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14 APR 1998

## SOUTH TARANAKI DISTRICT COUNCIL

PRIVATE BAG 902

HAWERA

TELEPHONE (06) 278 8010

FACSIMILE (06) 278 8757

APPLICATION FOR:

BUILDING CONSENT

PROJECT INFORMATION MEMORANDUM



<b>1. OWNER</b>		<b>2. SITE ADDRESS</b>	
NAME: <u>G. A. Duff</u>		STREET NO: ..... KIWI NO <u>371</u>	
ADDRESS: <u>South Rd</u>		STREET/ROAD NAME: .....	
PHONE BUS: .....		TOWN: .....	
PHONE HME: .....		<b>3. WORK VALUE: (MATERIALS/LABOUR/GST)</b>	
FAX: .....		\$ <u>1000.00</u>	
<b>4. DESCRIPTION OF PROPOSED WORK</b>		<b>5. INTENDED USE OF BUILDING</b>	
<u>installing fire</u> <u>in existing fireplace</u>		<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Farm Building <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Accessory <input type="checkbox"/> Other .....	
<b>6. LEGAL DESCRIPTION</b>		<b>7. STATISTIC DETAILS</b>	
VALUATION NO: <u>1 2 300 1 40 00</u>		INTENDED LIFE OF BUILDING <input type="checkbox"/> 50 Years Minimum <input type="checkbox"/> ..... Years	
LOT NO: <u>Pt 543</u> D.P. ....		AREA OF WORK .....	
SEC: .....      BLOCK <u>X</u>		No of STOREYS .....      BEING STAGE <u>1</u> of <u>1</u>	
<b>BUILDER</b>		<b>DESIGNER</b>	
NAME: <u>Jim Kira (brickwork)</u>		NAME: .....	
ADDRESS: .....		ADDRESS: .....	
PHONE BUS: .....		PHONE BUS: .....	
CELL PH: .....		CELL PH: .....	
FAX: .....		FAX: .....	
<b>PLUMBER/DRAINLAYER</b>		<b>CONTACT PERSON</b>	
NAME: ..... REG: .....		NAME: .....	
ADDRESS: .....		ADDRESS: .....	
PHONE BUS: .....		PHONE BUS: .....	
CELL PH: .....		CELL PH: .....	
FAX: .....		FAX: .....	
SEND INVOICES TO:		SEND CORRESPONDENCE/ENQUIRIES TO:	
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Designer <input type="checkbox"/> Builder <input type="checkbox"/> Contact Person		<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Designer <input type="checkbox"/> Builder <input type="checkbox"/> Contact Person	
INFORMATION INCLUDED IN THIS APPLICATION IS AVAILABLE TO BE SOLD/GIVEN TO PARTIES FOR MARKETING PUPOSES UNLESS OTHERWISE ADVISED IN WRITING		SIGNED <u>A. Duff</u> DATE <u>14.4.98</u>	

## INFORMATION TO ACCOMPANY YOUR BUILDING CONSENT APPLICATION

The Building Act 1991 states that every application for a building consent shall be accompanied by such plans, specifications and other information as required to show compliance with the New Zealand Building Code.

To ensure that adequate information is provided with the application it is suggested that the plans and specifications include:

**Site Plan** showing the proposed building in relation to other buildings on the site and all boundaries. (Please show existing or proposed vehicle access). This may be included on the site plan.

**Drainage Plan** showing the position of drains, location of fittings and method of stormwater disposal.

**Floor Plan** showing the shape of the building, room sizes and the overall layout with the location of doors, windows and fittings.

**Elevations** showing the view of each side of the proposed building indicating heights, windows, doors exterior cladding and the general appearance of the building.

**Cross Section** through the building, showing the foundation and sub-floor details, wall framing and roof construction, insulation, wall and roof cladding.

**Details** that will show specific parts of construction which require further clarification.

**Wall Bracing Calculations** showing how the location and type of brace has been worked out to comply with NZS 3604.

**Specification** describing the construction, the quality of materials and workmanship, sizes and spacings of piles, bearers, joists, studs, rafters, purlins, etc. Specifications should be concise and describe the work for which the consent is being sought.

**NOTE: Information required will vary depending on the size and type of your project**

The plans and specifications should be submitted in duplicate on good quality paper and drawn in ink to scale. (Pencil drawings are not acceptable)

The drawings, specifications and other documents according to which the building is proposed to be constructed to comply with the provisions of the New Zealand Building Code.

Building certificates issued by a Building Certifier approved by the Building Industry Authority

References to determinations issued by the Building Industry Authority.

References to accreditation certificates issued by the Building Industry Authority

Reference to Approved Documents

Producer Statements issued by the producer of a product or system or by a Registered Engineer or Architect

**Note:** A producer statement will be accepted when the South Taranaki District Council is convinced that it covers the job applied for and is issued by a reputable person or organisation.

Please indicate the proposed procedures for inspection of building work during the construction period.

**Note:** A minimum of one working day's notice is required for all inspections carried out by the South Taranaki District Council Building Control Officers.

*Request for Inspections and appointments with Building Inspectors are to be made at any Council Service Centre*

**PLEASE NOTE THAT THIS IS A GUIDE ONLY. PLEASE CONTACT YOUR LOCAL SERVICE CENTRE FOR ANY ADDITIONAL INFORMATION**



# SOUTH TARANAKI DISTRICT COUNCIL

PRIVATE BAG 902

HAWERA

TELEPHONE (06) 278 8010

FACSIMILE (06) 278 8757

Reference:

## Code Compliance Certificate

Section 43(3), Building Act 1991

**FILE COPY**

### Application

G & A DUFFY  
38 SOUTH ROAD  
R D 12  
HAWERA

No.	980212
Issue date	4/05/98
Overseer	HAWERA

### Project

Description	ALTERATIONS, REPAIRS or EXTENSIONS BEING STAGE 1 OF AN INTENDED 1 STAGE INSTALL FIRE
Intended Life	SPECIFIED AS 0 YEARS
Intended Use	DOMESTIC HEATING
Estimated Value	\$1,000
Location	STATE HWAY 3
Legal Description	PT SEC 543 PATEA DIST BLK X HAWERA SD
Valuation No.	1230014000

This is a final code compliance certificate issued in respect of all the building work under the above building consent.



