residential areas. It is considered that conditions should be applied to the consent to ensure that these facilities are provided in accordance with the standard specified in NZS4404:2004 Land Development and Subdivision Engineering.

As the applicant is proposing to lodge the survey plan approval in two stages, it is considered appropriate to apply conditions based on each stage.

#### Stage one

Stage one of the proposal would comprise of Lots 1 – 51. Lot 18 would be used to provide access to the Stage one lots. This would incorporate an extension to County Drive and the formation of two new roads which would be vested with the Council. The applicant intends to complete the roading for the development as part of stage one. The Development Control Engineer has assessed the application and has advised that the proposed road reserve width of 20 metres is acceptable for the extension of County Drive. The extension to County Drive, which is to have a minimum carriageway of 11 metres, would need to be designed in accordance with NZS4404:2004 Land Development and Subdivision Engineering.

The first new road which heads from the extension of County Drive towards the south western corner of the property is to be vested with the Council as part of stage one of the proposal. The application states that this road would have a road reserve width of 16 metres. The Development Control Engineer has advised that this is acceptable as NZS4404:2004 Land Development and Subdivision Engineering would require a road reserve width of 11 metres.

The second new road which connects the extension of County Drive with Lot 78 has a proposed road reserve width of 16 metres. The Development Control Engineer has advised that as this section of the new road would service more than 20 lots, a minimum road reserve width of 20 metres is required. The road, which is to have a minimum carriageway of 6 metres, would need to be designed in accordance with NZS4404:2004 Land Development and Subdivision Engineering.

Several rights of way are to be included in stage one of the proposed subdivision. The right of way which would allow access for Lots 3 – 7 would be 6 metres wide. This right of way was originally proposed to be 5.11 metres wide but as NZS4404:2004 Land Development and Subdivision Engineering states that private ways with 4 – 6 lots must have a width of 6 metres, the applicant has agreed to have it widened to 6 metres in order to comply with this requirement.

The right of way which would allow access for Lots 11, 14 and Lot 15 would be 5 metres wide. The right of way which would provide access for Lots 21 and 22 would be 5.15 metres



wide. The Development Control Engineer has stated that the width for these rights of way would be acceptable as NZS4404:2004 would require a width of 3.6 metres

The rights of way in stage one of the proposed subdivision, would need to be constructed prior to survey plan approval for the first stage and in accordance with NZS4404:2004 Land Development and Subdivision Engineering.

The Development Control Engineer has advised that new vehicle crossings would be required for all of the rights of way. They would need to be constructed to comply with the Council's Standard Commercial Vehicle Crossing specifications.

The Development Control Engineer has advised that vehicle crossings would be required for each of the proposed lots (excluding Lot 18). These would need to be formed to the Council's Urban Property Entrance specifications. The applicant has requested that an ongoing condition be placed on the consent for the formation of vehicle access. It has been requested that as the lots are vacant, that the condition be delayed until the time of building which would better suit the development of the site by allowing flexibility in terms of the location of any vehicle access. The Development Control Engineer has advised that an ongoing condition request is acceptable for the formation of vehicle crossings, however it is considered appropriate that this work is carried out within two years, or at the time of building consent, whichever occurs sooner. The two year timeframe is consistent with Council policy and would deliver an acceptable outcome for the Council while also meeting the applicant's needs.

#### Stage two

Stage two of the proposal would comprise of Lots 52 – 78. It would involve the formation of Lot 78 as a new road which would be vested with the Council.

The Development Control Engineer has assessed the application and has advised that the proposed new road (Lot 78) as a whole would service more than 20 lots. In order for the road to comply with NZS4404:2004 Land Development and Subdivision Engineering, a minimum road reserve of 20 metres is required up until the point where the proposed road splits into two (as the individual cul de sac's serve less than 20 lots). The applicant has been notified of this requirement, and has decided that the road would be widened to 20 metres from the extension of County Drive up until the cul de sac which would serve the reserve land.

The Development Control Engineer has advised that the proposed width for the remaining portion of the road (being the cul de sac heading towards the northern boundary of the property) would be acceptable as NZS4404:2004 Land Development and Subdivision Engineering would require a road reserve of 11 metres. This portion of the new road, which is to have a minimum carriageway of 6 metres, would also need to be designed in accordance with NZS4404:2004 Land Development and Subdivision Engineering.

Several rights of way are to be included as part of stage two of the proposed subdivision. The right of way which would allow access for Lots 55 – 57 would be 5 metres wide. The right of way which would allow access for Lots 59 – 60, and the rights of way allowing access to Lot 61 and Lot 64, would both be 5 metres wide. The right of way allowing access to Lots 70 – 73, and the right of way allowing access to Lots 67 – 69 and Lots 74 – 76, would both be 6 metres wide.

NZS4404:2004 Land Development and Subdivision Engineering would require a width of 3.6 metres if providing access to up to 3 lots, and 6 metres for up to 6 lots. The Development Control Engineer has stated that the width for the proposed rights of way allowing access in



the second stage of the subdivision would be acceptable as they are able to comply with NZS4404:2004 Land Development and Subdivision Engineering.

These rights of way would need to be constructed prior to the lodgement of survey plan approval for the second stage and in accordance with NZS4404:2004 Land Development and Subdivision Engineering.

The Development Control Engineer has advised that new vehicle crossings would be required for all of the rights of way. They would need to be constructed to comply with the Council's Standard Commercial Vehicle Crossing specifications.

The Development Control Engineer has advised that vehicle crossings would be required for each of the proposed lots (excluding Lots 77 and 78). These would need to be formed to the Council's Urban Property Entrance specifications. The applicant has requested that an ongoing condition be placed on the consent for the formation of vehicle access. It has been requested that as the lots are vacant, that the condition be delayed until the time of building which would better suit the development of the site. The Development Control Engineer has advised that an ongoing condition request is acceptable for the formation of vehicle crossings, however it is considered appropriate that this work is carried out within two years, or at the time of building consent, whichever occurs sooner. The two year requirement is consistent with Council policy and would deliver an acceptable outcome for both the Council and the applicant.

### **Financial Contributions**

Residential subdivisions attract the payment of financial contributions in the form of Reserve Fund contributions as subdivision development can place a significant strain on existing public reserves. The contribution that developers should make towards the avoidance, remediation or mitigation of those adverse effects should be in proportion to the effect generated.

The maximum financial contribution sought will be in accordance with Section 203 of the Local Government Act 2002. These contributions are as follows:

- \* 7.5% of the value of the additional allotments created by a subdivision; and/or the land equivalent of 20 square metres of land for each additional household unit created by the development.

As this application involves numerous lots and a large area of land, it is considered appropriate to request land be set aside as reserve. The subdivision of Lot 1 DP 308724 into 78 allotments would create 77 new lots. The maximum financial contribution sought would therefore equate to  $1540\text{m}^2(20\text{m}^2 \times 77\text{ lots})$ .

The applicant is proposing to vest Lot 77 with the Council as reserve. Lot 77 measures 3309 square metres and is positioned along the boundary between State Highway 3 and the remainder of the development. The proposed reserve includes a bunded area which would provide an acoustic barrier for future residents of lots near the state highway and an open area to be utilised for community purposes.

