

Westpac DeskBank

Transmitted Payments Batch Detail Report for Brookfields Lawyers

Printed By Kathy Xiao Huan Lin

Report Date 10/12/2008

Report Time 3:56:31p.m.

Batch	settlement 1	Batch ID	33,649	Statement Description	
Level One Authoriser	Brendan Meech			Imported File Name	
Level Two Authoriser	Maureen Sue			Transmitted	10/12/2008 3:46:02p.m.
Transmitted By	Kathy Xiao Huan Lin				
Session ID	9,981				

Payer Name	Brookfields	Payer Account	03-0104-0121376-002
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Item No.	Payee Name	Payee Account	Amount	Description	Payee Particulars	Payee Analysis Code	Payee Reference	Payer Particulars	Payer Analysis Code	Payer Reference
Due Date 10/12/2008										
1	South Taranaki DC	03-0647-0220100-003	\$230,000.00	settlement 1	602958	Kounty Dev	SecurityBond	NSFL	602958	011003
Items: 1			Payer Total: \$230,000.00							

Filter Used:

Summary for Batch

Number of Items	1
Grand Total	\$230,000.00
Hash Total	23220753

Tax Invoice/Statement: 6532

GST Reg. No: 52-769-477

Invoice Date: 11 December 2008

Kounty Custodians Limited
C/- Bland & Howarth Surveyors
PO 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
Website: 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
Balance B/fwd			\$572.75
Subdivision 223 Certificate Fee	\$76.44	\$9.56	\$86.00
Total	\$76.44	\$9.56	\$658.75

Remittance Advice

Please post to:

South Taranaki District Council
Private Bag 902
Hawera 4640

Application Number: RMS060106
Applicant: Kounty Custodians Limited
Amount Due: \$658.75

Client Ref



Digital Title Plan - LT 412125

Survey Number LT 412125
Surveyor Reference 138Hawera
Surveyor Peter Vosloo
Survey Firm Vision Surveys Limited (Howick)
Surveyor Declaration

Survey Details

Dataset Description Lots 1-17, 19-77, 99-108 being a subdivision of Lot 2 DP 372479 and Easements over Lots 17 & 18 DP 1529
Status Initiated
Land District Taranaki
Submitted Date
Survey Class Class I Cadastral Survey
Survey Approval Date
Deposit Date

Territorial Authorities

South Taranaki District

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 412125	Fee Simple Title	0.0602 Ha	444977
Lot 2 Deposited Plan 412125	Fee Simple Title	0.0599 Ha	444978
Lot 3 Deposited Plan 412125	Fee Simple Title	0.0731 Ha	444979
Lot 4 Deposited Plan 412125	Fee Simple Title	0.0624 Ha	444980
Lot 5 Deposited Plan 412125	Fee Simple Title	0.0737 Ha	444981
Lot 6 Deposited Plan 412125	Fee Simple Title	0.0815 Ha	444982
Lot 7 Deposited Plan 412125	Fee Simple Title	0.0657 Ha	444983
Lot 8 Deposited Plan 412125	Fee Simple Title	0.0607 Ha	444984
Lot 9 Deposited Plan 412125	Fee Simple Title	0.0637 Ha	444985
Lot 10 Deposited Plan 412125	Fee Simple Title	0.0889 Ha	444986
Lot 11 Deposited Plan 412125	Fee Simple Title	0.0820 Ha	444987
Lot 12 Deposited Plan 412125	Fee Simple Title	0.0646 Ha	444988
Lot 13 Deposited Plan 412125	Fee Simple Title	0.0630 Ha	444989
Lot 14 Deposited Plan 412125	Fee Simple Title	0.0700 Ha	444990
Lot 15 Deposited Plan 412125	Fee Simple Title	0.0807 Ha	444991
Lot 16 Deposited Plan 412125	Fee Simple Title	0.0665 Ha	444992
Lot 17 Deposited Plan 412125	Fee Simple Title	0.0616 Ha	444993
Lot 19 Deposited Plan 412125	Fee Simple Title	0.0742 Ha	444994
Lot 20 Deposited Plan 412125	Fee Simple Title	0.0977 Ha	444995
Lot 21 Deposited Plan 412125	Fee Simple Title	0.0824 Ha	444996
Lot 22 Deposited Plan 412125	Fee Simple Title	0.0778 Ha	444997
Lot 23 Deposited Plan 412125	Fee Simple Title	0.0754 Ha	444998
Lot 24 Deposited Plan 412125	Fee Simple Title	0.0725 Ha	444999



Digital Title Plan - LT 412125

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 25 Deposited Plan 412125	Fee Simple Title	0.0661 Ha	445000
Lot 26 Deposited Plan 412125	Fee Simple Title	0.0607 Ha	445001
Lot 27 Deposited Plan 412125	Fee Simple Title	0.0687 Ha	445002
Lot 28 Deposited Plan 412125	Fee Simple Title	0.0676 Ha	445003
Lot 29 Deposited Plan 412125	Fee Simple Title	0.0620 Ha	445004
Lot 30 Deposited Plan 412125	Fee Simple Title	0.0993 Ha	445005
Lot 31 Deposited Plan 412125	Fee Simple Title	0.0962 Ha	445006
Lot 32 Deposited Plan 412125	Fee Simple Title	0.1046 Ha	445007
Lot 33 Deposited Plan 412125	Fee Simple Title	0.0949 Ha	445008
Lot 34 Deposited Plan 412125	Fee Simple Title	0.0843 Ha	445009
Lot 35 Deposited Plan 412125	Fee Simple Title	0.0874 Ha	445010
Lot 36 Deposited Plan 412125	Fee Simple Title	0.1164 Ha	445011
Lot 37 Deposited Plan 412125	Fee Simple Title	0.1070 Ha	445012
Lot 38 Deposited Plan 412125	Fee Simple Title	0.0757 Ha	445013
Lot 39 Deposited Plan 412125	Fee Simple Title	0.0785 Ha	445014
Lot 40 Deposited Plan 412125	Fee Simple Title	0.0685 Ha	445015
Lot 41 Deposited Plan 412125	Fee Simple Title	0.0605 Ha	445016
Lot 42 Deposited Plan 412125	Fee Simple Title	0.0606 Ha	445017
Lot 43 Deposited Plan 412125	Fee Simple Title	0.0676 Ha	445018
Lot 44 Deposited Plan 412125	Fee Simple Title	0.0627 Ha	445019
Lot 45 Deposited Plan 412125	Fee Simple Title	0.0599 Ha	445020
Lot 46 Deposited Plan 412125	Fee Simple Title	0.0599 Ha	445021
Lot 47 Deposited Plan 412125	Fee Simple Title	0.0599 Ha	445022
Lot 48 Deposited Plan 412125	Fee Simple Title	0.0598 Ha	445023
Lot 49 Deposited Plan 412125	Fee Simple Title	0.0659 Ha	445024
Lot 50 Deposited Plan 412125	Fee Simple Title	0.0602 Ha	445025
Lot 51 Deposited Plan 412125	Fee Simple Title	0.0607 Ha	445026
Lot 52 Deposited Plan 412125	Fee Simple Title	0.0747 Ha	445027
Lot 53 Deposited Plan 412125	Fee Simple Title	0.0599 Ha	445028
Lot 54 Deposited Plan 412125	Fee Simple Title	0.0601 Ha	445029
Lot 55 Deposited Plan 412125	Fee Simple Title	0.0654 Ha	445030
Lot 56 Deposited Plan 412125	Fee Simple Title	0.0691 Ha	445031
Lot 57 Deposited Plan 412125	Fee Simple Title	0.0617 Ha	445032
Lot 58 Deposited Plan 412125	Fee Simple Title	0.0614 Ha	445033
Lot 59 Deposited Plan 412125	Fee Simple Title	0.0632 Ha	445034
Lot 60 Deposited Plan 412125	Fee Simple Title	0.0861 Ha	445035
Lot 61 Deposited Plan 412125	Fee Simple Title	0.0773 Ha	445036
Lot 62 Deposited Plan 412125	Fee Simple Title	0.0610 Ha	445037
Lot 63 Deposited Plan 412125	Fee Simple Title	0.0600 Ha	445038
Lot 64 Deposited Plan 412125	Fee Simple Title	0.0715 Ha	445039



Digital Title Plan - LT 412125

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 65 Deposited Plan 412125	Fee Simple Title	0.0602 Ha	445040
Lot 66 Deposited Plan 412125	Fee Simple Title	0.0606 Ha	445041
Lot 67 Deposited Plan 412125	Fee Simple Title	0.0617 Ha	445042
Lot 68 Deposited Plan 412125	Fee Simple Title	0.0602 Ha	445043
Lot 69 Deposited Plan 412125	Fee Simple Title	0.0591 Ha	445044
Lot 70 Deposited Plan 412125	Fee Simple Title	0.0726 Ha	445045
Lot 71 Deposited Plan 412125	Fee Simple Title	0.0645 Ha	445046
Lot 72 Deposited Plan 412125	Fee Simple Title	0.0824 Ha	445047
Lot 73 Deposited Plan 412125	Fee Simple Title	0.0753 Ha	445048
Lot 74 Deposited Plan 412125	Fee Simple Title	0.0691 Ha	445049
Lot 75 Deposited Plan 412125	Fee Simple Title	0.0702 Ha	445050
Lot 76 Deposited Plan 412125	Fee Simple Title	0.0666 Ha	445051
Lot 77 Deposited Plan 412125	Vesting on Deposit in the Territorial Authority (Sec 237 RM Act)	0.1493 Ha	
Lot 99 Deposited Plan 412125	Vesting on Deposit for Road	1.3131 Ha	
Lot 100 Deposited Plan 412125	Fee Simple Title	0.0328 Ha	Multiple
Lot 101 Deposited Plan 412125	Fee Simple Title	0.0448 Ha	Multiple
Lot 102 Deposited Plan 412125	Fee Simple Title	0.0116 Ha	Multiple
Lot 103 Deposited Plan 412125	Fee Simple Title	0.0110 Ha	Multiple
Lot 104 Deposited Plan 412125	Fee Simple Title	0.0162 Ha	Multiple
Lot 105 Deposited Plan 412125	Fee Simple Title	0.0352 Ha	Multiple
Lot 106 Deposited Plan 412125	Fee Simple Title	0.0456 Ha	Multiple
Lot 107 Deposited Plan 412125	Fee Simple Title	0.0111 Ha	Multiple
Lot 108 Deposited Plan 412125	Vesting on Deposit in the Territorial Authority (Sec 237 RM Act)	0.1805 Ha	
Marked A Deposited Plan 412125	Easement		
Marked B Deposited Plan 412125	Easement		
Marked C Deposited Plan 412125	Easement		
Marked D Deposited Plan 412125	Easement		
Marked E Deposited Plan 412125	Easement		
Marked F Deposited Plan 412125	Easement		
Marked G Deposited Plan 412125	Easement		
Marked H Deposited Plan 412125	Easement		
Marked I Deposited Plan 412125	Easement		
Marked J Deposited Plan 412125	Easement		
Marked K Deposited Plan 412125	Easement		
Marked L Deposited Plan 412125	Easement		
Marked M Deposited Plan 412125	Easement		



Digital Title Plan - LT 412125

Created Parcels

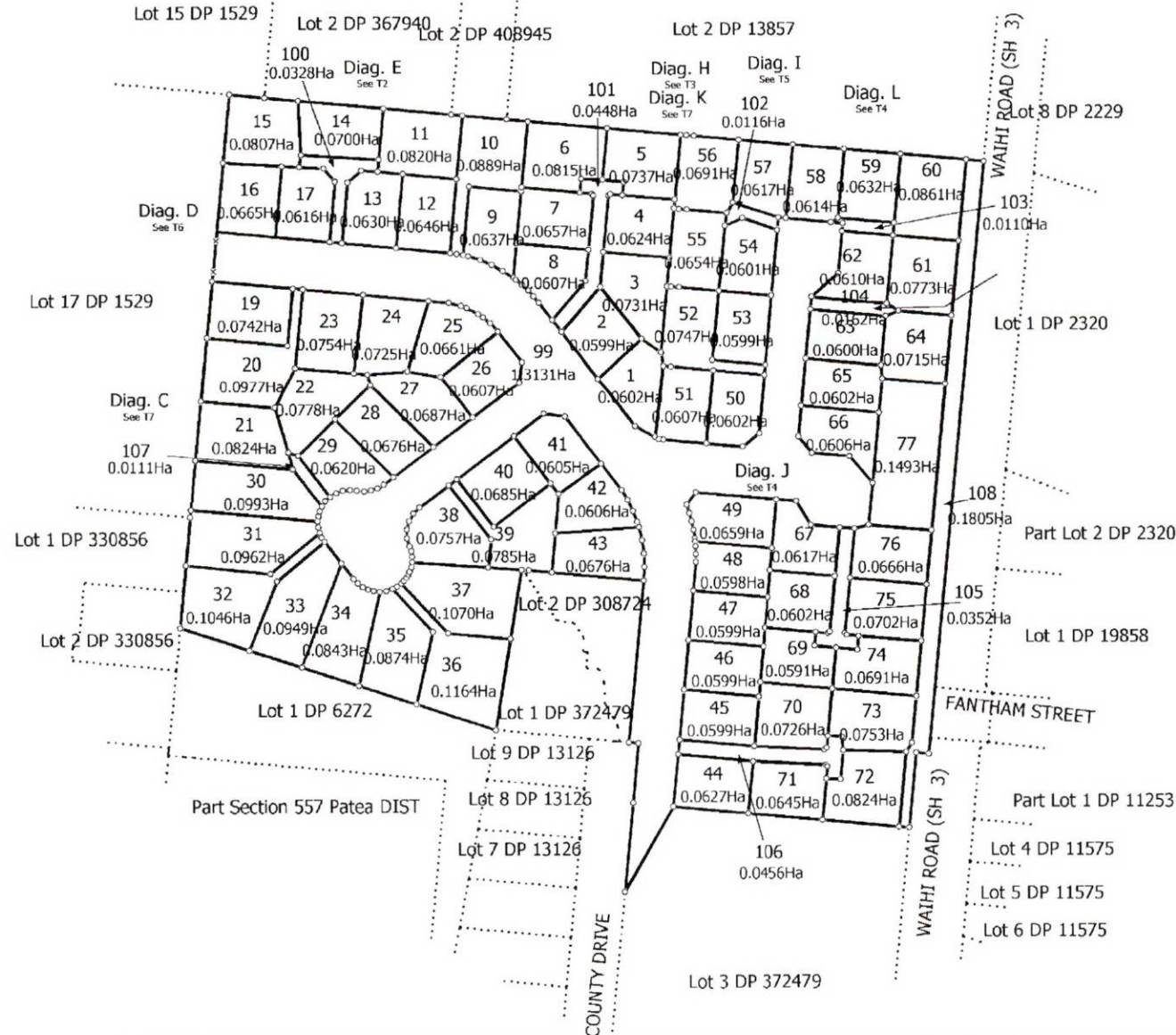
Parcels	Parcel Intent	Area	CT Reference
Marked N Deposited Plan 412125	Easement		
Marked O Deposited Plan 412125	Easement		
Marked P Deposited Plan 412125	Easement		
Marked Q Deposited Plan 412125	Easement		
Marked R Deposited Plan 412125	Easement		
Marked S Deposited Plan 412125	Easement		
Total Area		<hr/> 7.1989 Ha	

SCHEDULE OF EASEMENTS

EASEMENTS IN GROSS			
SHOWN	PURPOSE	SERVIENT TENEMENT	GRANTEE
A	Drain Wastewater	Lot 56 hereon	South Taranaki District Council
B	Drain Wastewater	Lot 55 hereon	South Taranaki District Council
C	Drain Wastewater	Lot 52 hereon	South Taranaki District Council
D	Drain Wastewater	Lot 51 hereon	South Taranaki District Council
E	Drain Stormwater	Lot 31 hereon	South Taranaki District Council
F	Convey Power & Gas	Lot 100 hereon	Powerco Ltd
F	Convey Telecommunications	Lot 100 hereon	Telecom New Zealand Ltd
F	Convey Water, Drain Sewage and Stormwater	Lot 100 hereon	South Taranaki District Council
G	Convey Power & Gas	Lot 101 hereon	Powerco Ltd
G	Convey Telecommunications	Lot 101 hereon	Telecom New Zealand Ltd
G	Convey Water, Drain Sewage and Stormwater	Lot 101 hereon	South Taranaki District Council
H	Convey Power & Gas	Lot 102 hereon	Powerco Ltd
H	Convey Telecommunications	Lot 102 hereon	Telecom New Zealand Ltd
H	Convey Water, Drain Sewage and Stormwater	Lot 102 hereon	South Taranaki District Council
I	Power & Gas	Lot 103 hereon	Powerco Ltd
I	Convey Telecommunications	Lot 103 hereon	Telecom New Zealand Ltd
I	Convey Water, Drain Sewage and Stormwater	Lot 103 hereon	South Taranaki District Council
J	Power & Gas	Lot 104 hereon	Powerco Ltd
J	Convey Telecommunications	Lot 104 hereon	Telecom New Zealand Ltd
I	Convey Water, Drain Sewage and Stormwater	Lot 104 hereon	South Taranaki District Council
K	Power & Gas	Lot 105 hereon	Powerco Ltd
K	Convey Telecommunications	Lot 105 hereon	Telecom New Zealand Ltd
K	Convey Water, Drain Sewage and Stormwater	Lot 105 hereon	South Taranaki District Council
L	Power & Gas	Lot 106 hereon	Powerco Ltd
L	Convey Telecommunications	Lot 106 hereon	Telecom New Zealand Ltd
L	Convey Water, Drain Sewage and Stormwater	Lot 106 hereon	South Taranaki District Council
M	Power & Gas	Lot 107 hereon	Powerco Ltd
M	Convey Telecommunications	Lot 107 hereon	Telecom New Zealand Ltd
M	Convey Water, Drain Sewage and Stormwater	Lot 107 hereon	South Taranaki District Council
N,O,P	Drain Sewage	Lot 17 DP 1529	South Taranaki District Council
Q	Drain Sewage	Lot 18 DP 1529	South Taranaki District Council
O,R,S	Drain Stormwater	Lot 17 DP 1529	South Taranaki District Council

AMALGAMATION CONDITIONS

1. Lot 100 hereon (legal access) be held as to three undivided one-third shares by the owners of Lots 11, 14 & 15 hereon as tenants in common in the said shares and that individual Certificates of Title be issued in accordance therewith.
2. Lot 101 hereon (legal access) be held as to five undivided one-fifth shares by the owners of Lots 3, 4, 5, 6 & 7 hereon as tenants in common in the said shares and that individual Certificates of Title be issued in accordance therewith.
3. Lot 102 hereon (legal access) be held as to two undivided one-half shares by the owners of Lots 55 & 56 hereon as tenants in common in the said shares and that individual Certificates of Title be issued in accordance therewith.
4. Lot 103 hereon (legal access) be held as to two undivided one-half shares by the owners of Lots 59 & 60 hereon as tenants in common in the said shares and that individual Certificates of Title be issued in accordance therewith.
5. Lot 104 hereon (legal access) be held as to two undivided one-half shares by the owners of Lots 61 & 64 hereon as tenants in common in the said shares and that individual Certificates of Title be issued in accordance therewith.
6. Lot 105 hereon (legal access) be held as to four undivided one-quarter shares by the owners of Lots 68, 69, 74 & 75 hereon as tenants in common in the said shares and that individual Certificates of Title be issued in accordance therewith.
7. Lot 106 hereon (legal access) be held as to four undivided one-quarter shares by the owners of Lots 70, 71, 72 & 73 hereon as tenants in common in the said shares and that individual Certificates of Title be issued in accordance therewith.
8. Lot 107 hereon (legal access) be held as to two undivided one-half shares by the owners of Lots 21 & 22 hereon as tenants in common in the said shares and that individual Certificates of Title be issued in accordance therewith.