Signed for and on behalf of the Council:

G J Young - Consents Manager

Date: 4-5-98

## Advice of Completion of Building Work

Section 43(1), Building Act 1991

To: SOUTH TARANAKI DISTRICT COUNCIL

### Consent Details

G & A DUFFY	No.	980212
38 SOUTH ROAD	Issue date	14/04/98
R D 12	Application date	14/04/98
HAWERA	Overseer	HAWERA

### Project

Description	ALTERATIONS, REPAIRS or EXTENSIONS BEING STAGE 1 OF AN INTENDED 1 STAGE INSTALL FIRE
Intended Life	SPECIFIED AS 0 YEARS
Intended Use	DOMESTIC HEATING
Estimated Value	\$1,000
Location	STATE HWAY 3
Legal Description	PT SEC 543 PATEA DIST BLK X HAWERA SD
Valuation No.	1230014000

You are hereby advised that

- ☒ All  
☐ Part only as specified in the attached particulars

of the building work under the above building consent is believed to have been completed to the extent required by that building consent.

You are requested to issue

- ☒ A final  
☐ An interim

code compliance certificate accordingly (except where a code compliance certificate has been issued by a building certifier as stated below).

The attached particulars include:

- ☐ Building certificates  
☐ A code compliance certificate issued by a building certifier  
☐ Producer statements

Signed by or for and on behalf of the owner:

Name: GRAEME JOHN & ANNE DUFFY

Position: OWNERS

Date: 28-4-98

Business hours contact phone no.: 278 4046

# SOUTH TARANAKI DISTRICT COUNCIL

Owners Name: G. DUFFY Consent No. BC: 980212  
Project Address: 38 SOUTH RD Telephone No.:  
HAVERA Cell Phone No.:  
Contact Person: GUSE - 4/5/98 - 9.25  
Date and Time of Inspection:

## PURPOSE OF INSPECTION CODE COMPLIANCE CERTIFICATE

Required Inspections during Construction:

- |   |   |
|---|---|
| <input type="checkbox"/> Site / Pre Permit            | <input type="checkbox"/> Insulation                           |
| <input type="checkbox"/> Footing / Foundation         | <input type="checkbox"/> Hot Water Cylinder Seismic Restraint |
| <input type="checkbox"/> Pre Floor Wastes             | <input type="checkbox"/> Wastes / Gully Trap                  |
| <input type="checkbox"/> Pre Floor Vapour Barrier     | <input type="checkbox"/> Safety Glass                         |
| <input type="checkbox"/> Pre Line Plumbing            | <input type="checkbox"/> Disabled Access                      |
| <input type="checkbox"/> Pre Line Bracing             | <input type="checkbox"/> Sub Floor                            |
| <input type="checkbox"/> Pre Line Moisture            |   |
| <input type="checkbox"/> Egress                       |   |
| <input type="checkbox"/> Fire Code Requirements       |   |
| <input type="checkbox"/> Block Work                   |   |
| <input type="checkbox"/> Drainage                     |   |
| <input checked="" type="checkbox"/> <u>Build Fire</u> |   |



Building Control Officer's Report: 10 -  
MAXIMUM FIRE RATING  
FIRE FITTED TO  
SPECIFICATIONS OK TO  
Duration of Inspection: ISSUE CODE  
Consents Officer: COMPLIANCE Date: 4/5/98



# SOUTH TARANAKI DISTRICT COUNCIL

Ref. RD.26

Owners Name: G. & A. DUFFY Consent No. BC: 980212  
Project Address: 139 SOUTH RD Phone No.: .....  
HAWKES Cell Phone No.: .....  
Contact Person: DANIEL  
Date and Time of Inspection: 15/4/98 2-50  
Request Taken by: ..... Date: ..... Time: .....

Purpose of Inspection:

<input type="checkbox"/> Site/Pre Permit	<input type="checkbox"/> Preline Plumbing
<input type="checkbox"/> Footings/Foundation	<input type="checkbox"/> Insulation
<input type="checkbox"/> Floor Slab	<input type="checkbox"/> Drainage
<input type="checkbox"/> Blockwork	<input type="checkbox"/> Completion Building
<input type="checkbox"/> Preline Building	<input type="checkbox"/> Completion Plumbing
<input checked="" type="checkbox"/> Other <u>PRE FIRE INSULATION</u>	

Duration of Inspection: .....  
Building Control Officer Report: TWO AREAS  
INDICATED TO DOUBLE TO  
BE TITRATED & SEALED WITH  
CEMENT BEFORE INSTALLING

Building Control Officer: D. G. H. Date: 15/4/98



# REQUEST FOR INSPECTION

Owner's Name: G. e A Dyer

Site Address: 3852nd Rd

RD 12

Hamden

Contact Person: \_\_\_\_\_

Contact Phone: \_\_\_\_\_

Bldg Consent No. BC 9800212

Day of Inspection: 4-5-98

MON TUES WED THURS FRI

Date of Inspection: Monday

Inspection by: 9.00 am/pm

Type of Inspection requested:

Site Inspection

☐

Footing Inspection

☐

Block Fill Inspection

☐

Pre-Slab Waste

☐

Concrete Floor Slab

☐

Preline (Insulation moisture test bracing test)

☐

Drainage

☐

Plumbing (Includes water pressure test)

☐

Completion

☒

Fire Installation (Freestanding/Inbuilt)

☒

Other

Please specify: \_\_\_\_\_

Request taken by: Jan

Date: \_\_\_\_\_ Time: \_\_\_\_\_



## Building Consent

Section 35, Building Act 1991

**FILE COPY**

### Application

G & A DUFFY  
38 SOUTH ROAD  
R D 12  
HAWERA

No.	980212
Issue date	14/04/98
Application date	14/04/98
Overseer	HAWERA

### Project

Description	ALTERATIONS, REPAIRS or EXTENSIONS BEING STAGE 1 OF AN INTENDED 1 STAGE INSTALL FIRE
Intended Life	SPECIFIED AS 0 YEARS
Intended Use	DOMESTIC HEATING
Estimated Value	\$1,000
Location	STATE HWAY 3
Legal Description	PT SEC 543 PATEA DIST BLK X HAWERA SD
Valuation No.	1230014000

Builder: JIM KIRA (BRICKWORK)

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It is not a consent under the Resource Management Act and does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached page(s) headed Conditions of Building Consent 980212.