Lot 77 would be accessed through Lot 78 which is to be vested with the Council as road. Lot 78 forms part of the second stage of the development. In the event of the second stage not proceeding Lot 77 would not have legal access from within the development. To ensure this situation cannot arise, it is considered appropriate to apply a condition to the consent, if granted, requiring access to Lot 77 to be secured. This would likely be by way of easement if Lot 78 is not vested as road as part of stage one.



It is considered that the area of the proposed reserve is more than adequate to avoid any adverse effects of increased development associated with the proposed development.

### **Additional Standards**

As a result of Plan Change 7, some additional performance standards relating specifically to development of this land have been included in the District Plan. The applicant has provided information regarding provisions 8.02.4(1), (2), and (4) under separate cover. On 1 March 2007, the Group Manager Environment and Information Services resolved that the information provided is sufficient to satisfy these performance standards. (That approval is attached).

Through 8.02.4(3), the District Plan requires that all residential dwellings constructed on Lot 1 DP 308724 (and any subsequent lots), within 40 metres of the boundary of that Lot and State Highway 3, must be designed and constructed to be compliant with AS/NZ2107:2000: "Acoustics – Recommended design sound levels and reverberation times for building interiors".

Lots 59 – 76 have a boundary within 40 metres of State Highway 3. In order for the application to comply with the above performance standard in the District Plan, it is considered appropriate that an ongoing condition is placed on the consent, if granted, that any residential dwellings on these lots be designed and constructed to be compliant with AS/NZ2107:2000: "Acoustics – Recommended design sound levels and reverberation times for building interiors".

### **Conclusion**

The proposed subdivision would subdivide the property into 78 new allotments. The property is currently used for grazing and the presence of 75 new residential dwellings would alter the appearance of the site markedly. Despite this, the property has recently been rezoned from Rural to Residential to cater for this type of development. It is considered that the proposed application (and any impending subsequent development) would result in an area with similar character and amenity to other surrounding residential areas. The applicant is proposing to vest Lot 77 with the Council as reserve to ensure the new allotments have adequate access to reserve land.

The applicant's proposal to subdivide the property would comply with the District Plan's requirements for a Controlled Activity which cannot be declined. It is considered that any potential adverse effects of the proposal can be adequately controlled through consent conditions to ensure the proposal does not give rise to any adverse effects on the surrounding environment that are more than minor.

### **RECOMMENDATION**

THAT consent be granted to Kounty Kustodians Ltd to subdivide the property at County Drive, Hawera (land legally described as Lot 1 DP 308724) into Lot 1 of 613m<sup>2</sup>, Lot 2 of 602m<sup>2</sup>, Lot 3 of 757m<sup>2</sup>, Lot 4 of 634m<sup>2</sup>, Lot 5 of 775m<sup>2</sup>, Lot 6 of 1164m<sup>2</sup>, Lot 7 of 678m<sup>2</sup>, Lot 8 of 615m<sup>2</sup>, Lot 9 of 642m<sup>2</sup>, Lot 10 of 880m<sup>2</sup>, Lot 11 of 819m<sup>2</sup>, Lot 12 of 645m<sup>2</sup>, Lot 13 of 629m<sup>2</sup>, Lot 14 of 700m<sup>2</sup>, Lot 15 of 1145m<sup>2</sup>, Lot 16 of 664m<sup>2</sup>, Lot 17 of 617m<sup>2</sup>, Lot 18 (to vest as road), Lot 19 of 742m<sup>2</sup>, Lot 20 of 975m<sup>2</sup>, Lot 21 of 935m<sup>2</sup>, Lot 22 of 778m<sup>2</sup>, Lot 23 of 754m<sup>2</sup>, Lot 24 of 725m<sup>2</sup>, Lot 25 of 671m<sup>2</sup>, Lot 26 of 604m<sup>2</sup>, Lot 27 of 695m<sup>2</sup>, Lot 28 of 742m<sup>2</sup>, Lot 29 of 557m<sup>2</sup>, Lot 30 of 993m<sup>2</sup>, Lot 31 of 965m<sup>2</sup>, Lot 32 of 1051m<sup>2</sup>, Lot 33 of 953m<sup>2</sup>, Lot 34 of 846m<sup>2</sup>, Lot 35 of 879m<sup>2</sup>, Lot 36 of 1115m<sup>2</sup>, Lot 37 of 1040m<sup>2</sup>, Lot 38 of 759m<sup>2</sup>, Lot 39 of 785m<sup>2</sup>, Lot 40 of 690m<sup>2</sup>, Lot 41 of 665m<sup>2</sup>, Lot 42 of 605m<sup>2</sup>, Lot 43 of 679m<sup>2</sup>, Lot 44 of 630m<sup>2</sup>, Lot 45 of 621m<sup>2</sup>, Lot 46 of 610m<sup>2</sup>, Lot 47 of 600m<sup>2</sup>, Lot 48 of 605m<sup>2</sup>, Lot 49 of 712m<sup>2</sup>, Lot 50 of 612m<sup>2</sup>, Lot 51 of 603m<sup>2</sup>, Lot 52 of 810m<sup>2</sup>, Lot 53 of 600m<sup>2</sup>, Lot 54 of 603m<sup>2</sup>, Lot 55



of 677m<sup>2</sup>, Lot 56 of 806m<sup>2</sup>, Lot 57 of 616m<sup>2</sup>, Lot 58 of 612m<sup>2</sup>, Lot 59 of 630m<sup>2</sup>, Lot 60 of 969m<sup>2</sup>, Lot 61 of 772m<sup>2</sup>, Lot 62 of 610m<sup>2</sup>, Lot 63 of 600m<sup>2</sup>, Lot 64 of 905m<sup>2</sup>, Lot 65 of 600m<sup>2</sup>, Lot 66 of 600m<sup>2</sup>, Lot 67 of 627m<sup>2</sup>, Lot 68 of 647m<sup>2</sup>, Lot 69 of 626m<sup>2</sup>, Lot 70 of 724m<sup>2</sup>, Lot 71 of 649m<sup>2</sup>, Lot 72 of 1246m<sup>2</sup>, Lot 73 of 783m<sup>2</sup>, Lot 74 of 1015m<sup>2</sup>, Lot 75 of 701m<sup>2</sup>, Lot 76 of 670m<sup>2</sup>, Lot 77 of 3309m<sup>2</sup>, and Lot 78 (to vest as road), pursuant to Sections 104 and 108 of the Resource Management Act 1991.

**For the following reasons:**

1. Any adverse effects arising from the proposal could be adequately managed through consent conditions to ensure the development would not give rise to any adverse effects on the surrounding environment that are more than minor.
2. The proposal would be consistent with the character and amenity of the surrounding area and has recently been rezoned from Rural to Residential to cater for this type of development.
3. The proposal, subject to conditions, would comply with the District Plan's requirements for a Controlled Activity which must be approved.