T 1/8

Land District: Taranaki

Digitally Generated Plan
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Lots 1-17, 19-77, 99-108 being a subdivision of Lot 2 DP 372479 and Easements
over Lots 17 & 18 DP 1529

Surveyor: Peter Vosloo
Firm: Vision Surveys Limited (Howick)

Digital Title Plan
LT 412125
DRAFT

Diag. E



T 2/8

Land District: Taranaki

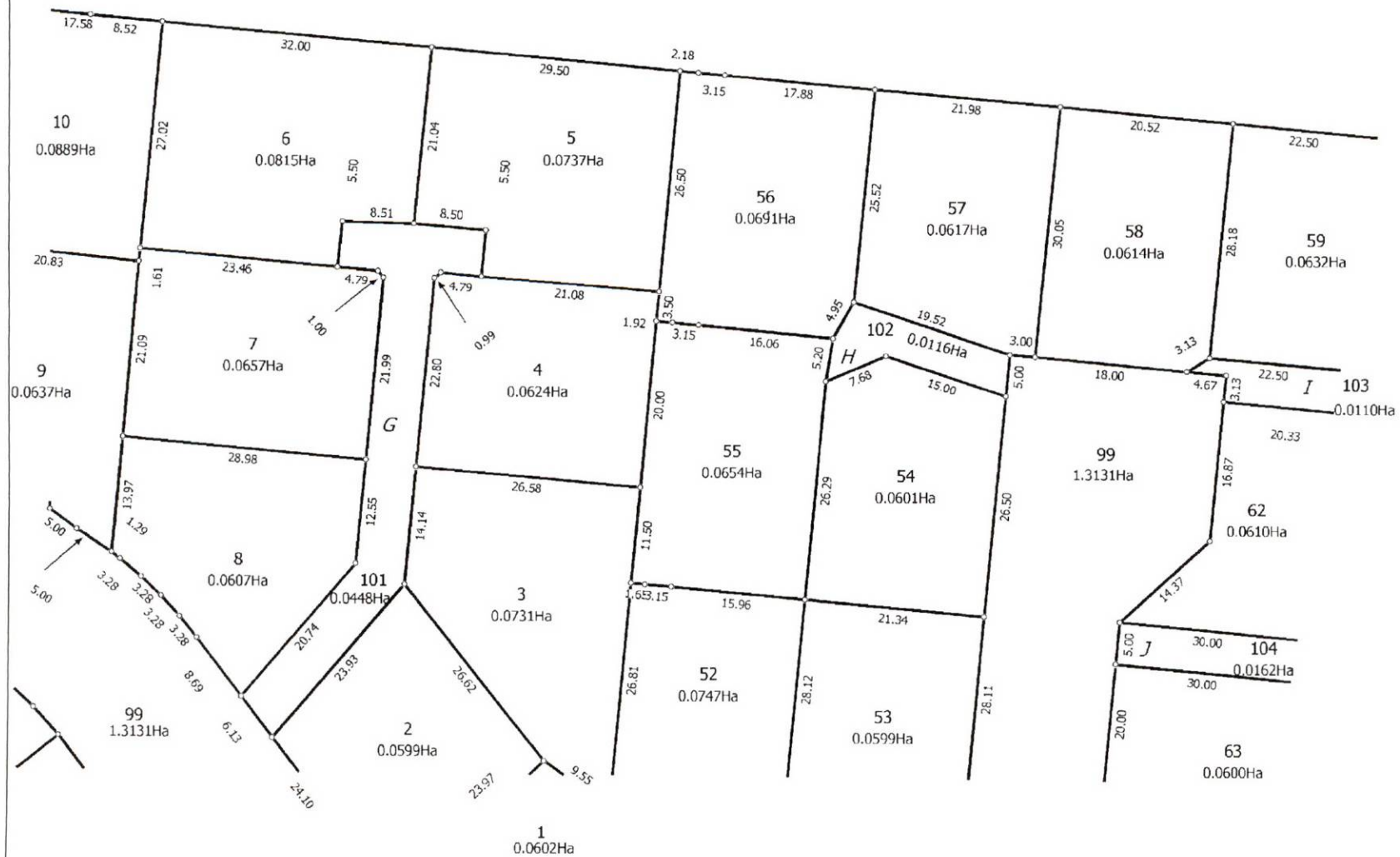
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Lots 1-17, 19-77, 99-108 being a subdivision of Lot 2 DP 372479 and Easements over Lots 17 & 18 DP 1529

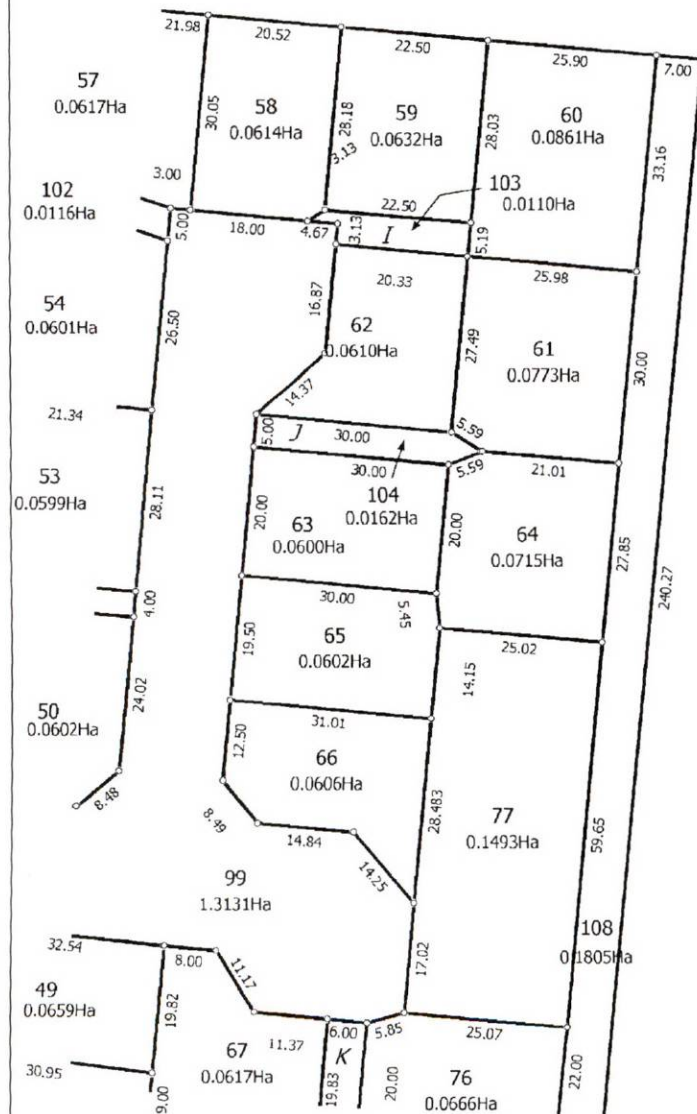
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Firm: Vision Surveys Limited (Howick)

Digital Title Plan
LT 412125
DRAFT

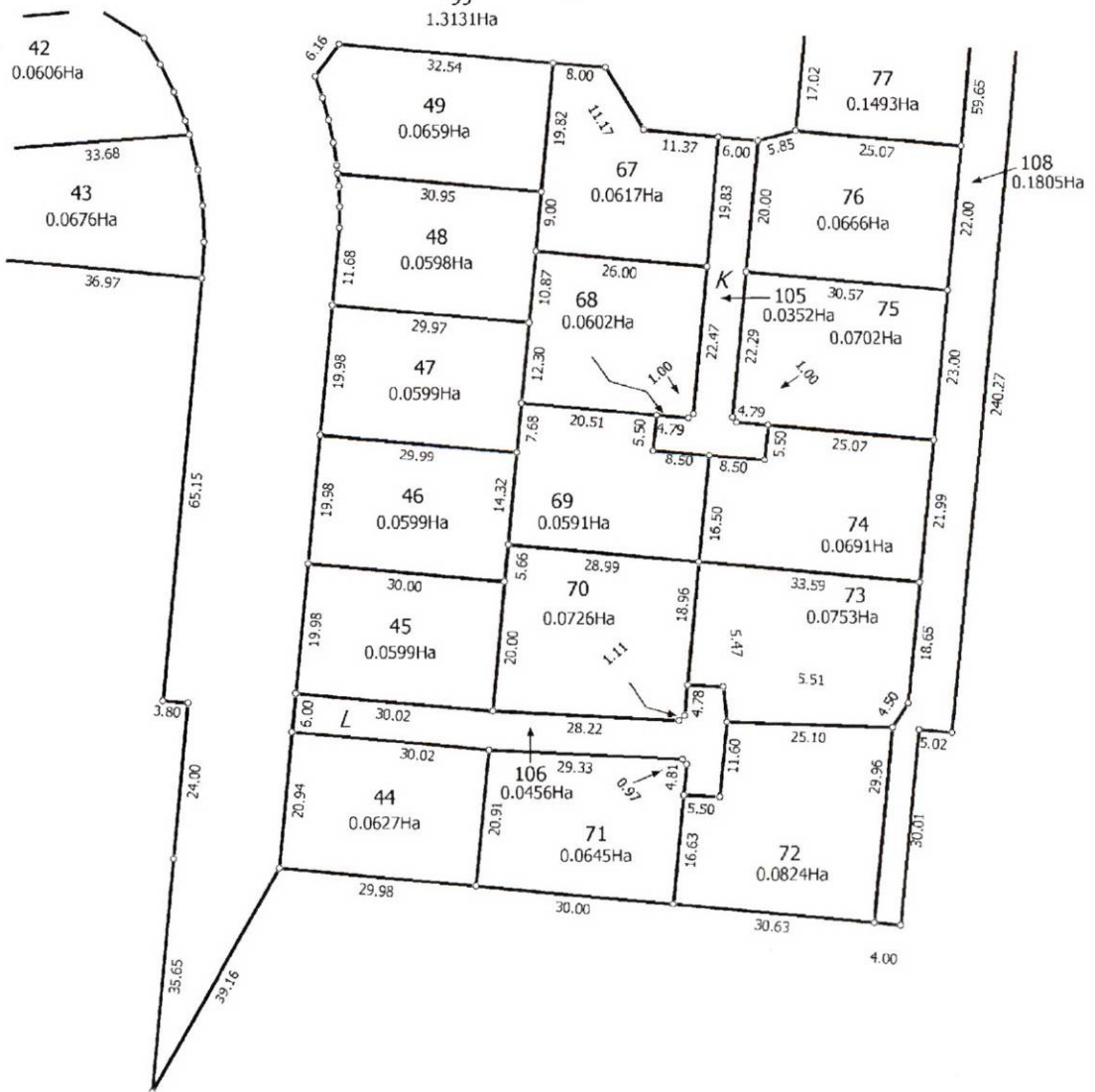
Diag. H



Diag. L



Diag. J



T 4/8

Land District: Tararaki

Lots 1-17, 19-77, 99-108 being a subdivision of Lot 2 DP 372479 and Easements over Lots 17 & 18 DP 1529

Surveyor: Peter Vosloo
Firm: Vision Surveys Limited (Howick)Digital Title Plan
LT 412125
DRAFTDigitally Generated Plan
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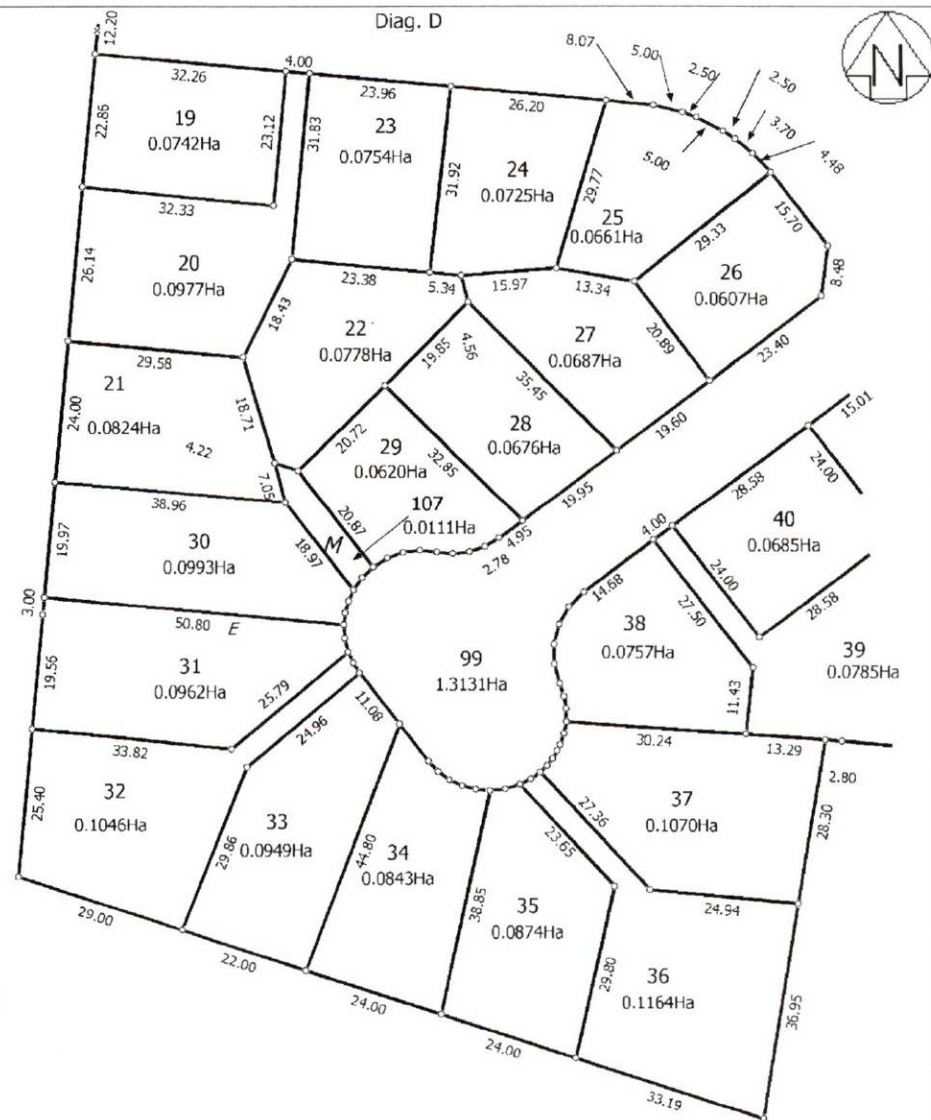
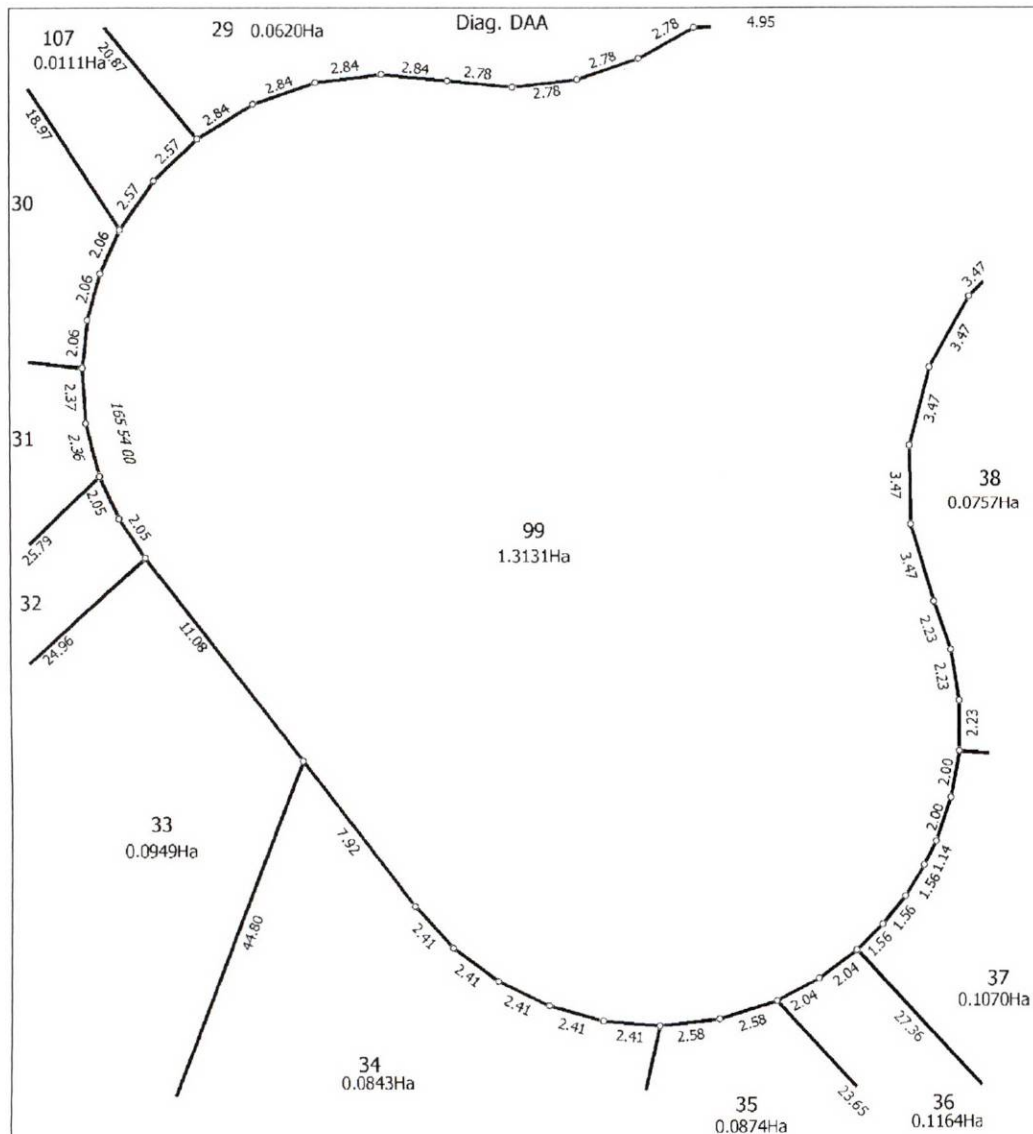
Land District: Tararaki