**Signed for and on behalf of the Council:**

**Name:**

**Date:**

1. **COMMENCEMENT OF WORK:** The owner or person undertaking the building work shall give at least 2 working day's notice of the intended commencement of building work.
2. This building consent confirms compliance with the New Zealand Building Code. It does not give approval to commence building work until all other approvals have been obtained. The approvals required for this project are listed on the Project Information Memorandum.
3. The owner shall as soon as practical after completion of the building work, notify the Consents Officer at any South Taranaki District Council Service Centre that the building work has been completed in accordance with this Building Consent.
4. This Consent shall lapse and be of no effect if the building work has not started within 6 months or reasonable progress made after 12 months.
5. Notification can be made by completing the attached Notice of Completion Form and returning it to any S.T.D.C Centre.
6. **NOTIFICATION:** The Consents Department is to be notified at least 24 hours BEFORE any inspection is due.
7. **FIRE APPLIANCE:** The appliance, hearth and flue are to be installed in accordance with the manufacturer's specifications.
8. **FIRE APPLIANCE:** The owner or person undertaking the building work shall give at least 1 working day's notice that the appliance has been installed.
9. **NZ GENERAL:** All work is to comply with the New Zealand Building Code.

## **Project Information Memorandum 980212**

### **Section 31, Building Act 1991**

Issued in accordance with Building Consent No. 980212

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the building consent attached.

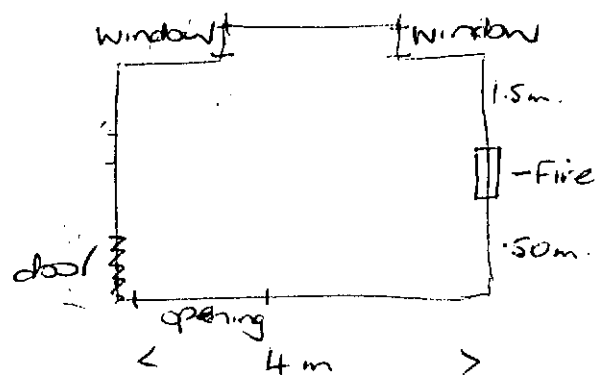
No relevant information has been located for this property.

**Signed by or for and on behalf of the Council:**

**Name:**

**Date:**





# CONSENT PROCESSING SHEET

DATE	ACTIVITY	OFF	HRS	AMT	DATE		INSP REQ	INSP COM	HRS	AMT
14-4	Admin	PM	05	155		FOOTING				
14-4	Job	08	30			EXCAVATIONS				
						FOUNDATION WALLS				
						CONCRETE FLOOR SLAB				
						TIMBER SUBFLOOR				
						CONCRETE BRICKWORK				
						PRELINE - BUILDING MOISTURE/STRUCTURE				
						PRELINE - BUILDING INSULATION				
						PRELINE - PLUMBING PIPEWORK				
						DRAINAGE				
						FIRES FREESTANDING/ INBUILT				
						FIRE CODES				
						COMPLETION BUILDING/ PLUMBING				
						SITE				
						OTHER				
			SUB					SUB		
						TOTAL SUB TOTALS				
						AMOUNT PAID				
						REFUND/PAY				

## FILE NOTE:

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

## FEES (INCLUSIVE OF G.S.T.)

ADMINISTRATION CHARGE	\$ 50-
PIM FEE	\$
BRANZ LEVY	\$
DAMAGE DEPOSIT	\$
CODE COMPLIANCE CERTIFICATE	\$ 40-00
RURAL/RESIDENTIAL INSPECTIONS	\$ 30-00
PROCESSING COSTS	\$ 30-00
VEHICLE CROSSING INSPECTION FEE	\$
COMMERCIAL/INDUSTRIAL INSPEC.	\$
UTILITY CHECK	\$
STRUCTURAL CHECK	\$
PHOTOCOPYING	\$
WATER CONNECTION	\$
SEWER CONNECTION	\$
BIA LEVY	\$ 150-
INITIAL CASH RECEIVED	\$

RECEIPT NO: R  
DATE 14-4-98

RECEIPT NO: R  
DATE

RECEIPT NO: R  
DATE

RECEIPT NO: R  
DATE

INVOICE ☐  
LETTER ☐  
PIM ☐  
CONSENT ☒  
CCC ☒  
NTR ☐

OWNER: G + A. DUFFY.  
SITE ADDRESS: 38 SOUTH RD, HUA.  
BUILDER: J. KIRA  
DESCRIPTION OF PROPOSED WORK:

INSTALL FIRE

VALUATION NO: 12300/1140/00  
VALUE OF WORK \$ 1000-  
KIWI NO: 371.

OWEN

COMPLETED

APPLICATION NO: BC. 980212  
APPLICANT: G + A. DUFFY

BUILDING:

all 1-6

5, 6, NZ.

NOT APPROVED

DATE

APPROVED

*[Signature]*

DATE 14/4/98

LICENSING SECTION

NOT APPROVED

DATE

APPROVED

DATE




## PLAN CHECK

Site	<input type="checkbox"/>
Area of Building	<input type="checkbox"/>
Concrete Floor Slabs Height From Finished Ground Line	<input type="checkbox"/>
Bracing Units (Roof)	<input type="checkbox"/>
Reinforcing Steel (Sizes Spacing etc)	<input type="checkbox"/>
Vents	<input type="checkbox"/>
Holdings Down Bolts	<input type="checkbox"/>
Foil Floor Insulation	<input type="checkbox"/>
Under Floor Access	<input type="checkbox"/>
Field Tile Drains	<input type="checkbox"/>
Footings	<input type="checkbox"/>
Pile Types & Spacings	<input type="checkbox"/>
D.P.M.	<input type="checkbox"/>
Sub Floor Framing	<input type="checkbox"/>
Framing General	<input type="checkbox"/>
Lintel Sizes	<input type="checkbox"/>
Roof Framing & Fixing	<input type="checkbox"/>
Wall & Ceiling Insulation	<input type="checkbox"/>
External Sheathing	<input type="checkbox"/>
Breather Paper	<input type="checkbox"/>
Bracing (Wall)	<input type="checkbox"/>
External Joinery Fixing & Weathering	<input type="checkbox"/>
Internal Linings	<input type="checkbox"/>
Laundry Facilities	<input type="checkbox"/>
Chimney & Fireplace Installation	<input type="checkbox"/>
Drains (Soil, Silage)	<input type="checkbox"/>
Ventilation	<input type="checkbox"/>
Bathroom Fittings	<input type="checkbox"/>
WC's Disabled If Applicable	<input type="checkbox"/>
Truss Spacing & Fixing	<input type="checkbox"/>
Disabled Access	<input type="checkbox"/>
Fire Code Requirements	<input type="checkbox"/>
Plumbing	<input type="checkbox"/>

Building Control Officer...../...../19.....