**Subject to the following conditions:**

Stage one – Lots 1 – 51

Utilities and Services

1. That the Council's water main in County Drive is extended to serve the development.
2. That each lot (excluding Lot 18), is separately connected to the Council's water supply, including a manifold type assembly, to the satisfaction of the South Taranaki District Council.
3. That the water reticulation for the development is designed and constructed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and the plans submitted to the Council and approved by the Group Manager Engineering Services prior to any work taking place on the site.
4. That the development is connected to the Council's sewerage system within the catchment area of the Rata Street pumping station.
5. That each lot is separately connected to the Council's sewerage system to the satisfaction of the South Taranaki District Council.
6. That the sewerage reticulation for the development is designed and constructed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and the plans submitted to the Council and approved by the Group Manager Engineering Services prior to works taking place on the site.
7. That either:
  - a) The Council's stormwater main is extended to take stormwater from the extension to County Drive and new roads.

Or



- b) Stormwater from the extension to County Drive and the new roads is piped into Lot 17 DP 1529 and discharged into a natural watercourse.

And

- c) That any easements required to secure this right are duly granted, reserved and shown on the Land Transfer Plan.
8. That any stormwater disposal system or extension to the Council's stormwater system is designed and constructed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and the plans submitted to the Council and approved by the Group Manager Engineering Services prior to works taking place on the site.
9. That an Engineering Report demonstrating the ability of the lots to dispose of stormwater on-site without giving rise to cross boundary effects is forwarded to the Council and approved by the Group Manager Engineering Services prior to works taking place on the site.

Access

10. That Lot 18, which involves the extension to County Drive and the proposed new road be formed as follows:
- (a) A design by a qualified engineer shall be provided to and approved by the Council prior to any work being carried out. This design shall be in accordance with NZS4404:2004 Land Development and Subdivision Engineering and shall incorporate the following:
- (i) A minimum road reserve of 20 metres, and a minimum carriageway of 11 metres for the extension to County Drive.
  - (ii) A minimum road reserve of 20 metres, and a minimum carriageway of 11 metres for the portion of road which connects to Lot 78.
  - (iii) A minimum road reserve of 11 metres, and a minimum carriageway of 6 metres for the new road serving Lots 20-41.
  - (iv) Provision for stormwater from the road to be discharged to appropriate outlets.
  - (v) Concrete kerb and channel.
  - (vi) A grass berm and 1.2 metre wide concrete footpath.
  - (vii) Street lighting.
- (b) The new road shall be vested in the South Taranaki District Council in accordance with Section 238 of the Resource Management Act 1991.
- (c) The new road shall be named by the Hawera Community Board in consultation with the consent holder.
11. That the extension to County Drive and the proposed new road, are formed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and to the satisfaction of the South Taranaki District Council.



12. That vehicle crossings to serve the rights of way are formed to the Council's Standard Commercial Vehicle Crossing specifications and to the satisfaction of the South Taranaki District Council.
13. That the rights of way be formed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and to the satisfaction of the South Taranaki District Council.
14. That each lot (excluding Lots 18 and 77) has a vehicle crossing installed to comply with the Council's Urban Property Entrance specifications within two years from the date of approval of the survey plan or at the time of building, whichever occurs sooner, and that this form an ongoing condition under Section 221 of the Resource Management Act 1991.
15. That Lot 77 is vested as reserve with the Council in accordance with Section 239 of the Resource Management Act 1991.
16. That, if Lot 78 is not vested with the Council as part of stage one, legal access to Lot 77 is provided.
17. That all necessary easements are duly granted and reserved, and shown on the Land Transfer Plan.
18. That any existing buildings comply with the District Plan's bulk and location requirements with respect to the new boundaries.
19. That, where installed, all other services for the subdivision including powerlines, gas distribution pipes and communication lines be installed underground.
20. That an "as built" plan outlining the location of the services to each Lot is submitted to the South Taranaki District Council in accordance with Schedule 1D of NZS4404:2004 Land Development and Subdivision Engineering.

#### Stage two – Lots 52 – 78

##### Utilities and Services

1. That the Council's water main in County Drive is extended to serve the development.
2. That each lot (excluding Lot 78) is separately connected to the Council's water supply, including a manifold type assembly, to the satisfaction of the South Taranaki District Council.
3. That the water reticulation for the development is designed and constructed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and the plans submitted to the Council and approved by the Group Manager Engineering Services prior to any works taking place on the site.
4. That the development is connected to the Council's sewerage system within the catchment area of the Rata Street pumping station.
5. That each lot is separately connected to the Council's sewerage system to the satisfaction of the South Taranaki District Council.



6. That the sewerage reticulation for the development is designed and constructed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and the plans submitted to the Council and approved by the Group Manager Engineering Services prior to works taking place on the site.
7. That either:
  - a) The Council's stormwater main is extended to take stormwater from the extension to County Drive and new roads.

Or

  - b) Stormwater from the extension to County Drive and the new roads is piped into Lot 17 DP 1529 and discharged into a natural watercourse.

And

  - c) That any easements required to secure this right are duly granted, reserved and shown on the Land Transfer Plan.
8. That the stormwater extension is designed and constructed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and the plans submitted to the Council and approved by the Group Manager Engineering Services prior to works taking place on the site.
9. That an Engineering Report demonstrating the ability of the lots to dispose of stormwater on-site without giving rise to cross boundary effects is forwarded to the Council and approved by the Group Manager Engineering Services prior to works taking place on the site.

#### Access

10. That Lot 78, the proposed new road, be formed as follows:
  - (a) A design by a qualified engineer shall be provided to and approved by the Council prior to any work being carried out. This design shall be in accordance with NZS4404:2004 Land Development and Subdivision Engineering and shall incorporate the following:
    - (i) A minimum road reserve of 20 metres, and a minimum carriageway of 11 metres for the cul de sac which serves the reserve.
    - (ii) A minimum road reserve of 11 metres, and a minimum carriageway of 6 metres for the remaining portion of Lot 78.
    - (iii) Provision for stormwater from the road to be discharged to appropriate outlets.
    - (iv) Concrete kerb and channel.
    - (v) A grass berm and 1.2 metre wide concrete footpath.
    - (vi) Street lighting.
  - (b) The new road shall be vested in the South Taranaki District Council in accordance with Section 238 of the Resource Management Act 1991.



- (c) The new road shall be named by the Hawera Community Board in consultation with the consent holder.
11. That the proposed new road, is formed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and to the satisfaction of the South Taranaki District Council.
  12. That vehicle crossings to serve the rights of way from the proposed new road are formed to the Council's Standard Commercial Vehicle Crossing specifications and to the satisfaction of the South Taranaki District Council.
  13. That the rights of way be formed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and to the satisfaction of the South Taranaki District Council.
  14. That each lot (excluding Lots 77 and 78) has a vehicle crossing installed to comply with the Council's Urban Property Entrance specifications within two years from the date of approval of the survey plan or at the time of building, whichever occurs sooner, and that this form an ongoing condition under Section 221 of the Resource Management Act 1991.
  15. That all necessary easements are duly granted and reserved, and shown on the Land Transfer Plan.
  16. That any existing buildings comply with the District Plan's bulk and location requirements with respect to the new boundaries.
  17. That residential dwellings on Lots 59 – 76 be designed and constructed to be compliant with AS/NZ2107:2000: "Acoustics – Recommended design sound levels and reverberation times for building interiors" and that this form an ongoing condition in accordance with Section 221 of the Resource Management Act 1991.
  18. That, where installed, all other services for the subdivision including powerlines, gas distribution pipes and communication lines be installed underground.
  19. That an "as built" plan outlining the location of the services to each Lot is submitted to the South Taranaki District Council in accordance with Schedule 1D of NZS4404:2004 Land Development and Subdivision Engineering.