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Generated on: 06/11/2008 2:06pm Page 11 of 14

Lots 1-17, 19-77, 99-108 being a subdivision of Lot 2 DP 372479 and Easements over Lots 17 & 18 DP 1529

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Lots 1-17, 19-77, 99-108 being a subdivision of Lot 2 DP 372479 and Easements over Lots 17 & 18 DP 1529

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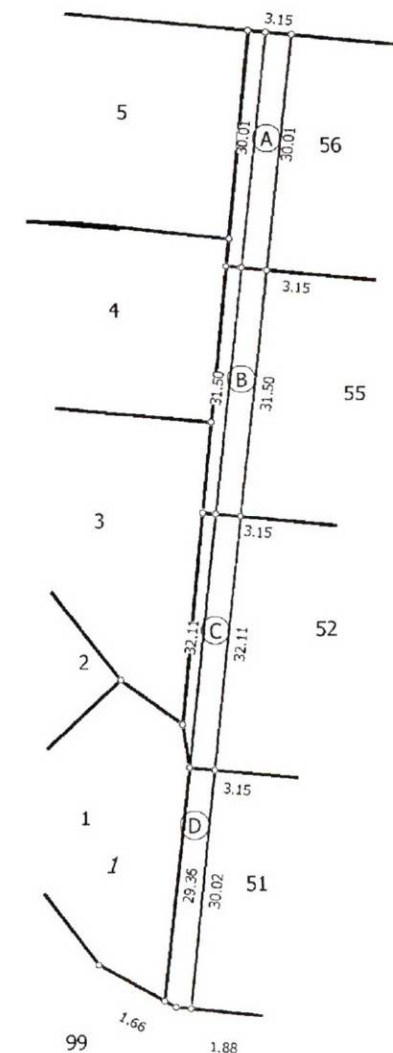
LT 412125

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Diag. K
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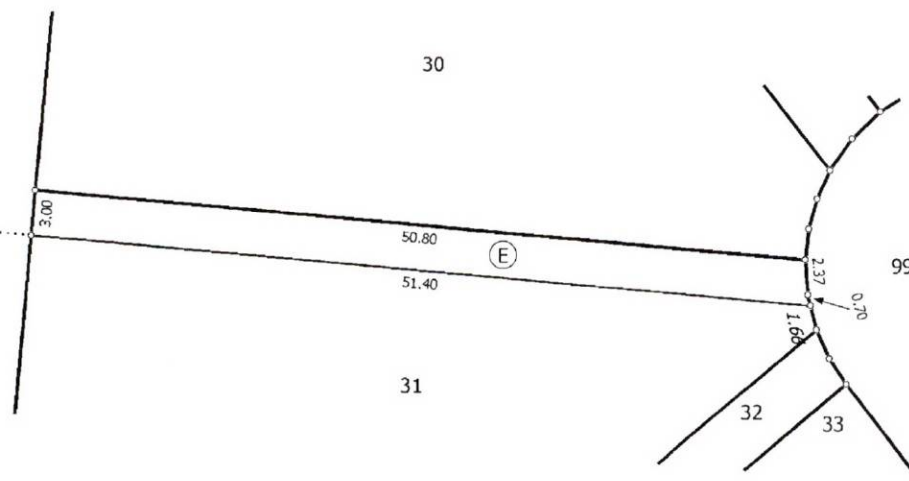
Lot 2 DP 13857



Diag. C
Non Primary

Lot 17 DP 1529

Lot 1 DP 330856



T 7/8

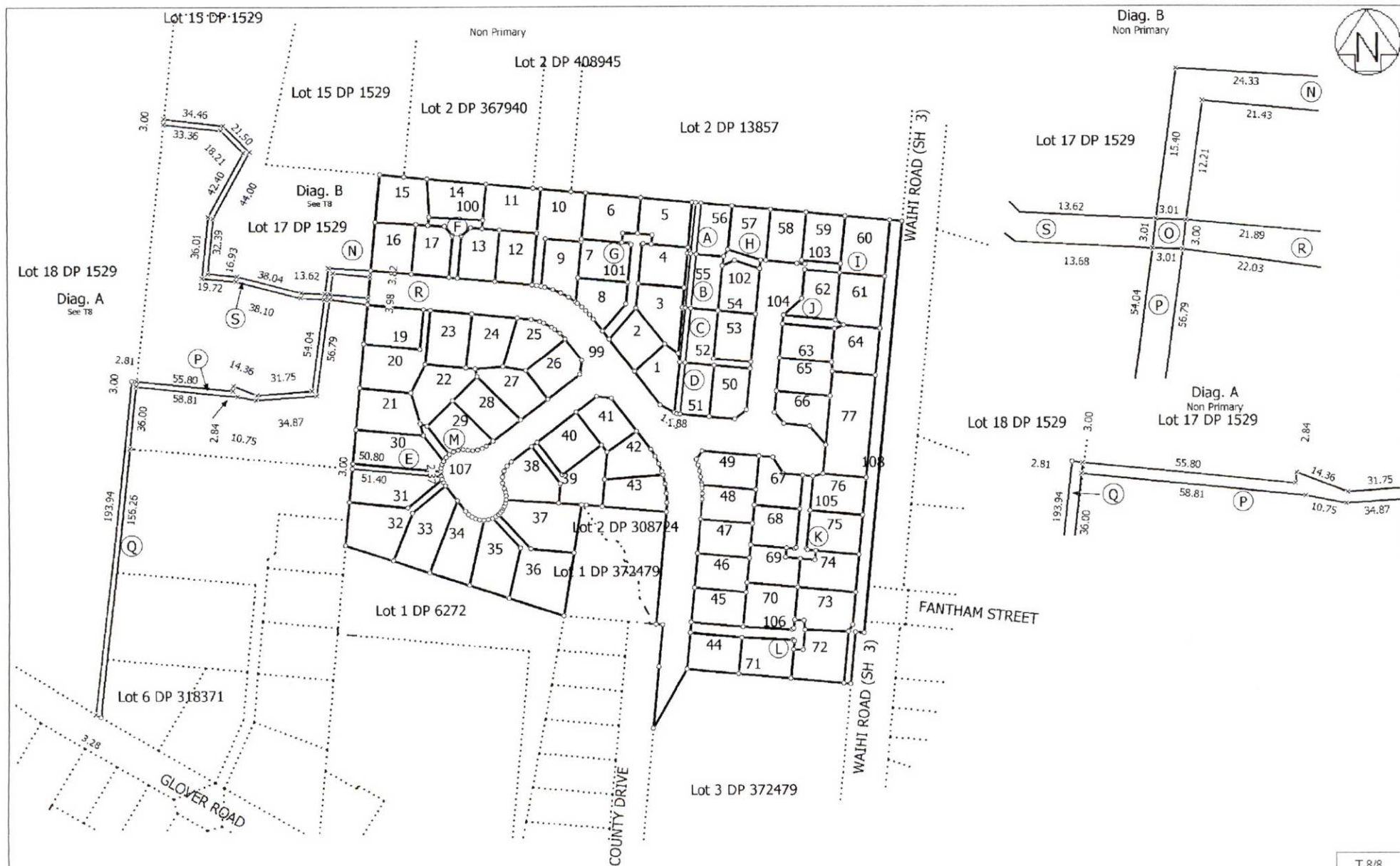
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Lots 1-17, 19-77, 99-108 being a subdivision of Lot 2 DP 372479 and Easements over Lots 17 & 18 DP 1529

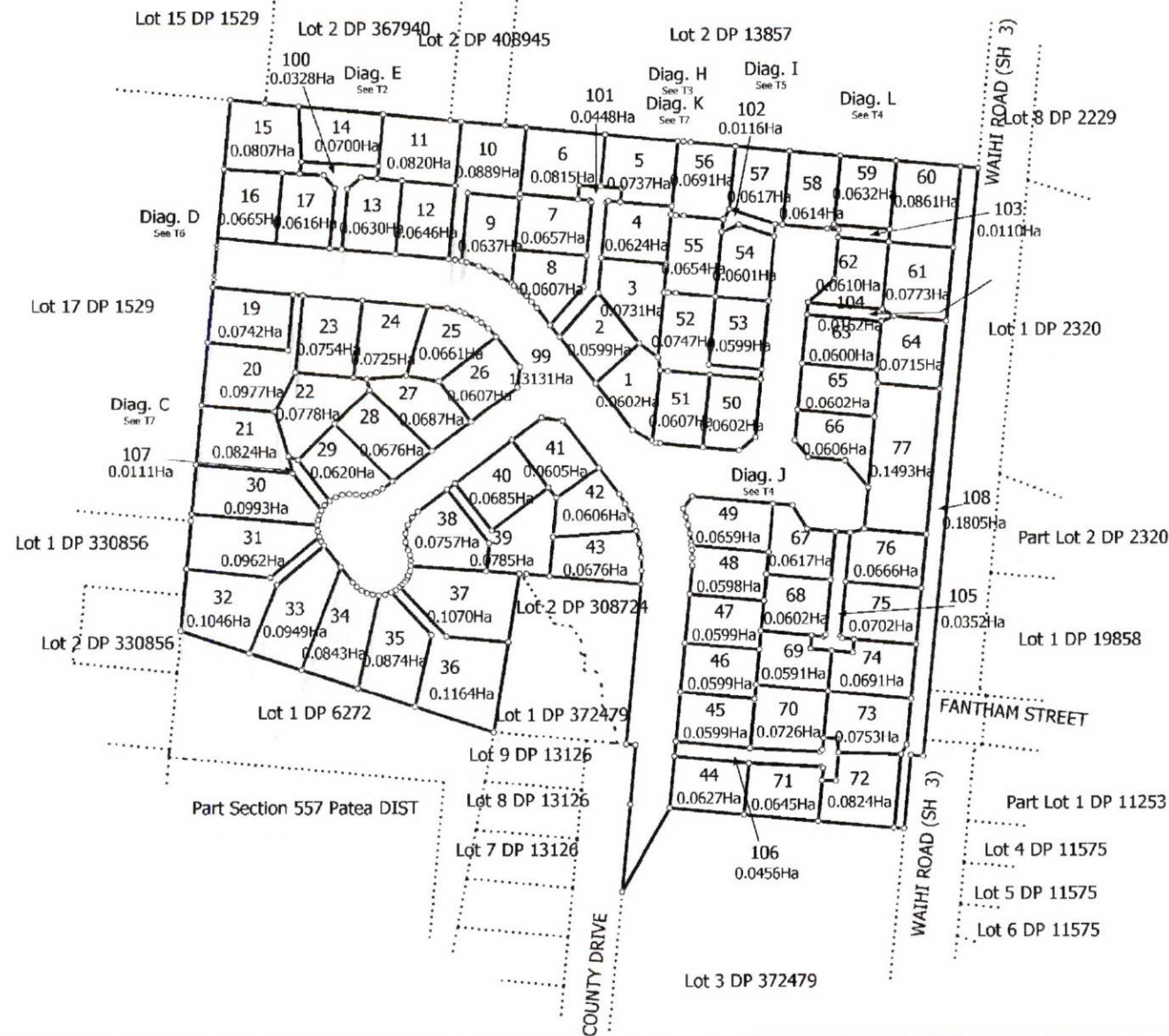
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Land District Taranaki

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Diag. E



T 2/8

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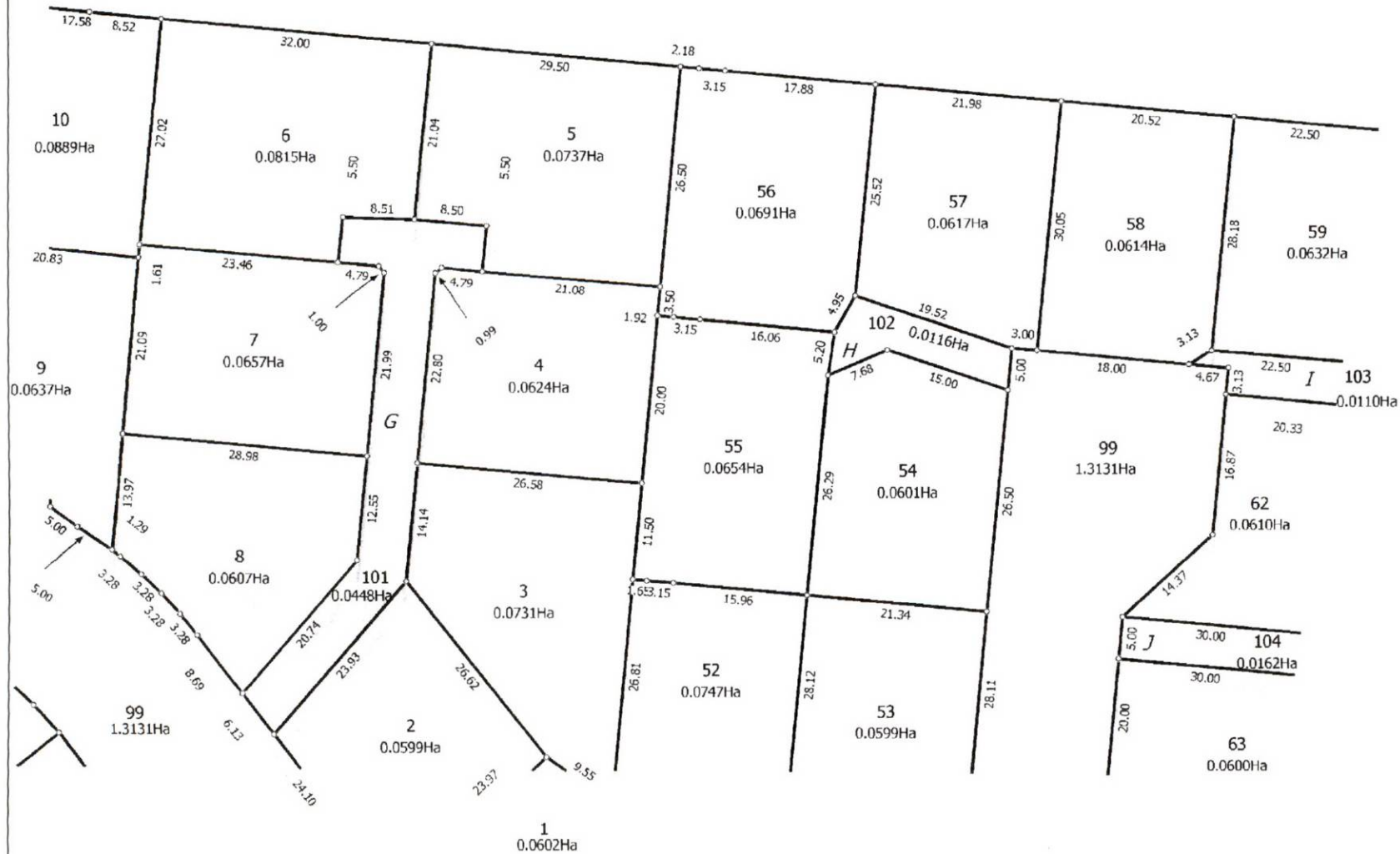
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Digital Title Plan

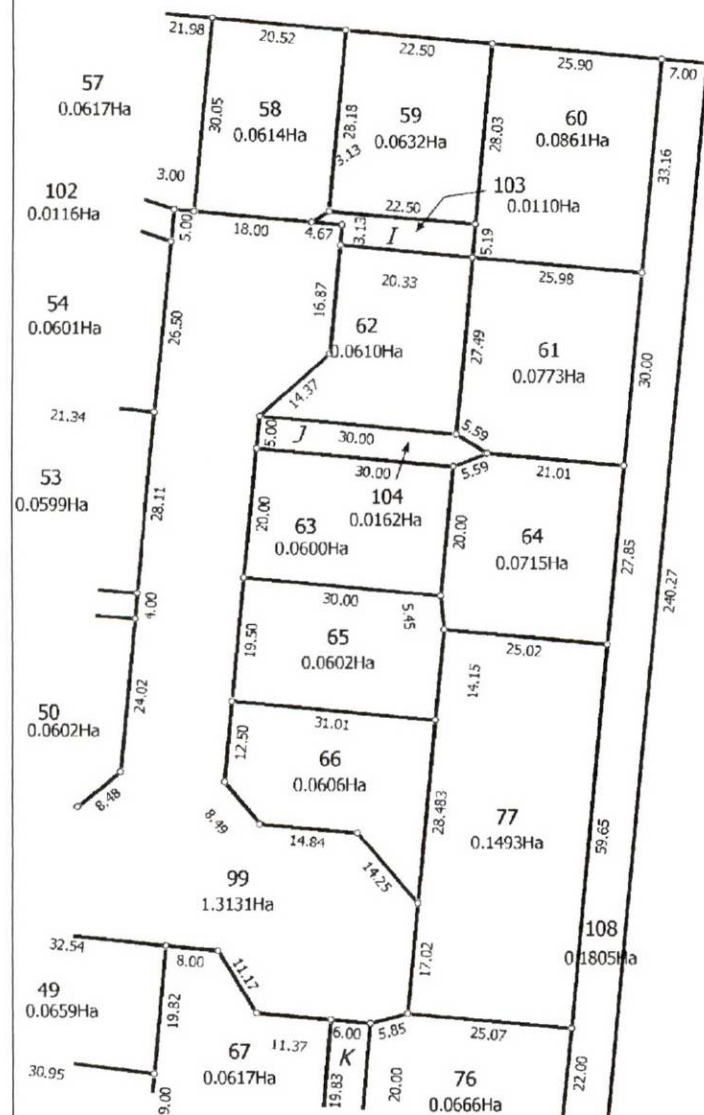
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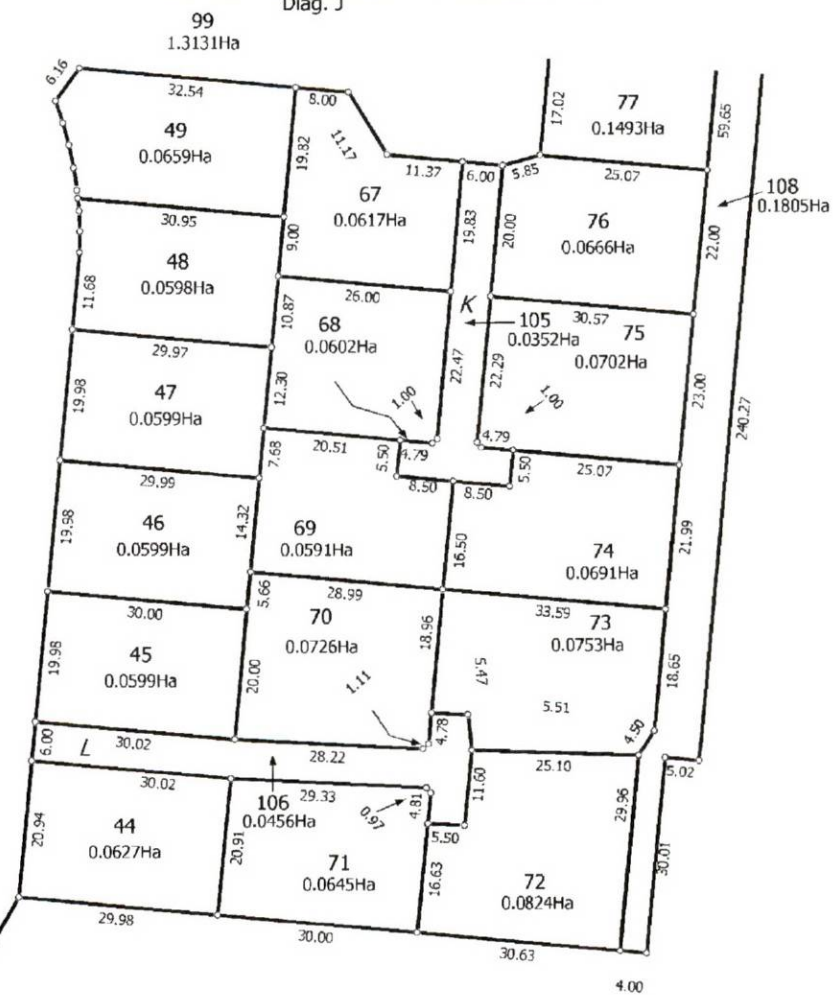
Diag. H