# SOUTH TARANAKI DISTRICT COUNCIL

PRIVATE BAG 902 HAWERA TELEPHONE (06) 278-8010 FACSIMILE (06) 278-8757

## SERVICE CENTRES:

P.O. Box 142 ELTHAM  
P.O. Box 15 MANAIA  
P.O. Box 19 OPUNAKE  
P.O. Box 28 PATEA

## AGENCIES

57 Victoria St. KAPONGA  
87 Weraroa Rd. WAVERLEY

G & A DUFFY  
38 SOUTH ROAD  
R D 12  
HAWERA

GST REG No. 52-769-477  
CUST No. BC980212

14/04/98

**FILE COPY**

TAX INVOICE 40664

980212 : STATE HWAY 3  
INSTALL FIRE

QTY	DESCRIPTION	RATE	AMOUNT
-----	-------------	------	--------

	ADMINISTRATION CHARGE (\$50.00)		50.00 *
	CODE COMPLIANCE CERTIFICATE		40.00 *
	RURAL/RESIDENTIAL INSPECTION FEE		30.00 *
	CONSENT/PIM PROCESSING COSTS		30.00 *

(\* INCL GST \$16.66)

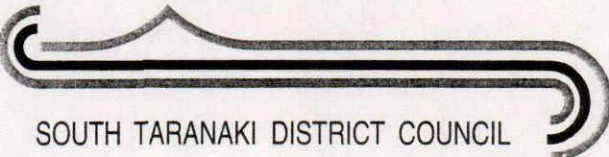
TOTAL \$150.00

CASH RECEIVED 150.00CR

NET DUE 0.00

**PAID**

Please detach here and send this portion with your remittance



# SOUTH TARANAKI DISTRICT COUNCIL

**PAID**

G & A DUFFY

14/04/98

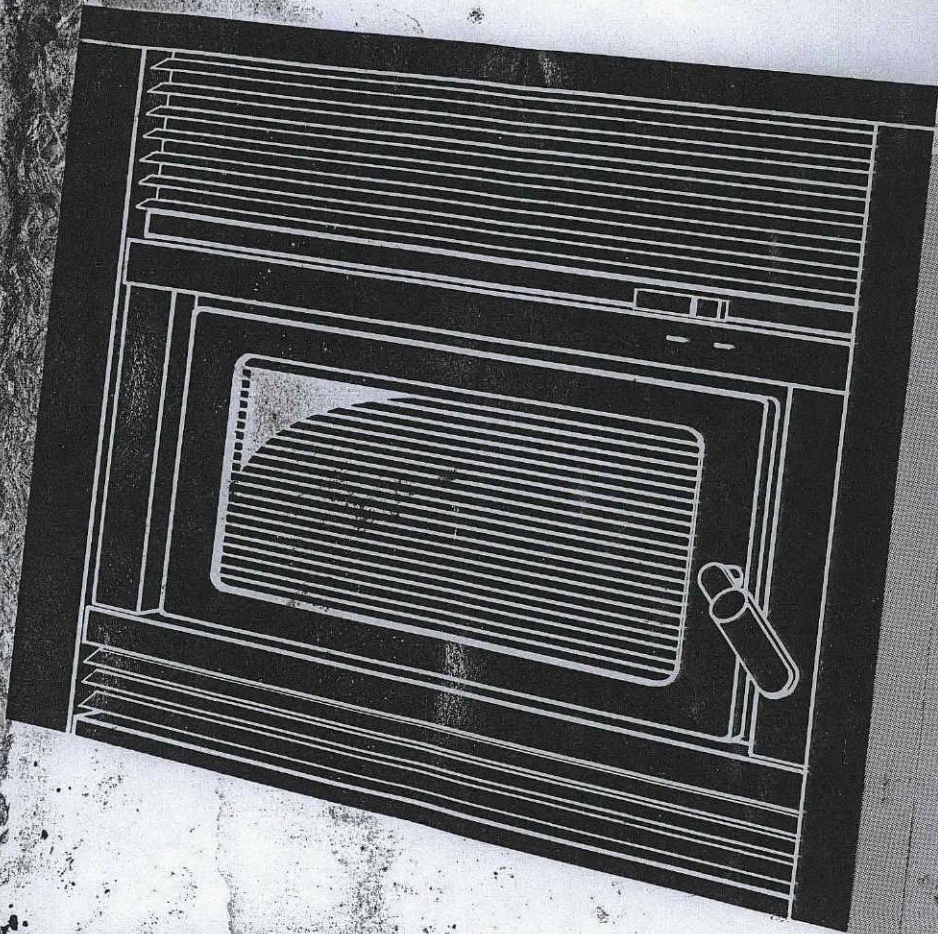
BC980212 /40664

0.00

Receipts for mail remittances issued on request only



# INSTALLATION AND OPERATION MANUAL



**magnum®**  
ROOF-300

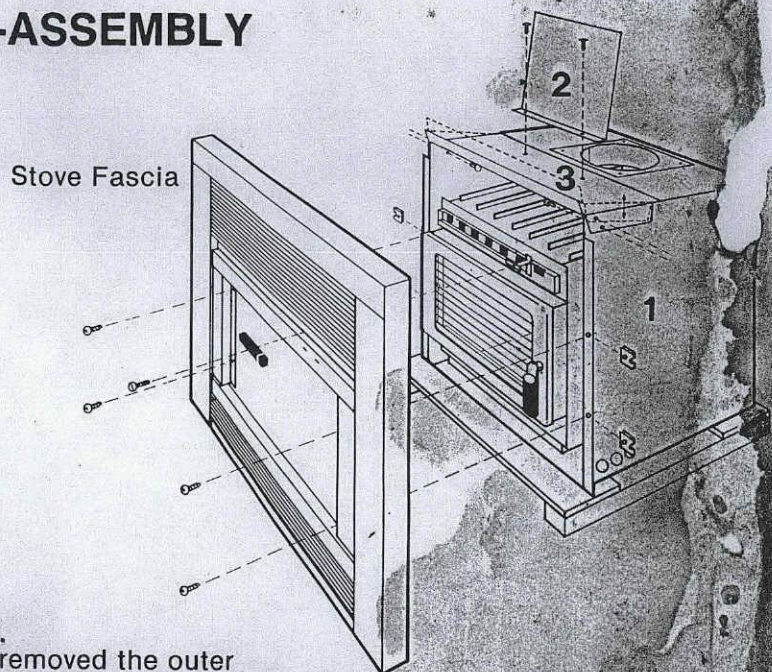
PRE-INSTALLATION  
INSTALLATION  
OPERATION — MAINTENANCE