**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. *For all new vehicle crossings, an application with the appropriate fee must be made to the Council's Engineering Services Group.*
3. *Electronic formats for "as built" plans are available on request from the Council's Engineering Services Group.*
4. *Any temporary connections to the Council's services would require an application with the appropriate fee to be made to the Council's Engineering Services Group. Connections would be made to the nearest possible reticulation available.*



5. *Any extension work to the Council's existing infrastructure or any new infrastructure is to be undertaken at the applicant's expense.*
6. *Please forward your proposed street names for the subdivision, so that these may be considered by the Hawera Community Board.*
7. *A discharge consent from Taranaki Regional Council may be required for any discharge of stormwater to a natural watercourse.*
8. *NZS4404:2004 Land Development and Subdivision Engineering requires a second coat of chip seal to be applied to each new road twelve months after construction. Please contact the Council's Roading Manager to discuss options for meeting this requirement.*
9. *Any planting within road reserve areas will require Council approval. Please contact the Council's Property/Facilities Manager to discuss options for any planting that is planned.*



Blair Sutherland  
**Senior Planner**

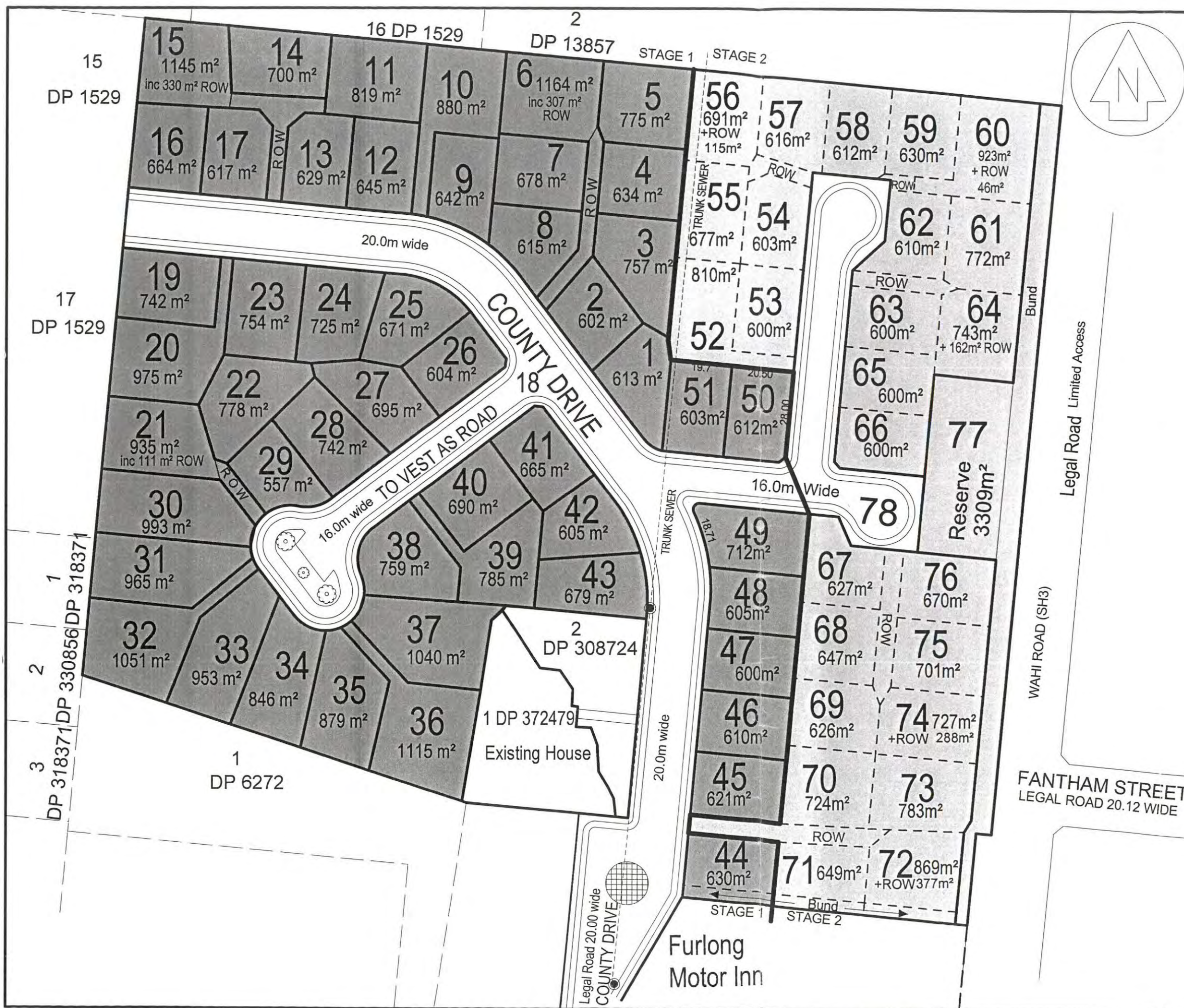
[Approved/Not ~~Approved~~]



Graham Young  
**Group Manager Environment and Information Services**

Date: 5/3/07





Disclaimer:  
This plan is produced for the sole purpose of obtaining a subdivision consent under the Resource Management Act 1991.  
Dimensions and areas are approximate and are subject to final survey.  
The use of this drawing for any other purpose is at the users risk.

**BLAND &  
HOWARTH**  
SURVEYORS

PROJECT:  
PROPOSED SUBDIVISION  
OF LOT 2 DP 372479

CLIENT WINSLOW PROPERTIES LTD



## 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.



**Blair Sutherland**

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**From:** Vivek Goel  
**Sent:** Monday, 5 March 2007 09:06  
**To:** Blair Sutherland  
**Subject:** Winslow

Blair,

The revised conditions are OK.

***Vivek Goel***  
Project Engineer  
South Taranaki District Council  
Ph : (06) 278 0555 ext 8835  
[vivek.goel@stdc.govt.nz](mailto:vivek.goel@stdc.govt.nz)  
[www.stdc.co.nz](http://www.stdc.co.nz)



# Memorandum

**To** Graham Young  
**From** Alison Gibson  
**Date** 1 March 2007  
**Subject** **District Plan Performance Standards 8.02.4 (1) (2) & (4)**

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## **Satisfaction of Standards (1), (2) and (4)**

Prior to subdividing Lot 2 DP 372479 (the "Hayter Block"), three District Plan Performance Standards must be satisfied. These Standards were introduced as part of Plan Change 7 that rezoned the Block from Rural to Residential land.

Kounty Custodians Limited proposes to develop the Hayter Block and has submitted an application for subdivision consent. In addition, Kounty Custodians Limited has submitted plans and statements to satisfy District Plan Performance Standards 8.02.4(1), (2) and (4). That application is attached.

The purpose of this memo is to assess whether those plans and statements satisfy the requirements of Performance Standards 8.02.4(1), (2) and (4), and provide for their approval (or otherwise).