Diag. L



Diag. J



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Land District: Taranaki

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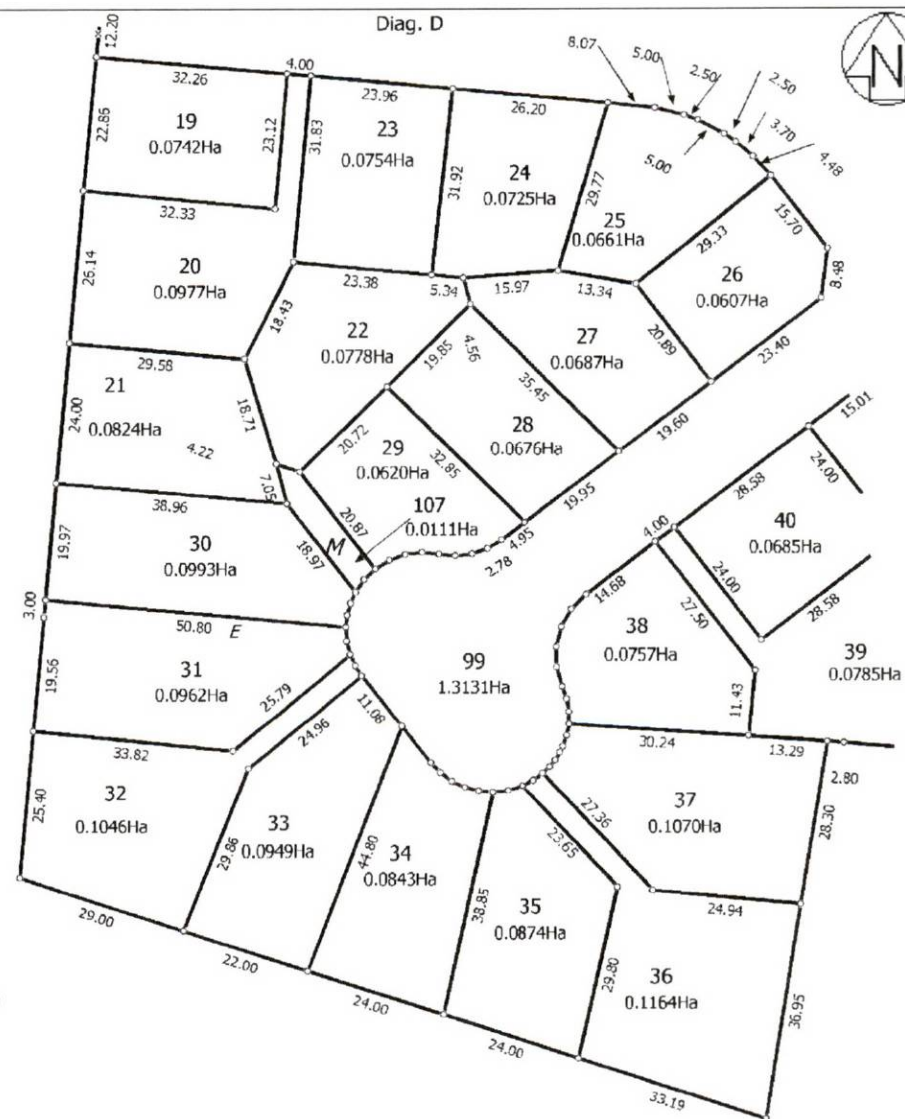
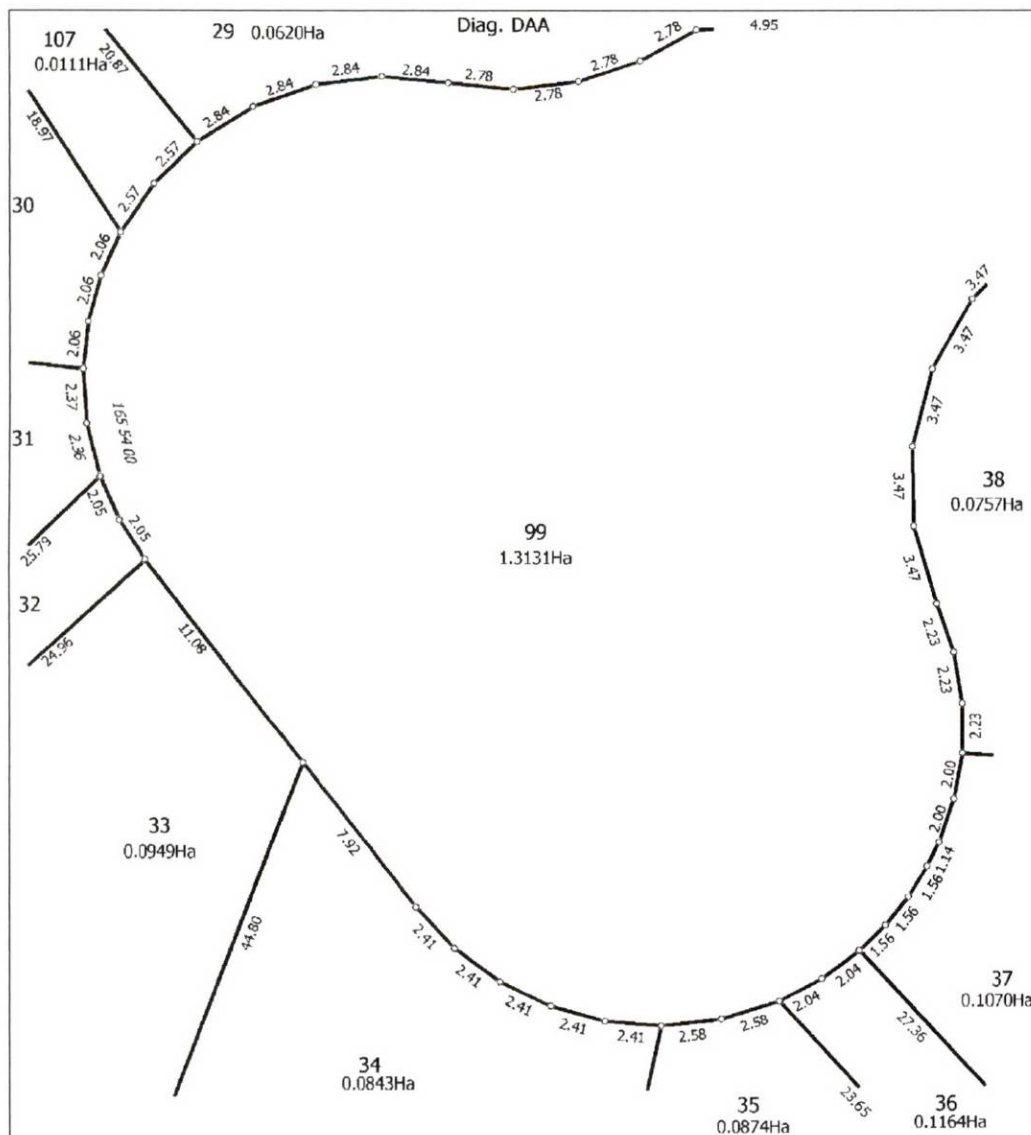
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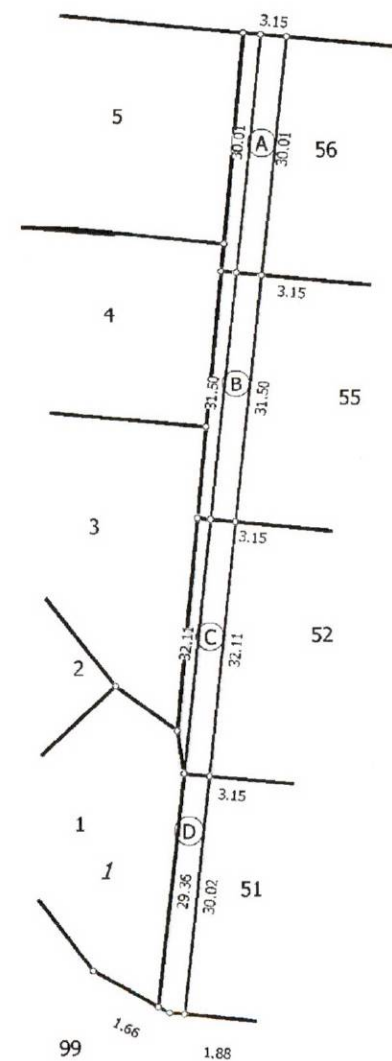
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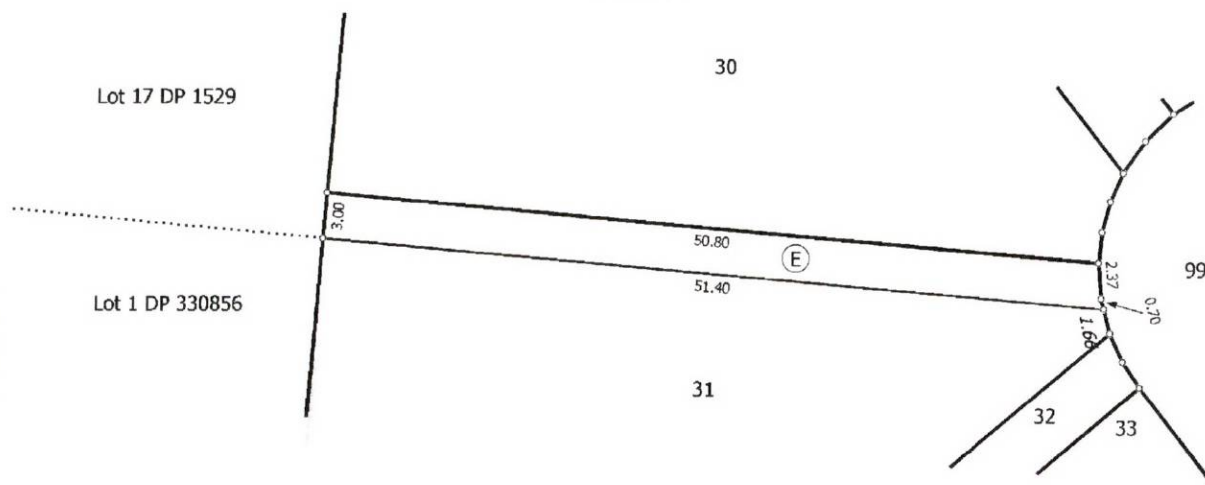
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Diag. C
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Lot 17 DP 1529

Lot 1 DP 330856



Land District Taranaki

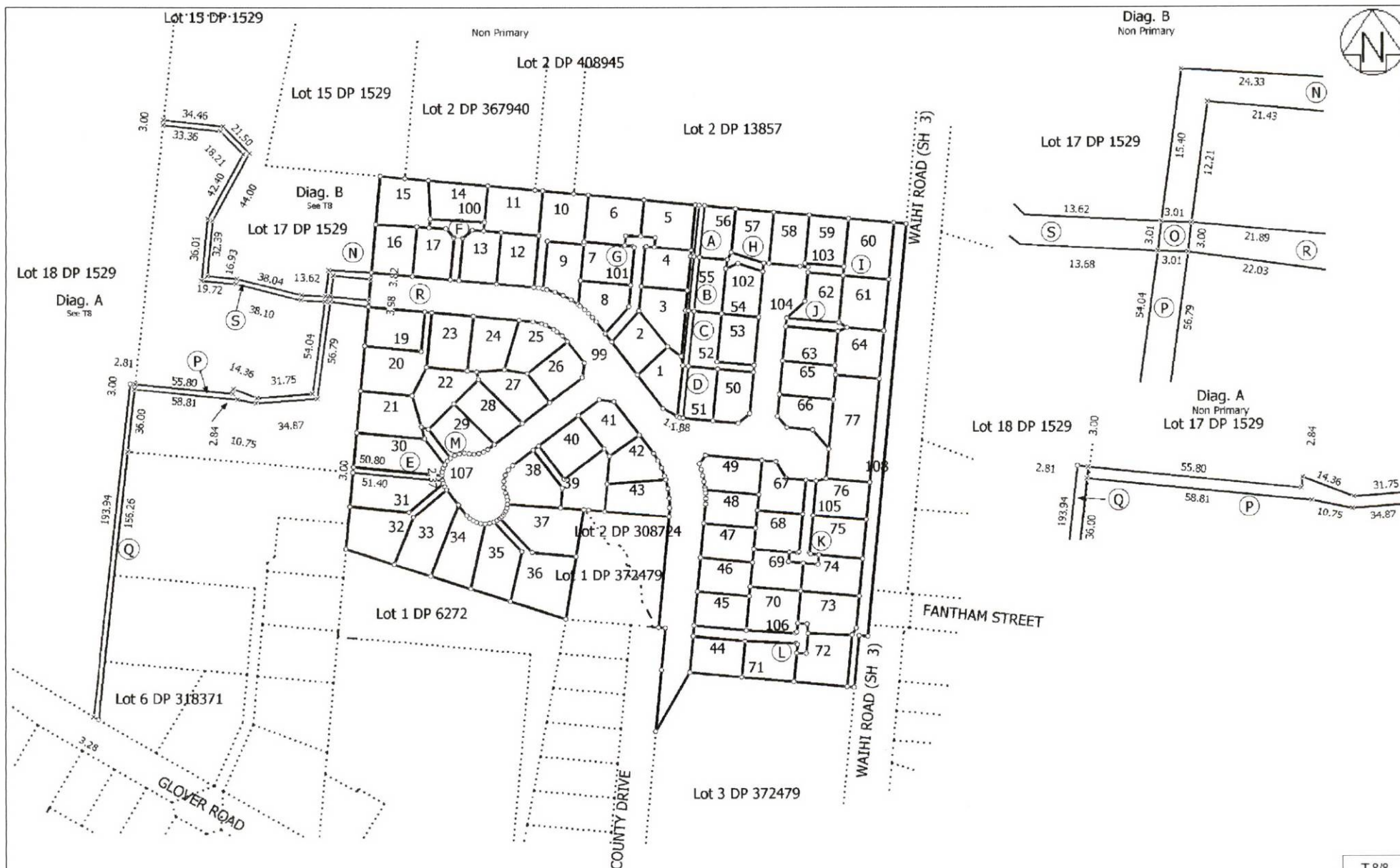
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T 7/8



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Lot 5 Deposited Plan 412125	Fee Simple Title	0.0737 Ha	444981
Lot 6 Deposited Plan 412125	Fee Simple Title	0.0815 Ha	444982
Lot 7 Deposited Plan 412125	Fee Simple Title	0.0657 Ha	444983
Lot 8 Deposited Plan 412125	Fee Simple Title	0.0607 Ha	444984
Lot 9 Deposited Plan 412125	Fee Simple Title	0.0637 Ha	444985
Lot 10 Deposited Plan 412125	Fee Simple Title	0.0889 Ha	444986
Lot 11 Deposited Plan 412125	Fee Simple Title	0.0820 Ha	444987
Lot 12 Deposited Plan 412125	Fee Simple Title	0.0646 Ha	444988
Lot 13 Deposited Plan 412125	Fee Simple Title	0.0630 Ha	444989
Lot 14 Deposited Plan 412125	Fee Simple Title	0.0700 Ha	444990
Lot 15 Deposited Plan 412125	Fee Simple Title	0.0807 Ha	444991
Lot 16 Deposited Plan 412125	Fee Simple Title	0.0665 Ha	444992
Lot 17 Deposited Plan 412125	Fee Simple Title	0.0616 Ha	444993
Lot 19 Deposited Plan 412125	Fee Simple Title	0.0742 Ha	444994
Lot 20 Deposited Plan 412125	Fee Simple Title	0.0977 Ha	444995
Lot 21 Deposited Plan 412125	Fee Simple Title	0.0824 Ha	444996
Lot 22 Deposited Plan 412125	Fee Simple Title	0.0778 Ha	444997
Lot 23 Deposited Plan 412125	Fee Simple Title	0.0754 Ha	444998
Lot 24 Deposited Plan 412125	Fee Simple Title	0.0725 Ha	444999