SPEC 14/04/998



## PRE-ASSEMBLY



Having removed the outer packaging from your stove familiarise yourself with the various components and discard the packing material.

**NOTE:** The stove is supplied in two packages:

### PACKAGE 1

1. Stove Body/Cabinet
2. Flue Baffle (New Zealand only)
3. Removeable Top Panel
4. 2 x Cast Iron Top Baffles (Packed inside firebox)
5. Installation and Operation Manual (Inside firebox)
6. Plastic bag (inside firebox) containing:
  - 1 x TEK screw
  - 2 x Flue Baffle Fixing Screws
  - 4 x Fascia Clip Nuts
  - 1 x Air Control Knob
  - 4 x Fascia Fixing Screws
  - 1 x Air Control Knob Fixing Screw
  - 2 x Removeable Top Panel Fixing Screws

### PACKAGE 2

Stove Fascia fully assembled.

## PRE-INSTALLATION

As building and safety requirements for wood burning stove installations vary, check with your local building inspector prior to commencing installation. A permit may be required. It is recommended your Magnum Stove be installed by a plumber or specialist suitably qualified in the installation of wood burning stoves.

Your Magnum Woodstove must be installed in a masonry or combustible fireplace connected to a chimney of sound construction. Prior to installation check the following:

-With mm num: Stove must be fitted with 150mm diameter Steel Flue with a minimum height of 3.6 metres. Must protrude above the height of the chimney and d between the top of the chimney and cowl/cone

Fit the

i:

Use is required to project forward of the stove to serve as a splash spill area and to prevent the floor area from being radiant heat through the stove door glass. Minimum hearth projection is dependant on the height of the hearth above floor level (hearth projection is measured in front of door glass):

following schedule applies to NZS 7421

MINIMUM PROJECTION:	HEARTH HEIGHT: OR GREATER ABOVE FLOOR LEVEL
200mm	134mm
220mm	114mm
240mm	95mm
260mm	77mm
280mm	60mm
300mm	45mm
320mm	32mm
340mm	20mm
360mm	7mm
Max. Projection: 375mm	At Floor Level

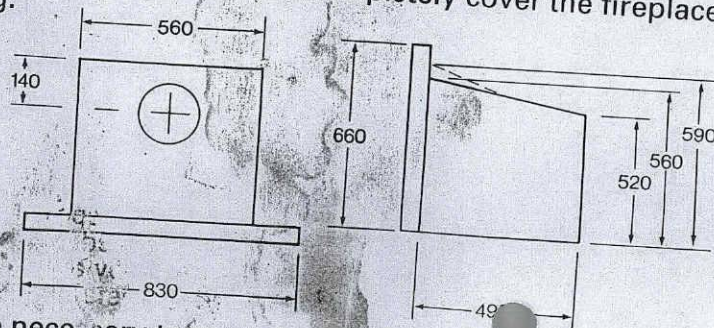
**NOTE:** AS2918 requires a minimum hearth projection of 300mm

### MANTEL:

A timber or fire surround must be a minimum of 350mm above the top of the stove fascia. If not the underside of the mantel may require a reflective metal shield.

### FIREPLACE:

Check the condition of brickwork to ensure the structure is sound. Measure the fireplace cavity to ensure the stove body will fit and that the fascia will completely cover the fireplace opening.



It may be necessary to remove some brickwork from inside the fireplace opening. So that the fascia fully covers the cavity opening, a fascia kit may be required.

PRE-INSTALLATION

INSTALLATION

OPERATION — MAINTENANCE



# INSTALLATION

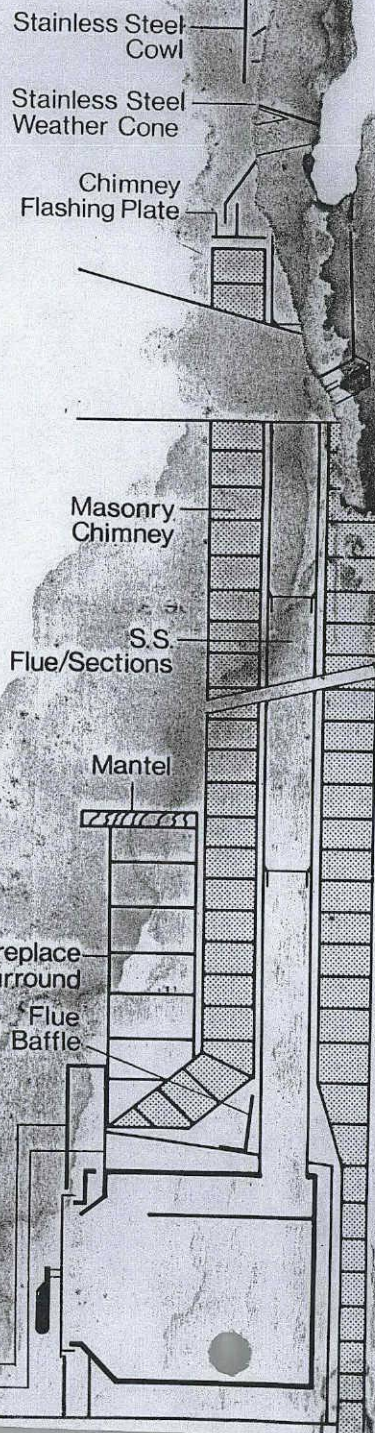
**1** The removeable top panel is packed on the top of the firebox. Fit this panel to the cabinet ensuring the cabinet is correctly located into this groove provided at the rear of the removeable top panel. Do not secure with screws supplied at this point.