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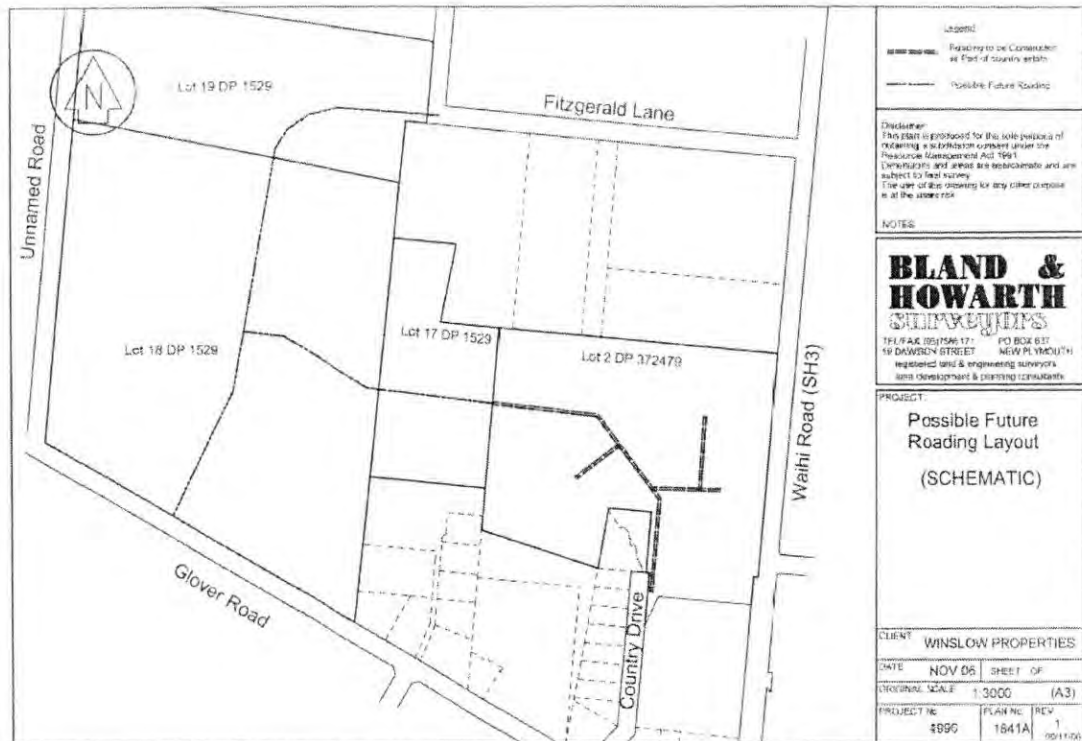
## **Performance Standard 8.02.4(1)**

- 1. Prior to an application for subdivision of any part of the land, an indicative structure plan for the whole of the area shall be provided, to the satisfaction of the Council, showing the proposed road layout for the land and any areas for utilities and amenity open space. The structure plan shall indicate potential vehicular connections to adjacent areas, and pedestrian and cycle connections into the wider road network beyond the land itself.*

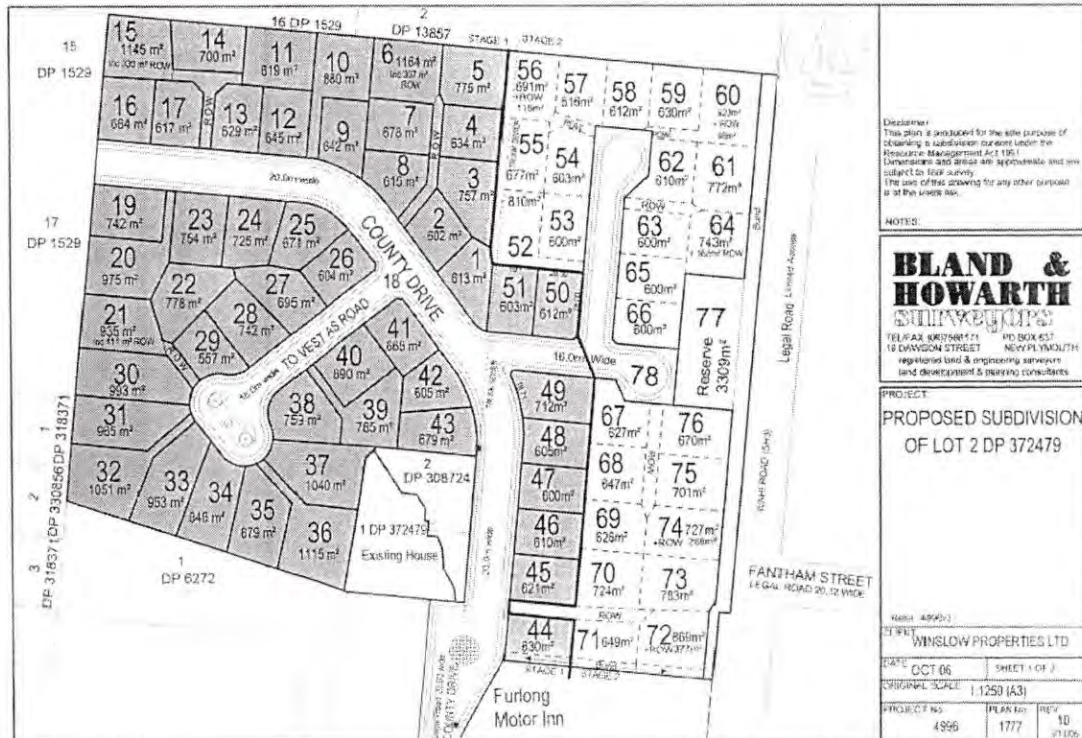
The applicant has provided structure plan information that demonstrates:

- A road layout with potential vehicular connections to adjacent areas, namely a connection through the adjacent western block linking back to Glover Road and Fitzgerald Lane, as follows:





- Road reserves throughout the development and a 3309m<sup>2</sup> area of open space on the eastern boundary of the block adjacent to State Highway 45, as follows:





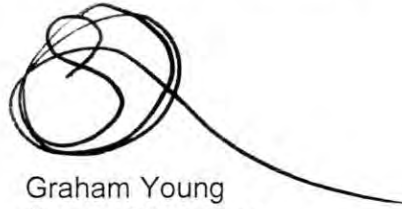
## Recommendation:

That Performance Standard 8.02.4(1) is satisfied by Plan No. 4996/1841A Rev 1 dated 09/11/06 and Plan No. 4996/1777 Rev 10 dated 09/11/06 provided by Kounty Custodians Limited.