Digital Title Plan - LT 412125

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 25 Deposited Plan 412125	Fee Simple Title	0.0661 Ha	445000
Lot 26 Deposited Plan 412125	Fee Simple Title	0.0607 Ha	445001
Lot 27 Deposited Plan 412125	Fee Simple Title	0.0687 Ha	445002
Lot 28 Deposited Plan 412125	Fee Simple Title	0.0676 Ha	445003
Lot 29 Deposited Plan 412125	Fee Simple Title	0.0620 Ha	445004
Lot 30 Deposited Plan 412125	Fee Simple Title	0.0993 Ha	445005
Lot 31 Deposited Plan 412125	Fee Simple Title	0.0962 Ha	445006
Lot 32 Deposited Plan 412125	Fee Simple Title	0.1046 Ha	445007
Lot 33 Deposited Plan 412125	Fee Simple Title	0.0949 Ha	445008
Lot 34 Deposited Plan 412125	Fee Simple Title	0.0843 Ha	445009
Lot 35 Deposited Plan 412125	Fee Simple Title	0.0874 Ha	445010
Lot 36 Deposited Plan 412125	Fee Simple Title	0.1164 Ha	445011
Lot 37 Deposited Plan 412125	Fee Simple Title	0.1070 Ha	445012
Lot 38 Deposited Plan 412125	Fee Simple Title	0.0757 Ha	445013
Lot 39 Deposited Plan 412125	Fee Simple Title	0.0785 Ha	445014
Lot 40 Deposited Plan 412125	Fee Simple Title	0.0685 Ha	445015
Lot 41 Deposited Plan 412125	Fee Simple Title	0.0605 Ha	445016
Lot 42 Deposited Plan 412125	Fee Simple Title	0.0606 Ha	445017
Lot 43 Deposited Plan 412125	Fee Simple Title	0.0676 Ha	445018
Lot 44 Deposited Plan 412125	Fee Simple Title	0.0627 Ha	445019
Lot 45 Deposited Plan 412125	Fee Simple Title	0.0599 Ha	445020
Lot 46 Deposited Plan 412125	Fee Simple Title	0.0599 Ha	445021
Lot 47 Deposited Plan 412125	Fee Simple Title	0.0599 Ha	445022
Lot 48 Deposited Plan 412125	Fee Simple Title	0.0598 Ha	445023
Lot 49 Deposited Plan 412125	Fee Simple Title	0.0659 Ha	445024
Lot 50 Deposited Plan 412125	Fee Simple Title	0.0602 Ha	445025
Lot 51 Deposited Plan 412125	Fee Simple Title	0.0607 Ha	445026
Lot 52 Deposited Plan 412125	Fee Simple Title	0.0747 Ha	445027
Lot 53 Deposited Plan 412125	Fee Simple Title	0.0599 Ha	445028
Lot 54 Deposited Plan 412125	Fee Simple Title	0.0601 Ha	445029
Lot 55 Deposited Plan 412125	Fee Simple Title	0.0654 Ha	445030
Lot 56 Deposited Plan 412125	Fee Simple Title	0.0691 Ha	445031
Lot 57 Deposited Plan 412125	Fee Simple Title	0.0617 Ha	445032
Lot 58 Deposited Plan 412125	Fee Simple Title	0.0614 Ha	445033
Lot 59 Deposited Plan 412125	Fee Simple Title	0.0632 Ha	445034
Lot 60 Deposited Plan 412125	Fee Simple Title	0.0861 Ha	445035
Lot 61 Deposited Plan 412125	Fee Simple Title	0.0773 Ha	445036
Lot 62 Deposited Plan 412125	Fee Simple Title	0.0610 Ha	445037
Lot 63 Deposited Plan 412125	Fee Simple Title	0.0600 Ha	445038
Lot 64 Deposited Plan 412125	Fee Simple Title	0.0715 Ha	445039



Digital Title Plan - LT 412125

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 65 Deposited Plan 412125	Fee Simple Title	0.0602 Ha	445040
Lot 66 Deposited Plan 412125	Fee Simple Title	0.0606 Ha	445041
Lot 67 Deposited Plan 412125	Fee Simple Title	0.0617 Ha	445042
Lot 68 Deposited Plan 412125	Fee Simple Title	0.0602 Ha	445043
Lot 69 Deposited Plan 412125	Fee Simple Title	0.0591 Ha	445044
Lot 70 Deposited Plan 412125	Fee Simple Title	0.0726 Ha	445045
Lot 71 Deposited Plan 412125	Fee Simple Title	0.0645 Ha	445046
Lot 72 Deposited Plan 412125	Fee Simple Title	0.0824 Ha	445047
Lot 73 Deposited Plan 412125	Fee Simple Title	0.0753 Ha	445048
Lot 74 Deposited Plan 412125	Fee Simple Title	0.0691 Ha	445049
Lot 75 Deposited Plan 412125	Fee Simple Title	0.0702 Ha	445050
Lot 76 Deposited Plan 412125	Fee Simple Title	0.0666 Ha	445051
Lot 77 Deposited Plan 412125	Vesting on Deposit in the Territorial Authority (Sec 237A(1)(a) RM Act)	0.1493 Ha	
Lot 99 Deposited Plan 412125	Vesting on Deposit for Road	1.3131 Ha	
Lot 100 Deposited Plan 412125	Fee Simple Title	0.0328 Ha	Multiple
Lot 101 Deposited Plan 412125	Fee Simple Title	0.0448 Ha	Multiple
Lot 102 Deposited Plan 412125	Fee Simple Title	0.0116 Ha	Multiple
Lot 103 Deposited Plan 412125	Fee Simple Title	0.0110 Ha	Multiple
Lot 104 Deposited Plan 412125	Fee Simple Title	0.0162 Ha	Multiple
Lot 105 Deposited Plan 412125	Fee Simple Title	0.0352 Ha	Multiple
Lot 106 Deposited Plan 412125	Fee Simple Title	0.0456 Ha	Multiple
Lot 107 Deposited Plan 412125	Fee Simple Title	0.0111 Ha	Multiple
Lot 108 Deposited Plan 412125	Vesting on Deposit in the Territorial Authority (Sec 237A(1)(a) RM Act)	0.1805 Ha	
Marked A Deposited Plan 412125	Easement		
Marked B Deposited Plan 412125	Easement		
Marked C Deposited Plan 412125	Easement		
Marked D Deposited Plan 412125	Easement		
Marked E Deposited Plan 412125	Easement		
Marked F Deposited Plan 412125	Easement		
Marked G Deposited Plan 412125	Easement		
Marked H Deposited Plan 412125	Easement		
Marked I Deposited Plan 412125	Easement		
Marked J Deposited Plan 412125	Easement		
Marked K Deposited Plan 412125	Easement		



Digital Title Plan - LT 412125

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Marked L Deposited Plan 412125	Easement		
Marked M Deposited Plan 412125	Easement		
Marked N Deposited Plan 412125	Easement		
Marked O Deposited Plan 412125	Easement		
Marked P Deposited Plan 412125	Easement		
Marked Q Deposited Plan 412125	Easement		
Marked R Deposited Plan 412125	Easement		
Marked S Deposited Plan 412125	Easement		
Total Area		<u>7.1989 Ha</u>	

AMALGAMATION CONDITIONS

1. Lot 100 hereon (legal access) be held as to three undivided one-third shares by the owners of Lots 11, 14 & 15 hereon as tenants in common in the said shares and that individual Certificates of Title be issued in accordance therewith.
2. Lot 101 hereon (legal access) be held as to five undivided one-fifth shares by the owners of Lots 3, 4, 5, 6 & 7 hereon as tenants in common in the said shares and that individual Certificates of Title be issued in accordance therewith.
3. Lot 102 hereon (legal access) be held as to two undivided one-half shares by the owners of Lots 55 & 56 hereon as tenants in common in the said shares and that individual Certificates of Title be issued in accordance therewith.
4. Lot 103 hereon (legal access) be held as to two undivided one-half shares by the owners of Lots 59 & 60 hereon as tenants in common in the said shares and that individual Certificates of Title be issued in accordance therewith.
5. Lot 104 hereon (legal access) be held as to two undivided one-half shares by the owners of Lots 61 & 64 hereon as tenants in common in the said shares and that individual Certificates of Title be issued in accordance therewith.
6. Lot 105 hereon (legal access) be held as to four undivided one-quarter shares by the owners of Lots 68, 69, 74 & 75 hereon as tenants in common in the said shares and that individual Certificates of Title be issued in accordance therewith.
7. Lot 106 hereon (legal access) be held as to four undivided one-quarter shares by the owners of Lots 70, 71, 72 & 73 hereon as tenants in common in the said shares and that individual Certificates of Title be issued in accordance therewith.
8. Lot 107 hereon (legal access) be held as to two undivided one-half shares by the owners of Lots 21 & 22 hereon as tenants in common in the said shares and that individual Certificates of Title be issued in accordance therewith.

SCHEDULE OF EASEMENTS

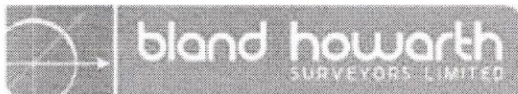
EASEMENTS IN GROSS			
SHOWN	PURPOSE	SERVIENT TENEMENT	GRANTEE
A	Drain Wastewater	Lot 56 hereon	South Taranaki District Council
B	Drain Wastewater	Lot 55 hereon	South Taranaki District Council
C	Drain Wastewater	Lot 52 hereon	South Taranaki District Council
D	Drain Wastewater	Lot 51 hereon	South Taranaki District Council
E	Drain Stormwater	Lot 31 hereon	South Taranaki District Council
F	Convey Electricity & Gas	Lot 100 hereon	Powerco Ltd
F	Convey Telecommunications	Lot 100 hereon	Telecom New Zealand Ltd
F	Convey Water, Drain Sewage and Stormwater	Lot 100 hereon	South Taranaki District Council
G	Convey Electricity & Gas	Lot 101 hereon	Powerco Ltd
G	Convey Telecommunications	Lot 101 hereon	Telecom New Zealand Ltd
G	Convey Water, Drain Sewage and Stormwater	Lot 101 hereon	South Taranaki District Council
H	Convey Telecommunications	Lot 102 hereon	Telecom New Zealand Ltd
H	Convey Water, Drain Sewage and Stormwater	Lot 102 hereon	South Taranaki District Council
I	Convey Telecommunications	Lot 103 hereon	Telecom New Zealand Ltd
I	Convey Water, Drain Sewage and Stormwater	Lot 103 hereon	South Taranaki District Council
J	Convey Telecommunications	Lot 104 hereon	Telecom New Zealand Ltd
J	Convey Water, Drain Sewage and Stormwater	Lot 104 hereon	South Taranaki District Council
K	Convey Electricity & Gas	Lot 105 hereon	Powerco Ltd
K	Convey Telecommunications	Lot 105 hereon	Telecom New Zealand Ltd
K	Convey Water, Drain Sewage and Stormwater	Lot 105 hereon	South Taranaki District Council
L	Convey Electricity & Gas	Lot 106 hereon	Powerco Ltd
L	Convey Telecommunications	Lot 106 hereon	Telecom New Zealand Ltd
L	Convey Water, Drain Sewage and Stormwater	Lot 106 hereon	South Taranaki District Council
M	Convey Telecommunications	Lot 107 hereon	Telecom New Zealand Ltd
M	Convey Water, Drain Sewage and Stormwater	Lot 107 hereon	South Taranaki District Council
N,O,P	Drain Sewage	Lot 17 DP 1529	South Taranaki District Council
Q	Drain Sewage	Lot 18 DP 1529	South Taranaki District Council
O.R.S	Drain Stormwater	Lot 17 DP 1529	South Taranaki District Council
MEMORANDUM OF EASEMENTS			
SHOWN	PURPOSE	SERVIENT TENEMENT	DOMINANT TENEMENT
H	Convey Electricity & Gas	Lot 102 hereon	Lots 55 & 56 hereon
I	Convey Electricity & Gas	Lot 103 hereon	Lots 59 & 60 hereon
J	Convey Electricity & Gas	Lot 104 hereon	Lots 61 & 64 hereon
M	Convey Electricity & Gas	Lot 107 hereon	Lots 21 & 22 hereon

Blair Sutherland

From: Geoff Bland [Geoff@bhsurveyors.co.nz]
Sent: Wednesday, 3 December 2008 11:11 a.m.
To: Blair Sutherland
Subject: FW: Kounty Kustodians
Attachments: 4996 STDC Invoice.pdf

For your information Blair

Geoff Bland
Registered Professional Surveyor
www.bhsurveyors.co.nz



From: Geoff Bland
Sent: 03 December 2008 11:09
To: 'pkingston@kingstons.co.nz'
Cc: Graeme Howarth
Subject: Kounty Kustodians

Good Morning Peter

Further to your call this morning

I have reviewed the file and found the attached email and invoice sent to Dale Smith on the 9 March 2007 for payment to STDC to be arranged. Dale was our contact with the previous owner, Winslow Properties and it was around then that the sale of the Kounty Kustodians Company occurred and our involvement in the project ceased.

It would seem that the STDC invoice has been lost in the transfer and is an outstanding obligation to the Company. Payment will need to be made to facilitate the release of a 224 cert.

Regards
Geoff Bland
Registered Professional Surveyor
www.bhsurveyors.co.nz



4996

Graeme Howarth

From: Graeme Howarth
Sent: 09 March 2007 10:43
To: 'Dale Smith'
Subject: Bland & Howarth Accounts

Dale , Attached is an account from South Taranaki District Council for processing fees for the subdivisional approval. Please arrange payment direct to STDC.

Also attached is an account for our services from Nov to Feb.(\$6837.13), together with copies of outstanding accounts totaling\$15616.05.

Your email of 15th Jan indicated that you would be making payment if we completed the plan amendments .To date nothing has been received and this is of concern to us.

Please forward payment asap.

Graeme

Graeme Howarth

Registered Professional Surveyor

Bland & Howarth Surveyors

Box 637

New Plymouth

06 7586171

Mob 0274 395522

Visit our website

www.bhsurveyors.co.nz

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No virus found in this outgoing message.

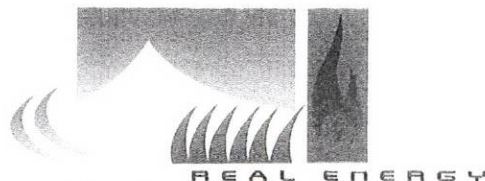
Checked by AVG Free Edition.

Version: 7.5.446 / Virus Database: 268.18.7/713 - Release Date: 07/03/2007 09:24

Tax Invoice/Statement: 3454

GST Reg. No: 52-769-477

Invoice Date: 06 March 2007

South Taranaki
District Council

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
Website: 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

South Taranaki
District Council

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

Client Ref

DATED

2008

BETWEEN

KOUNTY CUSTODIANS LIMITED

"the Owner"

DRAFT

NORTH SOUTH FINANCE LIMITED

"the Surety"

AND

SOUTH TARANAKI DISTRICT COUNCIL

"the Council"

BOND PURSUANT TO SECTION 224(c) RESOURCE MANAGEMENT ACT 1991

ELLIS LAW

Barristers & Solicitors

PO Box 4516 DX CP24078

AUCKLAND NEW ZEALAND

Telephone: (64) 09-3796249

Facsimile: (64) 09-3098451

Email: bellis@ellislaw.co.nz

Website: www.ellislaw.co.nz

THIS BOND dated this

day of

2008

BETWEEN KOUNTY CUSTODIANS LIMITED ("the Owner") of the first part

AND NORTH SOUTH FINANCE LIMITED ("the Surety") of the second part

A N D SOUTH TARANAKI DISTRICT COUNCIL ("the Council") of third part

RECITALS

- A The Owner is the registered proprietor of land at State Highway 3, Waihi Road, Hawera being more particularly described as an estate in fee simple in all that parcel of land containing 7.2029 hectares more or less being Lot 2 Deposited Plan 372479 and being comprised and described in Certificate of Title 293173 Taranaki Land Registry (hereinafter called "the Land")
- B The Owner was granted consent pursuant to Sections 104 and 108 of the Resource Management Act 1991 ("the Act") by the Council on 5 March 2007 to subdivide the Land into 78 lots ("the Subdivision") subject to a condition (amongst others) that storm water from the extension to County Drive and the new roads in the Subdivision is piped into Lot 17 DP 1529 and discharged into a natural watercourse. A four page summary of the work to be completed by the Owner on Lot 17 DP 1529 to comply with the requirements of the Council and costing titled "Kounty Estate, Hawera, Inframax Construction Limited, Bond amount for outstanding work" ("the Work") is attached to this bond document.
- C The Council has agreed to issue a certificate for the Subdivision pursuant to Section 224(c) of the Act subject to the Owner and the Surety entering into this Bond with the Council pursuant to Section 224(c)(iii) of the Act to ensure completion of the Work.
- D The Surety is first mortgagee of the Land and in order to assist the Owner in completing the Subdivision has agreed to enter into this Bond as surety

IT IS AGREED BY THE PARTIES AS FOLLOWS:

- 1 THAT by this Bond the Owner and the Surety are each bound to the Council in the sum of **TWO HUNDRED AND THIRTY THOUSAND DOLLARS (\$230,000.00)** inclusive of GST ("the amount") upon the conditions hereinafter set out in this Bond. The Surety shall pay the amount to Brian Robert Ellis of Ellis Law at Level 6, 43 High Street, Auckland being the solicitor of the Owner and the amount shall be held subject to the terms of this Bond in the trust account of Ellis Law to the credit of the Surety. The Surety hereby authorises Brian Robert Ellis to make any necessary payments to the Council that may be required by the terms of this Bond.

Initial here

- 2 **IMMEDIATELY** the Owner has carried out and completed all of the Work to the satisfaction of the Council then but not otherwise this Bond shall be void.
- 3 **IF** the Owner does not complete all of the Work to the satisfaction of the Council within four months from the date of the Section 224(c) Certificate referred to above (or mitigate any adverse effect or substandard work that may become apparent prior to that time) the Council may enter onto the Land and carry out or cause to be carried out the construction or reconstruction of all or any of the Work, and then the proper costs of the Work shall be payable to the Council from the amount.
- 4 The Council is not obliged however to carry out all or any of the uncompleted Work and if it chooses to carry out any uncompleted Work it does so without prejudice to the exercise of any other rights, remedies or powers which it may have against the Owner.
- 5 In the event that the cost of the Work exceeds the amount such excess cost shall be a debt due and owing by the Owner to the Council.
- 6 Any part of the amount remaining after payment of the costs of completing the Work shall, upon the Council confirming the compliance of the Work with its requirements, be released to the Surety.
- 7 This Bond may be executed in any number of counterparts all of which taken together shall constitute one and the same instrument and any of the parties hereto may execute this Bond by signing any such counterpart and the receipt by each or any of the parties hereto of a faxed signed copy hereof shall be deemed compliance with this clause.

IN WITNESS WHEREOF these presents have been executed the day and year first hereinbefore written.