**NOTE:** The removeable top panel can be fitted in two height positions (Refer diagram inside front cover). If the height of the fireplace opening allows, secure the removeable top panel in the higher position. Remove stove body from timber pallet and slide heater firebox into opening so that the outer casing return folds are slightly proud of the brickwork as follows:

F100 - 15mm proud  
F300 - 5mm proud

**2** Check that the heater flue outlet is in line with the chimney by looking down the chimney, if not, one or more 150mm stainless steel adjustable bends or flexible flue will be required. Measure the amount of flue required, a minimum of 3.6 metres, although more may be necessary to obtain adequate draft if special conditions exist - winds, roof style, etc.

**3** Seal and fix together all sections of flue together with any bends required at the bottom of the flue. Swagged ends of flue face downward. After lowering the flue down the chimney locate and seal the base of the flue into the flue outlet of the stove by reaching through the firebox door. In some installations it may be necessary to temporarily remove the front portion of the cabinet top to gain access to the flue.



With the flue now sealed and located into the stove, drill a 3mm hole through the cast iron flue collar of the firebox and the lower end of the s/s flue, screw in the TEK screw supplied. (This will prevent the flue from being dislodged during fire flue cleaning etc).

**4** Fit the flue baffle supplied and secure the removeable top panel.

Using a suitable sealing compound or mortar, seal and fix the chimney plate on top of the chimney. If the flue continues above chimney height, place a suitable length of 250mm dia. galvanised casing over the chimney flashing plate to prevent overheating. Fit the stainless steel weather cone, cut flue to length and fit cowl.

**NOTE:** It is important that all flue sections are sealed with a high temperature sealant and riveted or screwed to prevent joint movement.

## FITTING FASCIA:

Now that the stove body and flue are fully assembled and in position, pack high temperature fibreglass insulation between the outer casing and fireplace surround.

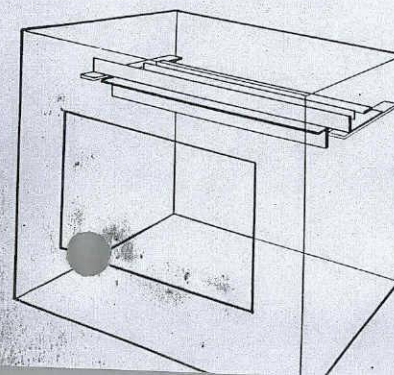
Slide the fascia fixing clip nuts into position over the holes on the return edge of the stove body cabinet.

Position the fascia against the stove body casing and loosely attach using 4 screws supplied. Fit these 4 screws to the fixing holes as illustrated on the PRE-ASSEMBLY diagram.

Fit air control knob by screwing with blackened screw provided to the air control bracket protruding through the fascia. Align fascia with door opening and tighten all screws.

## FITTING BAFFLES:

Two cast iron baffles are supplied in your stove and must be correctly fitted to ensure maximum efficiency and to prevent overheating of the main firebox chamber. These top baffles are first inserted one at a time through the stove door opening and placed on the ledges at each side near the top of the firebox. Ensure they are pushed hard to the back and that they interlock with each other.





## OPERATION

Your Magnum should be "run in" as with a new car, gradually working it up to operating temperature. Begin with a few small fires progressively building up to a full sized load. Allow the heater to cool thoroughly between each fire.

Do not remove the ashes, allowing them to build up.

Place a quantity of paper or fire lighters into the firebox as starter material and add dry kindling. Open the air control fully, light the starter material and close the door. Once the fire is well alight add larger pieces of timber until you have a well established fire.

### THESE FOLLOWING POINTS ARE MOST IMPORTANT:-

- A. The stove will give off an odour and fumes during the initial firing. Do not be alarmed, this is the firebox paint curing and will continue for approximately 15-30 minutes only.
- B. Do not burn wet timber or chemically treated timber as this causes flue blockage, has low heat output and blackens the door glass. Burn dry seasoned timber and remember:-
  - The dryer the wood the hotter it burns
  - The harder the wood the longer it burns
- C. Always keep a layer of ash in the firebox. This acts as an insulator and improves combustion and efficiency.
- D. When refueling stove while it is operating, fully open the air control, wait 2 or 3 seconds and open the door slowly.
- E. Do not operate the stove with the door open for a period of more than 2-3 minutes.
- F. Do not create fire hazards by drying wet clothing on or close to your stove.
- G. Never empty ashes into a combustible container as they can retain their heat for several days.
- H. In the event of a flue fire close the air control immediately.

## CLEANING

Your Magnum stove is coated in vitreous enamel and will not be affected by the normal operation of the stove.

Regular cleaning will keep your stove looking like new. An occasional wipe with a damp cloth is all that is required.

**GLASS** — The ceramic glass is self-cleaning through the action of a hot airwash.

If the glass develops a creasote build-up on the inner face during prolonged burning on **LOW**, a **HIGH** fire will assist to burn off this excess build up.

## MAINTENANCE

**ASH** — Remove excess ash as required - normally every 4-6 weeks dependent on timber burnt. Do not remove all the ash - leave a layer approx 15mm deep.

— Have the flue swept a minimum of once every year.

R — The door seal may require replacing periodically (every 2 years) becomes hard and compressed causing the door not to seal.

SS — The glass seal may require replacing periodically if it becomes brittle and brittle causing air leaks.



Inspector: M

File No.

Receipt No. 9932-9934

Date Permit Issued 23/1/87

**OWNER**

Name G S PERRY (R. NICHOLAS - OCCUPYER)

Mailing Address South Rd  
Rd 12  
Ilwaco

**BUILDER**

Name G L Donald

Mailing Address 161 South Road  
Ilwaco

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

**SITE**

Street No. 38

Street Name South

Town/District Ilwaco

Riding ✓

**LEGAL DESCRIPTION**

Valuation Roll No. 1230/140

Lot D.P.