[Approved/~~Not Approved~~]



Alison Gibson  
Planning Manager



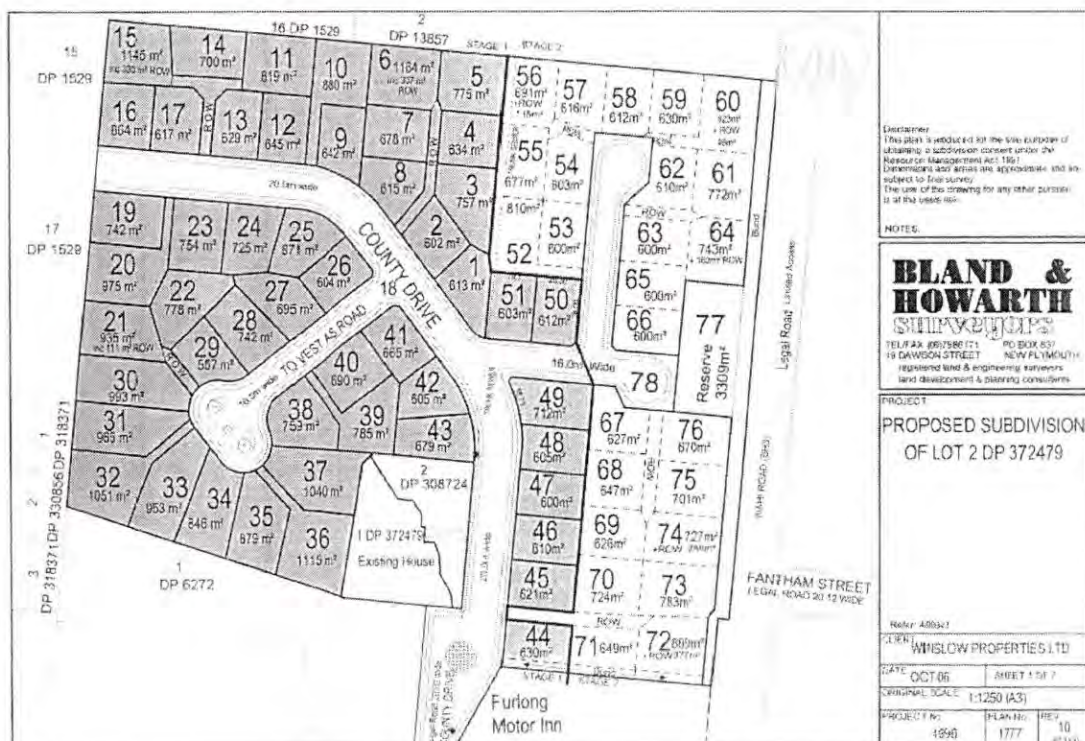
Graham Young  
Group Manager  
Environment and Information Services

## Performance Standard 8.02.4(2)

2. Adequate areas of land on the eastern and western boundaries of Lot 1 DP 308724 must be provided (as a cost on the development of the land) for connection to the State Highway and adjacent land, to be used for general recreational purposes and pedestrian and cycleway connectivity, until such time and upon approval by the South Taranaki District Council and Transit New Zealand, it is required for future vehicular connections.

The applicant has provided a Scheme Plan of the proposed subdivision that demonstrates:

- potential future vehicular/cycle/pedestrian connection to the State Highway through strategic road and reserve alignment.
- potential future vehicular/cycle/pedestrian connection to the adjacent western block by butting the road up to the western boundary, rather than creating a cul-de-sac, as follows:

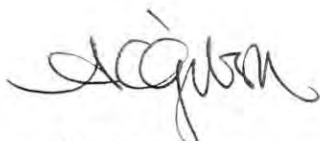




## Recommendation:

That Performance Standard 8.02.4(1) is satisfied by Plan No. 4996/1777 Rev 10 dated 09/11/06 provided by Kouty Custodians Limited.

[Approved/~~Not Approved~~]



Alison Gibson  
Planning Manager



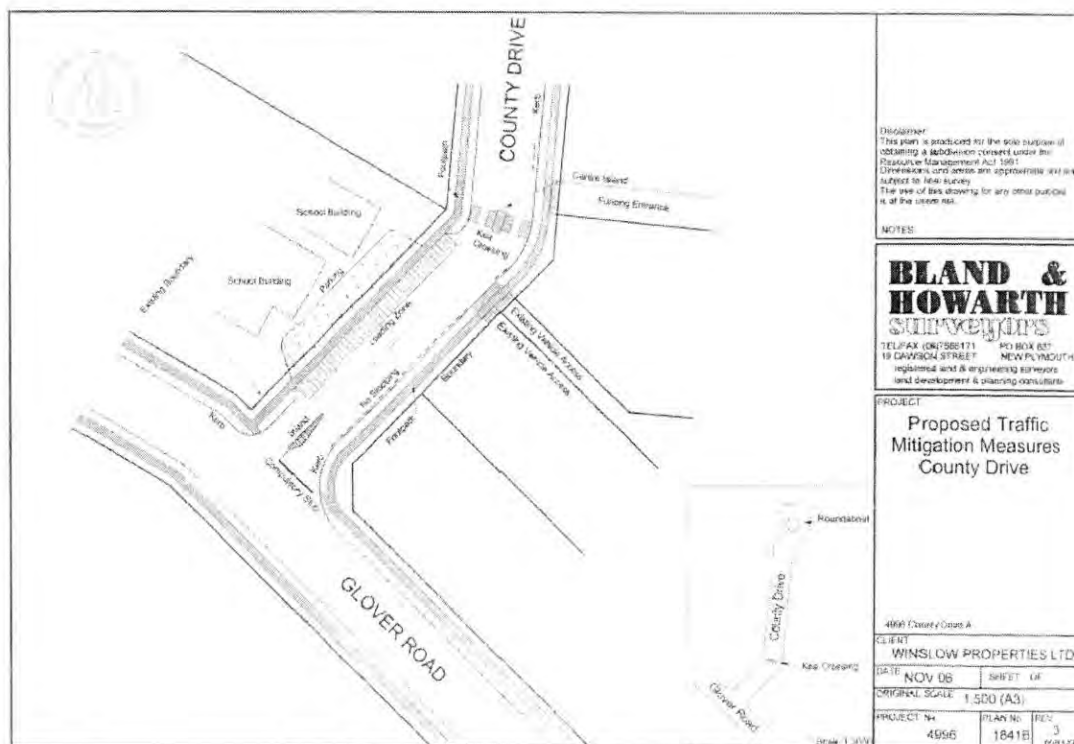
Graham Young  
Group Manager  
Environment and Information Services

## Performance Standard 8.02.4(4)

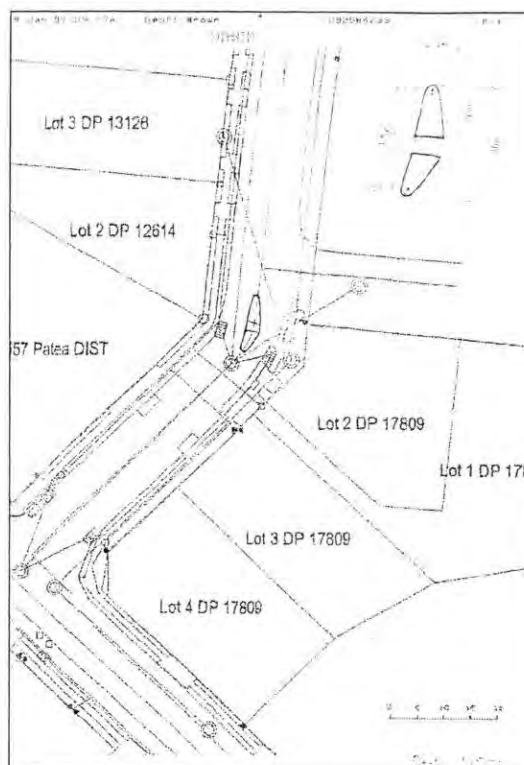
4. Prior to an application for subdivision, a plan and description of traffic mitigation measures for County Drive and Glover Road shall be provided to the satisfaction of the Council and shall demonstrate consultation with Turuturu School's Board of Trustees. These traffic mitigation measures must be paid for as a financial contribution under rule 16.03.3 (a) and (d) and must be undertaken prior to any development commencing on site.