EXECUTED by)
 KOUNTY CUSTODIANS LIMITED) _____ Director
 as Owner by its Director in the presence of:)

Signature of Witness _____
 Occupation _____
 Address _____

Initial here

EXECUTED by
 NORTH SOUTH FINANCE LIMITED
 as Surety by its Director in the presence of:

)
) _____ Director
)

Signature of Witness

Occupation

Address

EXECUTED by the
 SOUTH TARANAKI DISTRICT COUNCIL
 By
 in the presence of:

)
) _____
)
)

Signature of Witness

Occupation

Address

KOUNTY ESTATE, HAWERA

Inframax Construction Limited

Bond amount for outstanding work**Schedule 200 : Earthworks**

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	Rate RATE	Rate AMOUNT
2.3.1	236	Excavate in all materials from stockpile on Kounty Estate, cart and stockpile on Lot 17 for later re-use (volume to be based on the volume measured loose in stockpile)	m ³	600	4.50	2700.00
TOTAL CARRIED FORWARD TO SUMMARY						2700.00

KOUNTY ESTATE, HAWERA

Inframax Construction Limited

Bond amount for outstanding work

Schedule 400 : Stormwater drainage

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	Rate RATE	Rate AMOUNT
4.1	410	<u>Pipes on granular bedding</u>				
	416	Supply, lay, bed and joint RCRRJ pipes, including excavating in all materials, dewatering of trenches, supply of bedding material, backfilling, compacting and disposal of surplus excavated material:				
4.1.4		- 750mm dia Class X	m	50	380.00	19000.00
4.1.5		- 900mm dia Class X	m	15	550.00	8250.00
4.2	470	<u>Manholes</u>				
	471	Supply and construct 1200mm dia precast concrete manholes as per Standard Drawing CM-004 & CM-006, including excavating in all materials, backfilling and disposal of surplus material:				
4.2.2		- upto 3.0m deep	No	1	2800.00	2800.00
4.2.3		- upto 5.0m deep	No	1	3800.00	3800.00
	471	Construct benching in manholes, set reducer slab at correct level and fix manhole frame and cover	No	6	550.00	3300.00
TOTAL CARRIED FORWARD TO SUMMARY						37150.00

KOUNTY ESTATE, HAWERA

Inframax Construction Limited

Bond amount for outstanding work

Schedule 500 : Wastewater Drainage

ITEM NO	PAYMENT	DESCRIPTION	UNIT	QTY	Rate RATE	Rate AMOUNT
5.1	510	<u>Pipes on granular bedding</u>				
5.1.1	511	Supply, lay, bed and joint 150mm dia Class SN8 uPVC pipes, including excavating in all materials, dewatering trenches, supply of bedding material, backfilling and compacting	m	240	47.32	11356.80
5.1.2		Supply, lay, bed and joint 90mm OD PE80 PN12 rising main, including excavating in all materials, dewatering trenches, supply of bedding material, backfilling and compacting	m	247	80.00	19760.00
5.3	560	<u>Manholes</u> Supply and construct 1050mm dia precast concrete manholes as per Standard Drawing CM-004, including excavating in all materials, disposal of surplus material and backfilling:				
5.3.1		- upto 2.0m deep	No	2	2317.74	4635.48
5.3.2		- upto 3.0m deep	No	2	2730.82	5461.64
		- upto 4.0m deep	No	1	3170.22	3170.22
		<u>Wastewater pump station</u> Supply and install pumping sets and electrical control	Sum	0.5	90869.00	45434.50
5.5	590	<u>Miscellaneous</u>				
5.5.1	591	Supply and place hardfill backfill beneath carriageways (measured solid insitu)	m³	80	36.27	2901.60
5.5.2	595	Supply all materials and make 150mm dia connection to the existing manhole in Rata Street	Sum	1	3353.56	3353.56
TOTAL CARRIED FORWARD TO SUMMARY						96073.80

KOUNTY ESTATE, HAWERA
Inframax Construction Limited
Bond amount for outstanding work

SUMMARY OF SECTIONS

SECTION	DESCRIPTION	Rate AMOUNT
200	Earthworks	2700.00
400	Stormwater drainage	37150.00
500	Wastewater drainage	96073.80
TOTAL CARRIED FORWARD TO SUMMARY OF SCHEDULES		135923.80

Blair Sutherland

From: Eugene Li [eugene.li@xtra.co.nz]
Sent: Tuesday, 2 December 2008 11:30 p.m.
To: Claire Kirman
Cc: Blair Sutherland
Subject: Re: Scanned image from Ellis Gould

Dear Claire

I would like to ask the same question again. After 224c and title issued, how can I make a connection to the sewer system if I move a portable office with toilet? I believe that I have the legal to make the connection. If council say NO to me, how can they do so? Then I will take it to court.

Kind regards

Eugene Li

From: Claire Kirman <ckirman@ellisgould.co.nz>
To: flchan@loo-koo.co.nz; samir@satcivil.co.nz; eugene.li@xtra.co.nz
Sent: Tuesday, 2 December, 2008 10:19:29 AM
Subject: FW: Scanned image from Ellis Gould

Dear All

Letter from Council attached. I will hold off replying (at least for the next day or so) until such time as you have advised what is happening with the sale and purchase agreement. I understand from Mr Chan that the contract was cancelled yesterday and that he is waiting to hear back from their solicitors.

Kind Regards

Claire

Claire Kirman ASSOCIATE

ddi. +64 9 306 0743 phone. +64 9 307 2172 fax. +64 9 358 5215
email. ckirman@ellisgould.co.nz

ellisgould lawyers
Level 31, The ANZ Centre, 23-29 Albert Street
PO Box 1509, Auckland, New Zealand
DX CP 22003

www.ellisgould.co.nz

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Gould is not responsible for any changes made to this email or to any documents after transmission from Ellis Gould.

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

From: copier@ellisgould.co.nz [mailto:copier@ellisgould.co.nz]

Sent: Tuesday, 2 December 2008 11:49 a.m.

To: Claire Kirman

Subject: Scanned image from Ellis Gould

Reply to: copier@ellisgould.co.nz <copier@ellisgould.co.nz> Device Name:

Ellis Gould Device Model: MX-3501N

Location: Auckland

File Format: PDF (Medium)

Resolution: 200dpi x 200dpi

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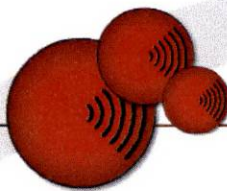
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acoustic
engineering services

Report Number: A3906 – R2

Hawera Subdivision: Traffic Noise Insulation Study

Prepared for:
Allan Wallis Projects
PO Box 305 267
Triton Plaza
North Shore 0757

24 September 2007

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Reference	Status	Date	Prepared	Checked	Authorised
A3906 – R2	Draft	24 September 2007	Jeremy Trevathan		Jeremy Trevathan

1.0 Background

Acoustic Engineering Services (AES) have been engaged to undertake a review of traffic noise levels likely to be received within dwellings in the Kouny Estate Subdivision, Hawera due to traffic activity on State Highway 3 (Wahi Road).

This work is undertaken in response to the following condition of consent for the subdivision:

“That residential dwellings on Lots 59 – 76 be designed and constructed to be compliant with AS/NZS 2107:2000: “Acoustics – Recommended design sound levels and reverberation times for building interiors” and that this form as ongoing condition in accordance with Section 221 of the Resource Management Act 1991.”

AES have been previously engaged to design a traffic noise barrier which would reduce the traffic noise received within the subdivision, making the improvements to dwellings required to comply with the above condition less arduous. The purpose of this study is to examine typical building upgrades which will be required to comply with the above condition, both with and without the proposed traffic noise barrier.

2.0 Case study method

A case study has been undertaken, focusing on two typical Lots (Lots 61 and 62) in the Kounty Estate subdivision. The centre of Lot 61 is located approximately 20 metres from State Highway 3, and the centre of Lot 62 is located approximately 44 metres from State Highway 3.

The traffic noise levels expected at each Lot were calculated using the CoRTN model, based on traffic data presented in the Transit New Zealand publication "State Highway Traffic Volumes 2001 to 2005".

Expected internal noise levels within two "sample" dwellings were considered for each Lot. Both buildings were 5 bedroom, two level, residential dwellings. One dwelling was of nominally brick construction, and the other of Hebel block construction. The dwellings were assumed to be located in the centre of the site, with a northerly aspect.

Expected traffic noise levels within the sample dwellings were considered against those recommended in AS/NZS 2107:2000. Table 2.1 shows the relevant requirements, reproduced from Table 1 of AS/NZS 2107:2000.

Table 2.1 – Recommended design sound levels for houses and apartments near major roads

Space	Recommended design sound level dBA L _{eq}	
	Satisfactory	Maximum
Living areas	35	45
Sleeping areas	30	40

As the Condition of Consent does not specify if the "satisfactory" or "maximum" noise levels must be complied with, the more stringent "satisfactory" standard was assumed (this is standard practice).

Where internal noise levels were found to exceed the satisfactory noise limits outlined in table 2.1 using standard constructions, alternate constructions (typically glazing types) were considered.

3.0 Expected traffic noise levels

3.1 Noise levels without a traffic noise barrier

Table 3.1 shows the glazing upgrades required to comply with the internal noise standard within various internal rooms of the two sample dwellings, assuming each was located on Lot 61– the closest Lot to the State Highway.

Table 3.1 – An example of the required glazing upgrades to comply with internal noise standards for dwellings located on Lots closest to the State Highway

Case Study 1 - Two level brick dwelling			
Level	Space	Target (dBA)	Glazing required to achieve target
Ground floor	Family room	35	Double glazing - 13 mm HUSH glass / 12 mm air gap / 13 mm HUSH glass
	Kitchen / dining	35	Double glazing - 13 mm HUSH glass / 12 mm air gap / 13 mm HUSH glass
	Living	35	Single glazing - 4 mm float glass
	Bedroom A	30	Double glazing - 13 mm HUSH glass / 12 mm air gap / 13 mm HUSH glass
	Study	35	Double glazing - 10 mm float glass / 12 mm air gap / 4 mm float glass
First floor	Common area	35	Double glazing - 10 mm float glass / 12 mm air gap / 6 mm float glass
	Bedroom 1	30	Double glazing - 13 mm HUSH glass / 12 mm air gap / 13 mm HUSH glass
	Bedroom 2	30	Double glazing - 13 mm HUSH glass / 12 mm air gap / 13 mm HUSH glass
	Bedroom 3	30	Double glazing - 13 mm HUSH glass / 12 mm air gap / 13 mm HUSH glass
	Bedroom 4	30	Double glazing - 10 mm float glass / 12 mm air gap / 6 mm float glass
	Bedroom 5	30	Double glazing - 13 mm HUSH glass / 12 mm air gap / 13 mm HUSH glass
Case Study 2 - Two level Hebel dwelling			
Level	Space	Target (dBA)	Glazing required to achieve target
Ground floor	Family / dining	35	Double glazing - 10 mm float glass / 12 mm air gap / 6 mm float glass
	Kitchen / dining	35	Double glazing - 13 mm HUSH glass / 12 mm air gap / 13 mm HUSH glass
	Living	35	Double glazing - 10 mm float glass / 12 mm air gap / 6 mm float glass
	Bedroom A	30	Cannot be achieved with known glazing system
	Study	35	Double glazing - 10 mm float glass / 12 mm air gap / 4 mm float glass
First floor	Family / living	35	Double glazing - 10 mm float glass / 12 mm air gap / 6 mm float glass
	Bedroom 1	30	Cannot be achieved with known glazing system
	Bedroom 2	30	Double glazing - 10 mm float glass / 12 mm air gap / 6 mm float glass
	Bedroom 3	30	Double glazing - 13 mm HUSH glass / 12 mm air gap / 13 mm HUSH glass
	Bedroom 4	30	Double glazing - 10 mm float glass / 12 mm air gap / 6 mm float glass

These results indicate that to comply with the internal noise standards, very extensive treatment will typically be required for dwellings located in Lots close to the State Highway. In many cases a double glazed system consisting of two layers of 13 mm HUSH glass is required. In a number of instances major design changes would be required to re-orientate or relocate rooms or windows to ensure compliance even with a very high spec glazing system.

Table 3.2 shows the glazing upgrades required to comply with the internal noise standard within various internal rooms of the two sample dwellings, assuming each was located on Lot 62 – one Lot back from the State Highway.

Table 3.2 – An example of the required glazing upgrades to comply with internal noise standards for dwellings located one Lot back from the State Highway

Case Study 1 - Two level brick dwelling			
Level	Space	Target (dBA)	Glazing required to achieve target
Ground floor	Family room	35	Double glazing - 10 mm float glass / 12 mm air gap / 6 mm float glass
	Kitchen / dining	35	Double glazing - 13 mm HUSH glass / 12 mm air gap / 13 mm HUSH glass
	Living	35	Single glazing - 4 mm float glass
	Bedroom A	30	Double glazing - 10 mm float glass / 12 mm air gap / 6 mm float glass
	Study	35	Single glazing - 4 mm float glass
First floor	Common area	35	Double glazing - 10 mm float glass / 12 mm air gap / 4 mm float glass
	Bedroom 1	30	Double glazing - 10 mm float glass / 12 mm air gap / 6 mm float glass
	Bedroom 2	30	Double glazing - 10 mm float glass / 12 mm air gap / 6 mm float glass
	Bedroom 3	30	Double glazing - 10 mm float glass / 12 mm air gap / 6 mm float glass
	Bedroom 4	30	Double glazing - 10 mm float glass / 12 mm air gap / 4 mm float glass
	Bedroom 5	30	Double glazing - 10 mm float glass / 12 mm air gap / 6 mm float glass
Case Study 2 - Two level Hebel dwelling			
Level	Space	Target (dBA)	Glazing required to achieve target
Ground floor	Family / dining	35	Double glazing - 10 mm float glass / 12 mm air gap / 4 mm float glass
	Kitchen / dining	35	Double glazing - 10 mm float glass / 12 mm air gap / 6 mm float glass
	Living	35	Double glazing - 10 mm float glass / 12 mm air gap / 4 mm float glass
	Bedroom A	30	Double glazing - 13 mm HUSH glass / 12 mm air gap / 13 mm HUSH glass
	Study	35	Single glazing - 4 mm float glass
First floor	Family / living	35	Double glazing - 10 mm float glass / 12 mm air gap / 4 mm float glass
	Bedroom 1	30	Double glazing - 13 mm HUSH glass / 12 mm air gap / 13 mm HUSH glass
	Bedroom 2	30	Double glazing - 10 mm float glass / 12 mm air gap / 4 mm float glass
	Bedroom 3	30	Double glazing - 10 mm float glass / 12 mm air gap / 6 mm float glass
	Bedroom 4	30	Double glazing - 10 mm float glass / 12 mm air gap / 4 mm float glass

These results indicate that at this distance, typically double glazed systems with 10 mm or 6 mm float glass will be adequate to comply with the internal noise standards, with the use of HUGH glass rarely necessary. It may be possible to eliminate the need for HUSH glass completely through modification to the design, layout and orientation of each dwelling.

3.2 Noise levels with a traffic noise barrier

Table 3.3 shows the glazing upgrades required to comply with the internal noise standard within various internal rooms of the two sample dwellings, assuming each was located on Lot 61– the closest Lot to the State Highway if a traffic noise barrier were constructed, as described in AES Report A3906 – rv1 (21 November 2006).

Table 3.3 – An example of the required glazing upgrades to comply with internal noise standards for dwellings located on Lots closest to the State Highway if a traffic noise barrier is constructed

Case Study 1 - Two level brick dwelling			
Level	Space	Target (dBA)	Glazing required to achieve target
Ground floor	Family room	35	Single glazing - 4 mm float glass
	Kitchen / dining	35	Double glazing - 10 mm float glass / 12 mm air gap / 4 mm float glass
	Living	35	Single glazing - 4 mm float glass
	Bedroom A	30	Single glazing - 4 mm float glass
	Study	35	Single glazing - 4 mm float glass
First floor	Common area	35	Double glazing - 10 mm float glass / 12 mm air gap / 4 mm float glass
	Bedroom 1	30	Double glazing - 10 mm float glass / 12 mm air gap / 4 mm float glass
	Bedroom 2	30	Double glazing - 10 mm float glass / 12 mm air gap / 6 mm float glass
	Bedroom 3	30	Double glazing - 10 mm float glass / 12 mm air gap / 4 mm float glass
	Bedroom 4	30	Double glazing - 10 mm float glass / 12 mm air gap / 4 mm float glass
	Bedroom 5	30	Double glazing - 10 mm float glass / 12 mm air gap / 6 mm float glass
Case Study 2 - Two level Hebel dwelling			
Level	Space	Target (dBA)	Glazing required to achieve target
Ground floor	Family / dining	35	Single glazing - 4 mm float glass
	Kitchen / dining	35	Double glazing - 4 mm float glass / 12 mm air gap / 4 mm float glass
	Living	35	Single glazing - 4 mm float glass
	Bedroom A	30	Double glazing - 10 mm float glass / 12 mm air gap / 6 mm float glass
	Study	35	Single glazing - 4 mm float glass
First floor	Family / living	35	Double glazing - 10 mm float glass / 12 mm air gap / 4 mm float glass
	Bedroom 1	30	Double glazing - 13 mm HUSH glass / 12 mm air gap / 13 mm HUSH glass
	Bedroom 2	30	Single glazing - 4 mm float glass
	Bedroom 3	30	Double glazing - 10 mm float glass / 12 mm air gap / 6 mm float glass
	Bedroom 4	30	Double glazing - 10 mm float glass / 12 mm air gap / 4 mm float glass

These results indicate that if a traffic noise barrier is constructed, to comply with the internal noise standards for dwellings located close to the State Highway the use of double glazed systems based on 10 mm and 6 mm float glass may generally be adequate.

Table 3.4 shows the glazing upgrades required to comply with the internal noise standard within various internal rooms of the two sample dwellings, assuming each was located on Lot 62 – one Lot back from the State Highway if a traffic noise barrier were constructed, as described in AES Report A3906 – rv1 (21 November 2006).

Table 3.4 – An example of the required glazing upgrades to comply with internal noise standards for dwellings located one Lot back from the State Highway with traffic noise barrier in place

Case Study 1 - Two level brick dwelling			
Level	Space	Target (dBA)	Glazing required to achieve target
Ground floor	Family room	35	Single glazing - 4 mm float glass
	Kitchen / dining	35	Single glazing - 4 mm float glass
	Living	35	Single glazing - 4 mm float glass
	Bedroom A	30	Single glazing - 4 mm float glass
	Study	35	Single glazing - 4 mm float glass
First floor	Common area	35	Single glazing - 4 mm float glass
	Bedroom 1	30	Single glazing - 4 mm float glass
	Bedroom 2	30	Double glazing - 10 mm float glass / 12 mm air gap / 4 mm float glass
	Bedroom 3	30	Single glazing - 4 mm float glass
	Bedroom 4	30	Single glazing - 4 mm float glass
	Bedroom 5	30	Double glazing - 10 mm float glass / 12 mm air gap / 4 mm float glass
Case Study 2 - Two level Hebel dwelling			
Level	Space	Target (dBA)	Glazing required to achieve target
Ground floor	Family / dining	35	Single glazing - 4 mm float glass
	Kitchen / dining	35	Single glazing - 4 mm float glass
	Living	35	Single glazing - 4 mm float glass
	Bedroom A	30	Double glazing - 10 mm float glass / 12 mm air gap / 4 mm float glass
	Study	35	Single glazing - 4 mm float glass
First floor	Family / living	35	Single glazing - 4 mm float glass
	Bedroom 1	30	Double glazing - 10 mm float glass / 12 mm air gap / 6 mm float glass
	Bedroom 2	30	Single glazing - 4 mm float glass
	Bedroom 3	30	Single glazing - 4 mm float glass
	Bedroom 4	30	Single glazing - 4 mm float glass

These results indicate that at this distance, with the traffic noise barrier in place, few glazing upgrades will typically be required. It may be possible to eliminate the need for any upgrades completely through attention to the design, layout and orientation of each dwelling.

4.0 Conclusions

A case study has been undertaken based on two sample dwellings, of the measures likely to be required to comply with the Condition of Consent regarding internal noise levels for the Kounty Estate subdivision.