Section pl 543 Block

Survey District

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

alls to house

**FLOOR AREA**

Whole Sq. Metres 24

**DWELLING UNITS**

Number Erected

**ESTIMATED VALUES**

Building 4,000

Plumbing 700

Drainage

TOTAL 4,700

**NATURE OF PERMIT (TICK BOX)**

☐ NEW BUILDING  
- exclude domestic garages and domestic outbuildings

☐ FOUNDATIONS ONLY

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

☐ NEW CONSTRUCTION  
OTHER THAN BUILDINGS - include demolitions

☐ DOMESTIC GARAGES  
AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ 30	Water Connection	\$
Street Damage Deposit	\$	Vehicle Crossing Levy	\$
Building Research Levy	\$	M.S. Plumbing	\$
Plumbing	\$ 45	GST	\$ 7.50
Drainage	\$	(inclusive GST)	\$
Sewer Connection	\$	TOTAL:	\$ 82.50

Receipt No. 9932-9934

Date of Payment 23/1/87

Authorised Officer

Special Conditions:

① Building Inspector NOTIFIED WHEN JOB READY TO COMMENCE ② PRICE SPACING MAX. SPAN 600mm ③ ALL WORK TO COMPLY WITH DESIGN FOR ACCESS & USE OF BUILDING AND FACILITIES BY DISABLED PERSONS ④ Ramp to be NO GREATER THAN 1:12 ⑤ Doorways to have CLEAR OPENING OF 760mm.



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

## SITE CHECKING AND COMPLETION DATA

It is not intended that the items listed below will cover all aspects.

Additional items to be listed in Comments Section.

Where an X is inserted against a section, explanation must be entered in Comments on reverse side.

Permit No. \_\_\_\_\_ File: 5775  
 Address: 38 South Road. District: 6/187  
 Owner: G. J. Daffy Lot: \_\_\_\_\_  
 Builder: G. J. Daffy D.P.: \_\_\_\_\_  
 Date Issued: \_\_\_\_\_ Work: Handicapped Value: \_\_\_\_\_  
 Foundation: \_\_\_\_\_ Walls: Shed & Clapnet Roof: \_\_\_\_\_

INSPECTIONS	DATE	Inspector-Full Name
Site <input type="radio"/> Survey Pegs <input type="radio"/> Power Lines <input type="radio"/>		
Contours <input type="radio"/> Batter or Retaining Excavated Faces <input type="radio"/>		
Area of Building <input type="radio"/> Building Site <input type="radio"/>		
Ground Conditions <input type="radio"/> Proposed Timber to Ground Clearance <input type="radio"/>		
Concrete Floor Slabs Height <input type="radio"/> Moisture Barrier <input type="radio"/>		
Reinforcing Steel <input type="radio"/> Vents <input type="radio"/>		
Holding Down Bolts <input type="radio"/> Insulation <input type="radio"/>		
Under Floor Access <input type="radio"/> Field Tile Drains <input type="radio"/>		
D.P.C. <input type="radio"/> Sub Floor Framing <input type="radio"/>		
Framing General <input type="radio"/> Lintel Sizes <input type="radio"/>		
Roof Framing and Fixing <input type="radio"/>		
Wall and Ceiling Insulation <input type="radio"/>		
External Sheathing <input type="radio"/> Breather Paper <input type="radio"/>		
Bracing <input type="radio"/> External Joinery Fixing and Weathering <input type="radio"/>		
Dwangs <input type="radio"/> Internal Linings <input type="radio"/> Joinery Fixing <input type="radio"/>		
Laundry Facilities <input type="radio"/> Ceiling Access <input type="radio"/>		
Chimney & Fireplace Installation <input type="radio"/>		
Final Inspection General Finishing and Workmanship <input type="radio"/>		
Town Planning _____		
District Engineer _____		
Other requirements _____		
<b>Health:</b>		
Prelining Inspection _____		
Drainage Test _____		
Ventilation _____		
Final Inspection _____		

Final Approval by Chief Inspector \_\_\_\_\_



Comments: \_\_\_\_\_

28/1/87 nearly Completion

16/3/87 Complete



CHECKLIST - APPLICATION FOR BUILDING PERMITS

38 South Co. WORK DESCRIBED IN APP. NO. 5775  
OFFICER M. Thonstensen

PRE-DOMINANT USE YES/NO  
Rural  
CONSENT REQUIRED YES/NO APPLICANT ADVISED IN WRITING  
DATE  
REQUIRED - YES/NO CANTILEVERED/POSTS  
N REQUIRED YES/NO CONSENT OBTAINED  
OK FRONTAGE (IF CORNER SITE) OK  
OK HEIGHT OK BLR  
SITE - SATISFACTORY YES/NO VEHICULAR ACCESS TO REAR/PROVIDED  
LOADING DOCK YES/NO  
NG - PROPOSED/REQUIRED YES/NO SATISFACTORY YES/NO  
TING SHOWN - YES/NO SATISFACTORY YES/NO  
T PARKING - PROVIDED YES/NO ADEQUATE - YES/NO CASH IN LIEU  
\$  
R.R.

MENTS

SPECTOR 7/1/87 SIGNATURE M. Thonstensen

ON LIGHTING AREA OF ROOMS

- TYPE PLANS INCLUDED YES/NO SATISFACTORY

- PIPING SYSTEM SATISFACTORY

FITTINGS VENTING

TIC TANK - SIZE TYPE

SOAKHOLES / FIELD TILE

PLY - SOURCE SATISFACTORY - YES/NO

MENT

INSPECTOR SIGNATURE M. Thonstensen

R HANDICAPPED WIDTH OF EGRESS DOORS

IF P.P.A. DIRECTION OF EGRESS TRAVEL

IR CONDITIONING TYPE

N - FLOOR WALLS ROOF

SPECIFIC / NZS 3604

FLOOR / FOOTPATH DETERMINED BY SURVEY - YES/NO

TO FIRE SERVICE (IF NECESSARY)

TO ENGINEERS (IF NECESSARY)

PECTOR



2 sets plans

# HAWERA DISTRICT COUNCIL

RECEIVED

For Office Use: Permit No. .... Application No. 5775  
Zone 05 JAN 1987 Date Application Received 5-1-87

HAWERA DISTRICT COUNCIL

## Part I—Application for Building Permit and Services

Valuation Ref. No. 1230/140  
(Sec) Lot No. pt 543

At (Number and Street) 12 R.O. 38 SOUTH ROAD HAWERA D.P. ....

For erection/demolition/alteration of dwelling Section/Blk No. ....