The applicant has provided:

- Minutes of a meeting between the Developer, Turuturu School representatives and Council representatives regarding traffic mitigation measures (attached).
- A plan of proposed traffic mitigation measures for County Drive. This plan has been endorsed, subject to amendment, by the Council's Development Control Engineer. The amendment relates to the replacement of the kea crossing with a centre island, as shown in the second diagram below:







**Recommendation:**

That Performance Standard 8.02.4(1) is satisfied by Plan No. 4996/1841B Rev 3 dated 09/11/06 amended insofar as the kea crossing is replaced by a centre island (see fax dated 09/01/07), and the minutes of a meeting held with Turuturu School on 19/09/06 provided by Kounty Custodians Limited.

[Approved/~~Not Approved~~]

Alison Gibson  
**Planning Manager**

Graham Young  
**Group Manager**  
**Environment and Information Services**



## Alison Gibson

---

**From:** Sven Freitag  
**Sent:** Thursday, 1 February 2007 12:02 p.m.  
**To:** Trevor Ralph (trevor@acclaimed.co.nz)  
**Cc:** Alison Gibson; Chamath Piyabandu  
**Subject:** County Drive Developement - Sewer and storm water system

Trevor,

I had a discussion with the Group Engineering Manager and the Asset Managers about your proposals. Our reply is as follows:

1. Sewer Pump Station

A sewer pump station only serving the County Drive development shall be located within the development. An easement to the favor of STDC has to be registered for the pump station and any associate pipelines and structures located on private properties.

2. Storm Water Discharge

We agree with your proposal to discharge the storm water off the new road into the natural water course at the property located west of the County Drive development. Obviously, consent from the property owner is required as well as consent from Taranaki Regional Council. An easement to the favor of STDC has to be registered for the pipeline and the outlet structure located on private properties. A geotechnical report is required to show that all storm water can be retained in the properties. Should this not be possible, the storm water design/proposal for the road, which has to be submitted to STDC, has to take account of the run-off from the properties.

Feel free to ring me to discuss the above. Most of the time I can be contacted at Apex, tel. 06 278 2120.

Regards,

**Sven Freitag**  
Engineer



**a:** Albion St, Hawera  
**p:** Private Bag 902, Hawera 4640  
**t:** 0800 111 323  
**t:** +64 (06) 278 0555  
**f:** +64 (06) 278 8757  
**e:** sven.freitag@stdc.govt.nz  
**w:** www.stdc.co.nz

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5/02/2007



## Blair Sutherland

---

**From:** Alison Gibson  
**Sent:** Monday, 5 February 2007 13:25  
**To:** Blair Sutherland  
**Subject:** FW: County Drive Developement - Sewer and storm water system

*Alison Gibson  
Planning Manager  
South Taranaki District Council  
Ph. 0800 111 323  
Fax. 06 278 8757*

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

**From:** Sven Freitag  
**Sent:** Thursday, 1 February 2007 12:02 p.m.  
**To:** Trevor Ralph (trevor@acclaimed.co.nz)  
**Cc:** Alison Gibson; Chamath Piyabandu  
**Subject:** County Drive Developement - Sewer and storm water system

Trevor,

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A sewer pump station only serving the County Drive development shall be located within the development. An easement to the favor of STDC has to be registered for the pump station and any associate pipelines and structures located on private properties.

### 2. Storm Water Discharge

We agree with your proposal to discharge the storm water off the new road into the natural water course at the property located west of the County Drive development. Obviously, consent from the property owner is required as well as consent from Taranaki Regional Council. An easement to the favor of STDC has to be registered for the pipeline and the outlet structure located on private properties. A geotechnical report is required to show that all storm water can be retained in the properties. Should this not be possible, the storm water design/proposal for the road, which has to be submitted to STDC, has to take account of the run-off from the properties.

Feel free to ring me to discuss the above. Most of the time I can be contacted at Apex, tel. 06 278 2120.

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Engineer





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## Blair Sutherland

---

**From:** Alison Gibson  
**Sent:** Thursday, 1 February 2007 13:15  
**To:** Blair Sutherland  
**Subject:** FW: County Drive Development - Engineering recommendations

Hi Blair  
Can you please pop this condition in.  
Thanks,  
Alison

*Alison Gibson  
Planning Manager  
South Taranaki District Council  
Ph. 0800 111 323  
Fax. 06 278 8757*

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

**From:** Sven Freitag  
**Sent:** Thursday, 1 February 2007 12:04 p.m.  
**To:** Alison Gibson  
**Cc:** Chamath Piyabandu  
**Subject:** County Drive Development - Engineering recommendations

Alison,

The requirement of a geotechnical report to show that the storm water can be retained in the properties has to be incorporated into the consent conditions. The soil in the area is not soaking well and the storm water system in the road might have to take run-off from the properties.

Regards,

**Sven Freitag**  
Engineer



**a:** Albion St, Hawera  
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# Memorandum

**To** Graham Young  
**From** Alison Gibson  
**Date** 30 January 2007  
**Subject** **District Plan Performance Standards 8.02.4 (1)-(4)**

---

## **Satisfaction of Standards (1), (2) and (4)**

Prior to subdividing Lot 2 DP 372479 (the 'Hayter Block'), three District Plan Performance Standards must be satisfied. These Standards were introduced as part of Plan Change 7 that rezoned the Block from Rural to Residential land.

Kounty Custodians Limited proposes to develop the Hayter Block and has submitted an application for subdivision consent. In addition, Kounty Custodians Limited has submitted plans and statements to satisfy Performance Standards 8.02.4(1), (2) and (4). That application is attached.

The purpose of this memo is to assess whether those plans and statements satisfy the requirements of Performance Standards 8.02.4(1), (2) and (4), and provide for their approval (or otherwise).

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## **Performance Standard 8.02.4(1)**

*1. Prior to an application for subdivision of any part of the land, an indicative structure plan for the whole of the area shall be provided, to the satisfaction of the Council, showing the proposed road layout for the land and any areas for utilities and amenity open space. The structure plan shall indicate potential vehicular connections to adjacent areas, and pedestrian and cycle connections into the wider road network beyond the land itself.*

The applicant has provided structure plan information that demonstrates:

- A road layout with potential vehicular connections to adjacent areas, namely a connection through the adjacent western block linking back to Glover Road and Fitzgerald Lane.
- An area of open space on the eastern boundary of the block adjacent to State Highway 45.

## **Recommendation:**

That Performance Standard 8.02.4(1) is satisfied by Plan No. 4996/1841A Rev 1 dated 09/11/06 and Plan No. 4996/1777 Rev 10 dated 09/11/06 provided by Kounty Custodians Limited



[Approved/Not Approved]

Alison Gibson  
**Planning Manager**

Graham Young  
**Group Manager**  
**Environment and Information Services**

---

**Performance Standard 8.02.4(2)**

*2. Adequate areas of land on the eastern and western boundaries of Lot 1 DP 308724 must be provided (as a cost on the development of the land) for connection to the State Highway and adjacent land, to be used for general recreational purposes and pedestrian and cycleway connectivity, until such time and upon approval by the South Taranaki District Council and Transit New Zealand, it is required for future vehicular connections.*

The applicant has provided a Scheme Plan of the proposed subdivision that demonstrates:

- potential future vehicular/cycle/pedestrian connection to the State Highway through strategic road and reserve alignment
- potential future vehicular/cycle/pedestrian connection to the adjacent western block by butting the road up to the western boundary, rather than creating a cul-de-sac.