Without a traffic noise barrier in place it was seen that extensive use of 13 mm HUSH glass double glazing systems would be required for dwellings located on Lots closest to the State Highway. For dwellings further removed from the State Highway, double glazed systems of 10 and 6 mm float glass were seen to provide adequate noise control.

With a noise barrier in place, dwellings closet to the Highway would still typically require double glazed systems with 10 or 6 mm float glass, but the use of HUSH glass is less likely to be necessary. Dwellings further removed from the State Highway would only require minimal specialist acoustic treatment.

Dr Jeremy Trevathan
Ph.D. B.E. Hons. Assoc. NZPI®

Acoustic Engineering Services

24 September 2007

27 November 2008

Claire Kirman
Ellis Gould
PO Box 1509
Auckland 1140

Dear Claire

Kounty Custodians Subdivision – Section 224 Approval

I write in response to your letter to Vivek Goel dated 24 November 2008 regarding the possible issue of Section 224 approval for the above subdivision.

Your letter outlines some concerns with the possibility that the consent holder may enter into a bond with the Council in lieu of completing some of the works required by consent conditions prior to the issue of Section 224 approval.

As you have noted in your letter the Council is able to issue approval under Section 224 of the Resource Management Act 1991 if all conditions of the subdivision consent have been satisfied or if appropriate mechanisms are in place to ensure that the conditions will be satisfied. This may be in the form of a bond.

With respect to bonding outstanding works it is noted that Section 222 of the Act allows the Council to accept a bond instead of requiring the completion of any outstanding works. Section 222 does not require that the Council accept a bond, rather it provides for this option in instances where it is considered appropriate. This discretion is available to the Council alone; it is not extended to any other parties.

In the case of this application the Council is of the opinion that entering into a bond for the uncompleted infrastructure works is an appropriate mechanism.

You have raised a question regarding the ability to provide the new lots with a connection to the Council's sewerage system in the event that the outstanding work is not completed within the four month term of the bond. If the work is not completed within the four month period the Council would use the funds provided through the bond and complete the work. There would be no change to the way the connections are provided. Access to the neighbouring land will be secured by way of easements included in the Kounty Custodians subdivision.

You are correct in your statement that the new lots would not have reticulation infrastructure for a period of up to four months. You have also identified that the Council has discretion under Section 222(2) to extend the period for completing the works. Again, this would be at the Council's discretion. Having entered into a bond at the time of Section 224 approval does

not automatically infer a right of extension. In the event of purchasers having building projects nearing completion at the expiry of the four month period it is unlikely that the Council would consider it appropriate to extend the time period.

I accept that this option may not be the preferred option to your client. However it was a possible outcome when your client entered into any sale and purchase agreements.

A bond has not been entered into at the time of writing this letter and accordingly Section 224 approval has not been issued. Your client would be able to view a copy of any bond agreement that is entered into.

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

Yours sincerely

Blair Sutherland
Senior Planner

blair.sutherland@stdc.govt.nz

RESPONSE REQUIRED

FILE REF	520/04	DATE FILED	
FOR INFORMATION	Net	TIME	
27/11/2008			
ACT			
Net	27/11		
Wick	27/11		
Alison	28/11		
Gibson			

ellisgould
LAWYERS

24 November 2008

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HAWERA 4640

By email: vivek.goel@stdc.govt.nz
hamish.stevenson@stdc.govt.nz

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Kounty Custodians Limited Subdivision - Issue of Section 224 Certificate

We act for Yugin Li, a prospective purchaser of several proposed lots within the Kounty Custodians Limited subdivision, at County Drive, Hawera ("the Subdivision"). Our client is concerned that the Council may soon issue a section 224 certificate for the Subdivision, thereby enabling the issue of certificates of title for the proposed lots, in circumstances where there remains significant uncertainty regarding the ability of essential conditions of the subdivision consent ("the Consent") to be completed.

Under the Sale and Purchase Agreement entered into by our client, he will become the owner of several lots within the Subdivision once the certificates of title have issued. This provision, we understand, is common to a number of other parties who have also entered into agreements to purchase lots within the Subdivision. Our client entered into the contract in reliance upon the terms and conditions of the Consent which gave him confidence that the land would be capable of residential development and use once the titles were issued.

We understand that the South Taranaki District Council ("Council") is contemplating issuing a section 224 certificate in relation to the Subdivision prior to compliance with an essential condition of the Consent, namely the connection of the lots to the Council's sewerage system. We further understand that, because infrastructure work has yet to be undertaken on an adjacent subdivision, there are some difficulties with undertaking this connection as originally planned at the time the Consent was granted.

Once certificates of title are issued, ownership of the lots will transfer to our client and others, along with any problems arising from non-compliance with the Consent.

By way of background we note the following:

1. In March 2007 Kounty Kustodians Limited (sic) was granted the Consent for a 78 lot subdivision at County Drive, Hawera.
2. That Consent required by way of two conditions of consent:

"That the development is connected to the Council's sewerage system within the catchment area of the Rata Street pumping station"; and

"That each lot is separately connected to the Council's sewerage system to the satisfaction of the South Taranaki District Council".

3. While the infrastructure works have been undertaken within the Subdivision site itself, the connection to the Council's sewerage system has not taken place because works on an adjacent subdivision have not occurred.
4. As a consequence should a section 224 certificate and certificates of title be issued, the lots to which those titles relate would not have a functioning sewerage connection.

Under the Resource Management Act 1991 a Council is only able to issue a certificate under section 224 where it:

"...has approved the survey plan under section 223 and all or any of the conditions of the subdivision consent have been complied with to the satisfaction of the territorial authority and that in respect of such conditions that have not been complied with:

- (i) *A completion certificate has been issued in relation to such of the conditions to which section 222 applies:*
- (ii) *A consent notice has been issued in relation to such of the conditions to which section 221 applies*
- (iii) *A bond has been entered into by the subdividing owner in compliance with any condition of a subdivision consent imposed under section 108(2)(b)".*

As noted in both the decisions of the High Court in *Wilbow Corporation (New Zealand) Limited v North Shore City Council* (High Court, Fisher J, 26 June 2001) and *Fisherton Limited v Rodney District Council* (High Court, Venning J, 28 June 2004):

"The [section 224] certificate confirms that the conditions of the subdivision consent have been either complied with or made the subject of appropriate completion certificates, consent notices or bonds".

That is, a territorial authority can only issue a certificate under section 224 where the conditions of the subdivision consent have been complied with or it is satisfied that "appropriate" mechanisms are in place to ensure that the works will be undertaken. In that regard the Act seeks to safeguard against the possibility that titles are issued ahead of essential works being undertaken without "appropriate" mechanisms being put in place to ensure that those works are completed.

We understand that the developers of the Subdivision have sought, in the absence of their having been able to complete the conditions of the Consent relating to the Subdivision's connection to the Council's sewerage system, to enter into a bond arrangement with Council pursuant to section 222 allowing for the issue by Council of a completion certificate and in turn a section 224 certificate.

We have not seen a copy of the proposed bond instrument, but understand from discussions with you that the bond would be entered into between the developer, North South Finance, and the Council, and would be for an amount of \$230,000 with a requirement that a sewerage connection be provided to the lots within a 4 month time frame.

Again it is important to understand the scheme of the Act, and the relationship between sections 222 and 224. Section 222 affords a territorial authority with a discretion to enter into such a bond arrangement in circumstances where the conditions of a subdivision consent have not been complied with. As explained by Fisher J in the High Court decision of *Wilbow Corporation*:

"Pursuant to s 222(1) the territorial authority is clearly given a discretion whether to call for a bond at all as an alternative to requiring completion by the owner of any work required to comply with the conditions of subdivision consent...There is nothing in s 223 expressly

authorising a territorial authority to obtain a bond to ensure that a further portion in a subdivision will be completed. Attempts to rely upon ss 222 and 224 for that purpose bristle with difficulties. Even if it were legally permissible, there is no basis for insisting that a reluctant territorial authority expose itself to the cost, delay and risks of relying upon bonds when a clear and simply mechanism is provided in s 223(2) itself, namely the withholding of approval" (Wilbow Corporation (NZ) Limited v North Shore City Council, High Court, Fisher J, 26 June 2001, paras 35 - 36).

That is to say that the ability for a territorial authority to enter into a bond arrangement with an owner is discretionary, and should only be exercised in circumstances where the territorial authority is satisfied that the bond instrument is capable of ensuring that any outstanding conditions of consent will be complied with and in a timely manner. The exercise of that discretionary calls for extra care on the part of Council where the ownership of the proposed lots is to transfer to other parties on the issuance of titles.

That the Council proposes including a bond condition requiring the work to be undertaken within 4 months provides little comfort for our client. In that regard, as noted by Fisher J in *Wilbow Corporation*: *"Time limits could not be regarded as adequate protection. To begin with, if a subdivider could separate the development of easy portions of the subdivision from more onerous ones, earlier purchasers could be anomalously denied intended amenities for up to five years"*. As further explained by Fisher J, to do otherwise would be to expose Council to cost, delay and risks, and in situations such as this, the risk of judicial review from the prospective owners of the proposed lots of the Subdivision.

From our limited knowledge of the bond instrument that is being proposed ("the Bond"), we are of the view that the Bond is not one that the Council can be satisfied would ensure completion of the outstanding conditions of Consent such that itself and prospective owners of the proposed lots within the Subdivision would be adequately protected. In that regard it is noted:

1. It has not been fully explained to our client how, in the absence of the infrastructure works being completed on the adjacent site, a connection with the Council sewerage system will be undertaken. Further our client has not been provided with a schedule of works and attendant costings for the connection of the Subdivision to the Council sewerage system. In the absence of such information our client has significant concerns regarding the amount the Council will secure by way of the Bond and its sufficiency in covering the costs of connecting the proposed lots to the Council's sewerage system;
2. You have advised over the telephone that the Bond that the Council is proposing to enter into would require that the works be undertaken within 4 months of the date of signing the agreement. This would mean that for at least 4 months our client would be the owner of lots that would not have essential servicing. Further there is the ability under the Act for the time period in which to undertake the works to be extended (section 222(2)). This would, however, be a matter as between the Council and the developer, and any contractual rights that existed under the Bond would only be enforceable by the Council, not our client or other prospective owners. Again this raises the prospect that our client and others would become the owners of lots within a subdivision that did not have the required servicing for a significant period of time.

As the prospective owner of a number of the proposed lots in the Subdivision these matters are of significant concern and our client does not want to assume the risk of having acquired lots without a functioning sewerage connection. Until such time as the conditions of the Consent are completed and a functioning sewerage connection exists, we are of the view that certificates under sections 222 and 224 should not be issued by Council.

In the circumstances it would be instructive for our client to discuss further these matters with Council or their solicitors, including the schedule of works required to ensure connection with the Council's sewerage system. These discussions should be undertaken prior to any certificates being issued, as once a completion certificate is granted, our client's only recourse will be to judicially review the Council's decision to grant the certificate.

We look forward to your prompt response.

Yours faithfully
ELLIS GOULD



D A Allan/C E Kirman
Partner/Associate

Direct line: (09) 306-0743
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Email: dallan@ellisgould.co.nz / ckirman@ellisgould.co.nz

Blair Sutherland

From: Hamish Stevenson
Sent: Thursday, 20 November 2008 3:26 p.m.
To: 'simon@ellislaw.co.nz'
Cc: Vivek Goel; 'Ryan Eck'; 'Trevor Ralph'; Alison Gibson; Blair Sutherland
Subject: RE: Kounty - Bond
Attachments: Kounty Estate Bond_Ellis Law_HS_201108.docx

Simon

Can you please amend, in Recital A, "State Highway 1" to State Highway 3?
And, Clause 3 has the period "*six months*". The original proposal was for three months and I advised Ryan and Trevor that this could be increased to four months to provide some contingency. Can Clause 3 be amended to either three or four months?

Regarding the letter detailing the need for the bond that you have been discussing with Vivek, please attached. If this is okay, please let me know and I will send a hard copy.

While emailing everybody, I can confirm that the engineering conditions of consent have been met and I will be advising our planners accordingly.

Regards

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

From: Ryan Eck [mailto:ryan@awprojects.co.nz]
Sent: Thursday, 20 November 2008 1:05 p.m.
To: Vivek Goel
Cc: Alison Gibson; pkingston@kingstons.co.nz; 'Simon Thode'; 'Trevor Ralph'; Hamish Stevenson; 'Allan Wallis'
Subject: Kounty - Bond

Hi Vivek

Attached is the revised performance bond for your approval. Please contact Simon Thode directly (his contact information is on the email below) if you have any queries.

Please treat this as extremely urgent.

Regards

Ryan Eck
Project Manager

mobile 021421379
www.awprojects.co.nz

From: Simon Thode [mailto:simon@ellislaw.co.nz]
Sent: Thursday, 20 November 2008 12:55 PM
To: Ryan Eck
Subject: Kounty - Bond

Hi Ryan,

The revised bond is attached.

Please note that North South is a party and the bond will have to be approved by North South.

I will try again to get hold of Vivek.

Regards

Simon Thode
Solicitor

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P O Box 4516
DX CP24078
AUCKLAND
Tel 64 9 379 6249
Fax 64 9 309 8451

Email: simon@ellislaw.co.nz
Website: www.ellislaw.co.nz

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20 November 2008

Simon Thode
Solicitor
Ellis Law
Level 6, 43 High Street
PO Box 4516
DX CP24078
AUCKLAND

Dear Simon

Kounty Estate Subdivision, Hawera – Bond for Completion of Sewer and Stormwater Reticulation in Lot 17

I write as requested in your discussions with Vivek Goel to provide information on the purpose of the bond.

Kounty Custodians have proposed to provide a documentary bond in favour of the Council to cover outstanding stormwater, wastewater and earth works in the Lot 17 subdivision immediately west of Kounty Estate.

Golden Settlements Limited, another development company, has acquired Lot 17 and proposes a 33-lot residential development of the property. Subdivision consent has been granted for this development.

However, Lot 17 does not have legal access and transfer of the land cannot be taken by Golden Settlements Limited. Legal access will be provided upon vesting the new road in Kounty Estate which extends from County Drive.

The current owners of Lot 17 have recently denied further access to the property until transfer takes place to Golden Settlements Limited.

In order to grant a Section 224 certificate for the Kounty Estate subdivision, work within Lot 17 as outlined below must be completed.

Stormwater runoff from the majority of the new roading network in Kounty Estate drains westward across Lot 17 in an underground piped system to an existing watercourse. Currently there is a drain from Kounty Estate to the outfall but this is an open system, i.e. pipeworks have not taken place.

Wastewater from Kounty Estate cannot drain by gravity to the Rata Street pump station catchment. A new pump station is proposed that will serve both Kounty Estate and Lot 17. The pump station chamber has been constructed within Lot 17 but the pumps and electrical

control are yet to be installed. The rising (pressurised) main has also not been constructed from the pump station to the stilling chamber in Glover Road, as well as the gravity sewer from the stilling chamber to the existing wastewater manhole at the start of Rata Street.

In terms of earthworks, there is a stockpile of surplus excavated material from Kouny Estate that is to be used as part of filling a gully in the northern part of Lot 17.

The proposed bond agreement guarantees the work will be done and is an alternative to physically completing the works. It will allow the Survey Plan to be approved by the Council for lodgement with Land Information New Zealand.

The bond relates to the subdivision of Lot 2 DP 372479 and is for the benefit of the consent holder, being Kouny Custodians Limited.

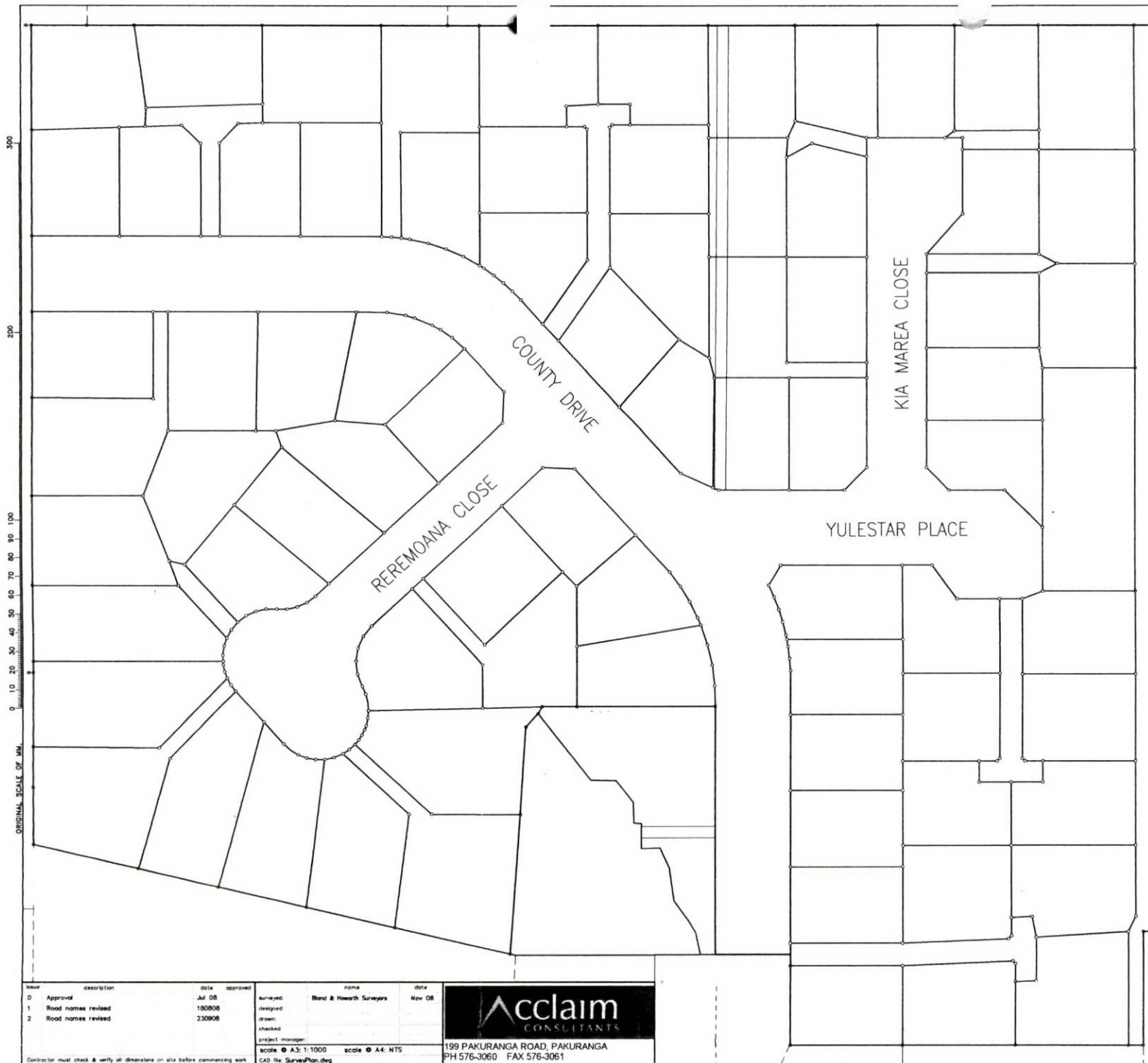
There are no other outstanding conditions on the resource consent and once the bond agreement is signed by all parties, a Section 224 certificate can be approved by the Council.