**Recommendation:**

That Performance Standard 8.02.4(1) is satisfied by Plan No. 4996/1841A Rev 1 dated 09/11/06 and Plan No. 4996/1777 Rev 10 dated 09/11/06 provided by Kouny Custodians Limited

[Approved/Not Approved]

Alison Gibson  
**Planning Manager**

Graham Young  
**Group Manager**  
**Environment and Information Services**

---

**Performance Standard 8.02.4(4)**

*4. Prior to an application for subdivision, a plan and description of traffic mitigation measures for County Drive and Glover Road shall be provided to the satisfaction of the Council and shall demonstrate consultation with Turuturu School's Board of Trustees. These traffic mitigation measures must be paid for as a financial*



*contribution under rule 16.03.3 (a) and (d) and must be undertaken prior to any development commencing on site.*

The applicant has provided:

- A plan of proposed traffic mitigation measures for County Drive
- Minutes of a meeting between the Developer, Turuturu School representatives and Council representatives regarding traffic mitigation measures

The plan has been endorsed by the Council's Development Control Engineer.

**Recommendation:**

That Performance Standard 8.02.4(1) is satisfied by Plan No. 4996/1841B Rev 3 dated 09/11/06 and the minutes of a meeting held with Turuturu School on 19/09/06 provided by Kouny Custodians Limited.

[Approved/Not Approved]

Alison Gibson  
**Planning Manager**

Graham Young  
**Group Manager**  
**Environment and Information Services**



## Blair Sutherland

---

**From:** Helen [Helen@bhsurveyors.co.nz]  
**Sent:** Tuesday, 19 December 2006 13:30  
**To:** Vivek Goel  
**Cc:** Dale Smith; Blair Sutherland  
**Subject:** FW: RE: County Estate School roading

Hi Vivek

Please find below correspondence pertaining to the performance standards for Plan change No. 7 - change in zoning of the County Drive area to Residential. This relates to the proposed mitigation measures for County Drive for the school.

As you can see, the school still prefer the centre Island rather than a Kea Crossing.

I think it may be useful if you and Dale liaise directly as this is a technical matter, and I am away until 10 January next year

regards and Merry Christmas

**Helen Johnson**  
**Senior Planner**  
Bland and Howarth Surveyors Ltd  
Ph: 06 758 6171  
Fax: 06 758 6173

---

**From:** Dale Smith [mailto:dale@winslow.co.nz]  
**Sent:** Monday, 18 December 2006 10:16 a.m.  
**To:** Helen  
**Cc:** Geoff Brown; Trevor Ralph  
**Subject:** FWD: RE: County Estate School roading

Hi Helen

Please see response from school. ie they prefer a centre island rather than a Kea Crossing.

Kounty Custodians are in agreement with the school on this.

Please pass on to appropriate council officers.

Please call if you have any further questions.

Regards

Dale Smith  
Development Manager  
Winslow Properties Ltd  
Ph: +64 9 374 4330  
Mobile: 021 667 501  
[www.winslow.co.nz](http://www.winslow.co.nz)

----- **Forwarded Message** -----

**From:** "Steve Carter" <SteveC@turuturu.school.nz>



**To:** "Dale Smith" <dale@winslow.co.nz>  
**Date:** Sun, 17 Dec 2006 13:16:29 +1300  
**Subject:** **RE: County Estate School roading**

Good morning Dale,

Herewith the e mail you requested on Friday I think it was. We definitely would prefer please an island in the middle of County Drive at that point on the bend to a Kea crossing. The reasoning being that an island will slow traffic and give vehicles something to negotiate around. In mind was the fact that the island could also act as a refuge for students crossing the road and perhaps be framed by an 'n' shaped protector at each side? Thanks for all your help. Look forward to hearing from you. In the meantime, a very happy Christmas to you. Thanks for your cooperation & help during the year. Regards from Steve Carter.

---

**From:** Dale Smith [mailto:dale@winslow.co.nz]  
**Sent:** Tuesday, 5 December 2006 10:31 a.m.  
**To:** Steve Carter  
**Cc:** Phil Nixon; Trevor Ralph  
**Subject:** County Estate School roading

Hi Steve and Phil

Please find attached info on Kea Crossings.

Council have said that our present plan showing crossing with central island does not comply with the Kea crossing rules.

The traffic engineer will design a crossing that will comply, but first we need to know, do you want the Kea crossing as per the rules or do you want another form of crossing that complies that has the centre island? Obviously the same objective has to be achieved, namely best safe crossing for the children.

A point for the school to consider is that there are requirements for the school to have the crossing manned (by teachers and children) at certain times of the day.

Also how are you going with the Ministry of Education re the parking? The sooner we know the better as we need a long lead time to organise this.

Our consulting engineer Trevor Ralph of Acclaim Consultants will be in contact with you soon to coordinate this.

I look forward to speaking to you soon.

Regards

Dale Smith  
Development Manager  
Winslow Properties Ltd  
Ph: +64 9 374 4330  
Mobile: 021 667 501  
[www.winslow.co.nz](http://www.winslow.co.nz)



**Shelley Baker**

---

**From:** Helen [Helen@bhsurveyors.co.nz]  
**Sent:** Wednesday, 6 December 2006 11:37 a.m.  
**To:** Shelley Baker  
**Subject:** Kounty Custodians

Hi Shelly

thanks for ringing me this morning regarding the above subdivision. With respect to the points you raised:

- We would prefer that the right of way serving Lots 3-7 be increased to 6.0 metres rather than putting a condition on restricting the number of buildings on these Lots. Let me know if you need anything from me for this or whether you will just write it into the conditions of consent.
- Graeme Howarth (the surveyor for this job) will be contacting Vivek to discuss the issue of the legal width of Lot 78 (road). Apparently there were some previous discussions about this and he wants to clarify Vivek's concerns. I'll give you a ring when I know what the outcome of the discussions are.

cheers

**Helen Johnson**  
**Senior Planner**  
Bland and Howarth Surveyors Ltd  
Ph: 06 758 6171  
Fax: 06 758 6173

## FILE NOTE

FILE NO.	RMS060106
APPLICANT	Kounty Custodians Ltd
APPLICATION	South Taranaki District Council
SUBJECT	Further Information
DATE	6 December 2006
OFFICER	Shelley Baker

I contacted Helen Johnson the Planner from Bland and Howarth, who is working on behalf of the applicant. I advised that the ROW which would provide access to Lots 3 – 7 would require a road reserve width of 6 metres, and it currently only 5.11 metres wide. I advised that they could either make the ROW 6 metres wide, or I could place a condition on the consent that only 1 dwelling unit could be placed on each of these lots. If they choose to go with the condition, this would change the activity status to a Discretionary Activity.

Shelley Baker  
**Resource Management Officer**