Please contact Vivek or I should you have any questions.

Yours sincerely

Hamish Stevenson
Development Control Engineer

Hamish.stevenson@stdc.govt.nz



19 November 2008

Trevor Ralph
Acclaim Consultants Limited
PO Box 6363
Auckland 1141

Dear Trevor

Street Number Notification: County Drive, Hawera

The Council has issued street numbers for the following land:

Which is situated on: County Drive

Lot Numbers	New Street No
Lot 43 DP 412123	25
Lot 42 DP 412123	27
Lot 41 DP 412123	29
Lot 25 DP 412123	31
Lot 24 DP 412123	33
Lot 23 DP 412123	35
Lot 20 DP 412123	37
Lot 19 DP 412123	39
Lot 44 DP 412123	8
Lot 71 DP 412123	10
Lot 72 DP 412123	12
Lot 73 DP 412123	14
Lot 70 DP 412123	16
Lot 45 DP 412123	18

Lot 46 DP 412123	20
Lot 47 DP 412123	22
Lot 48 DP 412123	24
Lot 49 DP 412123	26
Lot 1 DP 412123	28
Lot 2 DP 412123	30
Lot 3 DP 412123	32
Lot 4 DP 412123	34
Lot 5 DP 412123	36
Lot 6 DP 412123	38
Lot 7 DP 412123	40
Lot 8 DP 412123	42
Lot 9 DP 412123	44
Lot 10 DP 412123	46
Lot 12 DP 412123	48
Lot 13 DP 412123	50
Lot 11 DP 412123	52
Lot 14 DP 412123	54
Lot 15 DP 412123	60
Lot 17 DP 412123	56
Lot 16 DP 412123	58

Which is situated on:

Reremoana Close

Lot Numbers	New Street No
Lot 40 DP 412123	1
Lot 39 DP 412123	3
Lot 38 DP 412123	5

Lot 37 DP 412123	7
Lot 36 DP 412123	9
Lot 35 DP 412123	11
Lot 34 DP 412123	13
Lot 26 DP 412123	2
Lot 27 DP 412123	4
Lot 28 DP 412123	6
Lot 29 DP 412123	8
Lot 22 DP 412123	10
Lot 21 DP 412123	12
Lot 30 DP 412123	14
Lot 31 DP 412123	16
Lot 32 DP 412123	18
Lot 33 DP 412123	20

Which is situated on:

Yulestar Place

Lot Numbers	New Street No
Lot 51 DP 412123	1
Lot 66 DP 412123	3
Lot 76 DP 412123	5
Lot 75 DP 412123	7
Lot 67 DP 412123	2
Lot 68 DP 412123	4
Lot 69 DP 412123	6
Lot 74 DP 412123	8

Which is situated on:

Kia Marea Close

Lot Numbers	New Street No
Lot 50 DP 412123	1
Lot 52 DP 412123	3
Lot 53 DP 412123	5
Lot 54 DP 412123	7
Lot 55 DP 412123	9
Lot 56 DP 412123	11
Lot 57 DP 412123	13
Lot 58 DP 412123	15
Lot 65 DP 412123	2
Lot 63 DP 412123	4
Lot 64 DP 412123	6
Lot 61 DP 412123	8
Lot 62 DP 412123	10
Lot 60 DP 412123	12
Lot 59 DP 412123	14

Please contact me if you require any additional information.

Yours sincerely

Lucy Brophy
Planning Student
lucy.brophy@stdc.govt.nz

5 March 2007

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

Dear Helen

Subdivision Consent Application – Kouny 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 Kouny Custodians Ltd to subdivide the property at County Drive, Hawera (land legally described as Lot 1 DP 308724) into Lot 1 of 613m², Lot 2 of 602m², Lot 3 of 757m², Lot 4 of 634m², Lot 5 of 775m², Lot 6 of 1164m², Lot 7 of 678m², Lot 8 of 615m², Lot 9 of 642m², Lot 10 of 880m², Lot 11 of 819m², Lot 12 of 645m², Lot 13 of 629m², Lot 14 of 700m², Lot 15 of 1145m², Lot 16 of 664m², Lot 17 of 617m², Lot 18 (to vest as road), Lot 19 of 742m², Lot 20 of 975m², Lot 21 of 935m², Lot 22 of 778m², Lot 23 of 754m², Lot 24 of 725m², Lot 25 of 671m², Lot 26 of 604m², Lot 27 of 695m², Lot 28 of 742m², Lot 29 of 557m², Lot 30 of 993m², Lot 31 of 965m², Lot 32 of 1051m², Lot 33 of 953m², Lot 34 of 846m², Lot 35 of 879m², Lot 36 of 1115m², Lot 37 of 1040m², Lot 38 of 759m², Lot 39 of 785m², Lot 40 of 690m², Lot 41 of 665m², Lot 42 of 605m², Lot 43 of 679m², Lot 44 of 630m², Lot 45 of 621m², Lot 46 of 610m², Lot 47 of 600m², Lot 48 of 605m², Lot 49 of 712m², Lot 50 of 612m², Lot 51 of 603m², Lot 52 of 810m², Lot 53 of 600m², Lot 54 of 603m², Lot 55 of 677m², Lot 56 of 806m², Lot 57 of 616m², Lot 58 of 612m², Lot 59 of 630m², Lot 60 of 969m², Lot 61 of 772m², Lot 62 of 610m², Lot 63 of 600m², Lot 64 of 905m², Lot 65 of 600m², Lot 66 of 600m², Lot 67 of 627m², Lot 68 of 647m², Lot 69 of 626m², Lot 70 of 724m², Lot 71 of 649m², Lot 72 of 1246m², Lot 73 of 783m², Lot 74 of 1015m², Lot 75 of 701m², Lot 76 of 670m², Lot 77 of 3309m², 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. *Consent Notice*
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. *N/A*

18. That all necessary easements are duly granted and reserved, and shown on the Land Transfer Plan. *? ROWS ✓*
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. *X✓*
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. *221*
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

From: Andrea Te Puni
Sent: Tuesday, 21 October 2008 15:29
To: Blair Sutherland
Subject: FW: 78-lot Residential Subdivision, County Drive, Hawera (RMS060106)

Andrea Te Puni

Planner
South Taranaki District Council
Phone: 0800 111 323
Fax: (06) 278 8757
Email: andrea.tepuni@stdc.govt.nz

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

From: Trevor Ralph [<mailto:trevor@acclaimed.co.nz>]
Sent: Tuesday, 21 October 2008 3:27 p.m.
To: Andrea Te Puni
Subject: 78-lot Residential Subdivision, County Drive, Hawera (RMS060106)


Hi Andrea

Peter from Vision Surveys informed me that application has been made via LINZ for the s223 & s224 Certificates for the above subdivision.
Would you please forward to me an invoice for the fees associated with the applications. The invoice should be addressed to the developer, Kounty Custodians Limited at the address below.

Thank you
Regards

Trevor Ralph
Acclaim Consultants Limited
199 Pakuranga Road, Pakuranga, Manukau 2010
PO Box 6363, Wellesley Street, Auckland 1141
Ph: +64 9 576-3060
Fax: +64 9 576-3061
Mob: 027 405 9809

This e-mail is confidential. If you are not the intended recipient, please do not read, distribute or copy it or any attachments. It would be appreciated if you notified the sender by return e-mail and delete the original message and attachments.

 MSGTAG has notified the sender that this message has been received.

Welsh McCarthy

BARRISTERS, SOLICITORS & NOTARY PUBLIC

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

Partners - David Iggulden LL.B • Geoff Nicholas LL.B
Consultants - John McCarthy LL.B Notary Public • James Edmondston LL.B
Staff Solicitors - Carley Smith LL.B BA • Eric Watt LL.B
Legal Executive - Samantha Midgley NZLEC
Practice Manager - Frances Busby

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

When replying please quote

DGI:FI

30 January 2008

South Taranaki District Council
Private Bag
HAWERA

Attn: Planning Department

Dear Sir / Madam

Re: Waihi Custodians Limited – Kounty Custodians Limited – Subdivision Waihi Road – County Drive – “County Estate”

We have a client who has an agreement to purchase a section in “County Estate” subdivision adjacent to the Furlong Hotel.

For various reasons we need to ascertain the date of the resource consent for this subdivision. Could you please provide us with this date by return.

Yours faithfully
WELSH McCARTHY

Per:



D G Iggulden

Email: diggulden@welshmccarthy.co.nz

FILE REF	520/04	DATE FILED	
FOR INFORMATION	Sraker	TIME	
SOUTH TARANAKI DISTRICT COUNCIL			
1 JAN 2008			
ACTION	NAME	INITIALS	DATE
	Sraker		
	Blair		

080131001

Blair Sutherland

From: Blair Sutherland
Sent: Thursday, 31 January 2008 11:38
To: 'diggulden@welshmccarthy.co.nz'
Subject: Kounty Custodians Subdivision - Waihi Road, Hawera

Hello David,

In response to your letter dated 30 January 2008 I can confirm that the resource consent for the subdivision you refer to (RMS060106) was granted on 5 March 2007.

Please let me know if you have any other queries about this matter.

Thanks,
Blair

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

Blair Sutherland

From: Sven Freitag
Sent: Wednesday, 1 August 2007 12:00
To: 'Trevor Ralph'
Cc: Blair Sutherland
Subject: RMS 0601060 - Design certificate

Trevor,

Further to my previous email, please provide a Design Certificate as per Schedule 1A of NZS 4404:2004.

Regards,

Sven Freitag
Development Control 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

Please consider the environment before printing this email.

Blair Sutherland

From: Sven Freitag
Sent: Wednesday, 1 August 2007 11:42
To: 'Trevor Ralph'
Cc: Blair Sutherland
Subject: County Drive subdivision - Comments on Engineering Plans

Trevor,

In addition to my email sent to you on Monday, we have to following comments:

1. Scheme Plan

1.1. Drawing No. SP01

- No comments

1.2. Drawing No. SP02

- And Easement is required where the Western Trunk Sewer Main runs through private land. The easement shall be at least 3 m wide.
- The boundaries at the end of the right-of-ways serving three or more rear lots have to be altered to accommodate for turning heads. See comment on drawing No. RD01. The minor change in the scheme plan will not affect Section 223 approval.

2. Sediment Control

2.1. Drawings No. EW01 – EW02

- No comments

3. Roading

3.1. Pavement Design

- No comments

3.2. Drawing No. RD01

- Turning heads in accordance with NZS 4404:2004 have to be provided at the end of right-of-ways serving three or more rear lots, i.e. ROW 56, ROW6974 & ROW7273.

3.3. Drawings No. RD02 – RD06

- No comments

4. Drainage

4.1. Storm Water Calculations & Geotechnical Report

- As mentioned in my previous email, the storm water system has to be designed for 1% AEP due to the lack of a secondary flow path. The flow from the properties has to be taken into account because in a 100 year storm event the water is supposed run off the properties onto the road. The run off coefficient for the properties shall be not less than 0.65.
- The soakage trenches as proposed in the Geotechnical Report by Mark T Mitchell Ltd are excessive in

size although they are only able to cater for a 2 year storm event. Therefore I suggest that the condition regarding the storm water disposal is changed so that service connections to each lot are installed instead of soakage trenches. This would not make any difference to the storm water flow in the system, but reduce the effort to dispose of the storm water for the landowners. It would also significantly reduce the risk that storm water is illegally disposed of via the sewer system.

4.2. Drawing No. DR01

- All sewer & storm water mains shall be located in the road reserve and right-of-ways unless it cannot be avoided. Where mains are located in private properties, easements at least 3 m wide shall be created and registered.
- Each lot shall be separately connected to the storm water reticulation in accordance with Clause 4.3.7 of NZS 4404:2004. The minimum size of the connection shall be 150 NB.
- Cesspits have to be provided at the end of the County Drive extension to collect the storm water at the low point.
- Sewer manholes located at low points shall be sealed to avoid storm water entering the sewer system during a severe storm event.

4.3. Drawing No. DR02

- The easement shall be at least 3 m wide (unless the 2.5 m width of the easement has been previously agreed).

4.4. Drawing No. DR03

- Now the by-pass will be connected to the stilling chamber the rising main can leave the valve chamber on the opposite side, which would reduce its length and the number of bends.

4.5. Drawings No. DR04 – DR07

- All sewer pipes shall be SN16.
- Where the sewer lines change direction at a manhole, a minimum fall as per Table 5.9 of NZS 4404:2004 shall be incorporated in the manhole.

4.6. Drawings No. DR08 – DR10

- Where the storm water lines change direction at a manhole, a minimum fall as per Table 5.9 of NZS 4404:2004 shall be incorporated in the manhole.

4.7. Drawing No. DR11

- Please provide a drawing/details showing the emergency storage tank arrangement (if you are still planning to provide it). The pipe connecting the wet well and the storage tank shall be oversized to avoid blockages. We suggest a minimum of 300 NB.
- Please provide the design calculations for the pump station including the floatation calculations.

4.8. Drawing No. DR12

- The rising main inspection manhole is not shown on any plans. Please clarify.

4.9. Drawings No. DR13 – DR14

- No comments

5. Water Reticulation

5.1. Drawing No. WR01

- 630D water mains shall be installed in the right-of-ways. The mains shall be vested to the Council upon completion. The necessary easement shall be created and registered.

6. Acoustic Barrier

6.1. Drawing No. DT01

- No comments

If you have any queries regarding my comments, please don't hesitate to contact me. I am more than happy to help if I can be of assistance. If you don't managed to catch me on the phone here or at Apex (06 278 2120), it's probably the easiest to send an email to both my email addresses and I will ring back. My Apex email address is s.freitag@apex-consult.co.nz, just in case you haven't got it.

Regards,

Sven Freitag

Development Control 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

Please consider the environment before printing this email.

Blair Sutherland

From: Blair Sutherland
Sent: Wednesday, 1 August 2007 09:22
To: Vivek Goel; 'Sven Freitag'
Subject: RE: Storm water scheme County Drive subdivision

Hi,

Where there is stormwater reticulation the District Plan requires us to accept stormwater unless there is a more sustainable option. In this case it appears that on-site disposal of stormwater is not sustainable given the large size of the trenches that would be required.

In terms of setting precedent, I think as long as it is made clear that the reason stormwater is being accepted in this instance is because the land is not suitable for on-site disposal we would not encounter problems in the future. This is because in other situations where stormwater can be disposed of on-site we would consider this a more sustainable option and **in instances where it could not be disposed of on-site we are likely to accept the stormwater**. If this is not the case we will need to think a quite carefully before making any decision.

Hope this helps.

Thanks,
 Blair

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

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

From: Vivek Goel
Sent: Tuesday, 31 July 2007 8:48 p.m.
To: Sven Freitag
Cc: Blair Sutherland
Subject: RE: Storm water scheme County Drive subdivision

I agree with your comments Sven.

Blair what do you think? My only concern on this is that we don't set a precedence here by accepting the stormwater onto the Council's reticulation. In practical this is a problem in all urban areas. The stormwater either ends up into the wastewater reticulation or road side stormwater drains. The District Plan requires us to accept the stormwater in urban areas. This is something worth looking into for any future development.

Sven make sure the communication between you and Trevor is documented and supported by substantial evidence like the Geo-tech report. In this case we accept the stormwater only because on-site disposal for stormwater is not achievable for this particular development. There are other matters like the ownership beyond these service connections, type of the connection etc.?? I suggest you may want to recommend a catch-pit/inspection chamber at the point of connection rather than just a straight drop onto the reticulation. Have we/Apex got a standard on this??

Blair let me know if you want to discuss this anything in this regard.

Thanks

*Vivek Goel , B.E.(Civil), ANZIM
 Utilities Operations and Maintenance Manager*

South Taranaki District Council

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M: +64 274 984 061

W: www.stdc.co.nz

From: Sven Freitag [mailto:s.freitag@apex-consult.co.nz]

Sent: Tue 31/07/2007 5:06 p.m.

To: Vivek Goel

Cc: Blair Sutherland

Subject: Storm water scheme County Drive subdivision

Vivek,

I reviewed the storm water plans & calculations for the subdivision. The geotechnical report suggests that on site storm water disposal is unpractical and extremely limited. For typical houses and paved areas trenches with a size of 12 – 18 m length x 1.8 m width x 1.7 m depth would be required to dispose of the run off from a 2 yr storm. Any additional flow has to be disposed of via the storm water system in the road. Hence the storm water system has to be designed to cope with the run off in a 100 yr storm from the entire subdivision. I suggest that the condition regarding the storm water disposal is changed so that service connections to each lot are installed instead of soak trenches. This would not make any difference to the storm water flow in the system, but reduce the effort to dispose of the storm water for the landowners. It would also significantly reduce the risk that storm water is disposed of via the sewer system.

I already talked to Blair about it and I will let Trevor know tomorrow when I send him my comments.

Regards,

Sven Freitag

Engineer



a: 117 Princes St, Hawera

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e: s.freitag@apex-consult.co.nz

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Blair Sutherland

From: Sven Freitag [s.freitag@apex-consult.co.nz]
Sent: Wednesday, 1 August 2007 08:38
To: Vivek Goel
Cc: Blair Sutherland; Sven Freitag
Subject: RE: Storm water scheme County Drive subdivision

We don't have a standard detail. The connections will be as per Clause 4.3.7 of NZS 4404. I believe catch pits are not necessary due to the self-cleansing nature of storm water systems. Inspections chambers are a good idea, but they should be installed at the end of the storm water line in the property, not at the connection point. And that's the owner's responsibility.

I'll be at the Council today to write the comments and send them off to Trevor.

From: Vivek Goel [mailto:vivek.goel@stdc.govt.nz]
Sent: Tuesday, 31 July 2007 8:48 p.m.
To: Sven Freitag
Cc: Blair Sutherland
Subject: RE: Storm water scheme County Drive subdivision

I agree with your comments Sven.

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 F: +64 6 278 8757
 M: +64 274 984 061
 W: www.stdc.co.nz*

From: Sven Freitag [mailto:s.freitag@apex-consult.co.nz]
Sent: Tue 31/07/2007 5:06 p.m.
To: Vivek Goel
Cc: Blair Sutherland
Subject: Storm water scheme County Drive subdivision

Vivek,

8/1/2007

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Regards,

Sven Freitag
Engineer



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Blair Sutherland

From: Sven Freitag [s.freitag@apex-consult.co.nz]
Sent: Tuesday, 31 July 2007 17:06
To: Vivek Goel
Cc: Blair Sutherland
Subject: Storm water scheme County Drive subdivision

Vivek,

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Sven Freitag
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