Owner (G.J. & A. DUFFY-OWNER) (R. Nicholas-Occupier)

Postal Address of owner 12 R.O. SOUTH ROAD HAWERA

Proposed Use Handicapped persons toilet & Carport

Foundation Concrete Walls .... Roof Zoned

Area of existing buildings ..... sq. metres

Area of existing accessory buildings ..... sq. metres

Area of building in application 24 sq. metres

Estimated Finished Value Fees

(including roofing, guttering, etc) \$ 4,000 \$ 30-00

Building Research Levy \$

Total Building Permit Fees Rec. No. 9932/3 \$ 30-00 33

Sewer (Connection Size ..... ) Rec. No. \$

Water (Connection Size ..... ) Rec. No. \$

Vehicle Crossing—(where applicable) Rec. No. \$ Existing

Deposit for damage to footpaths, etc. Rec. No. \$

Builder G. Z. Donald Address 161 South Road

Designer Address

Structural Engineers Certificate Enclosed

Starting Date January 1987 Finishing Date 1st April 87

Name and Address of Applicant G. Z. Donald

161 South Road Hawera Phone 85688

Date 5-1-87 Signature of Applicant G. Z. Donald

Signature of Owner A. Duffy

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

Name of Registered Plumber/Drainlayer M. Frampton-Son

Nature of work to be carried out New P.D. for En-Suite

Address of premises

Value of proposed work \$ 700-00

Receipt No. 9934 Fee \$ 48-00

Signature of Registered Plumber/Drainlayer M. Frampton

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



# **Hawera District Council Building Bylaws**

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

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

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

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

NOTE: Any receipt is not a permit.

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

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

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

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

## **DRAINAGE AND PLUMBING REGULATIONS:**

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

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

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

THE TARANAKI HOSPITAL BOARD

OCCUPATIONAL THERAPY DEPARTMENT

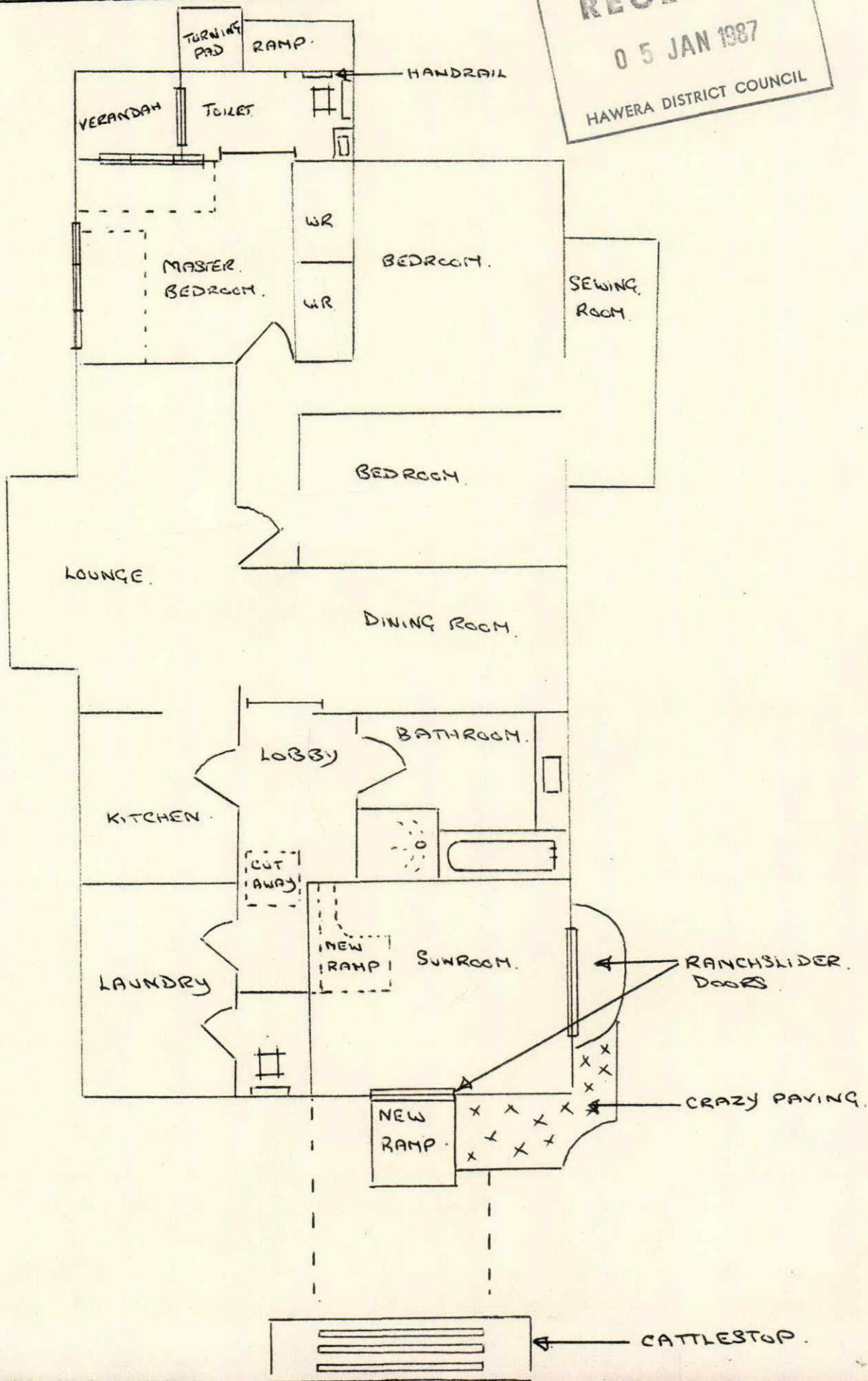
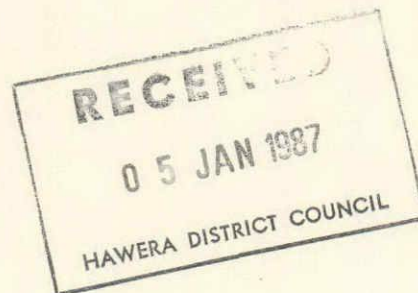
PHONE 87109

P.O. BOX 98

Mr. Basil Nicholas  
South Road R.D. 12.  
Hawera

HAWERA HOSPITAL,  
HAWERA, N.Z.

Plans of Proposed Alterations



THE TARANAKI HOSPITAL BOARD

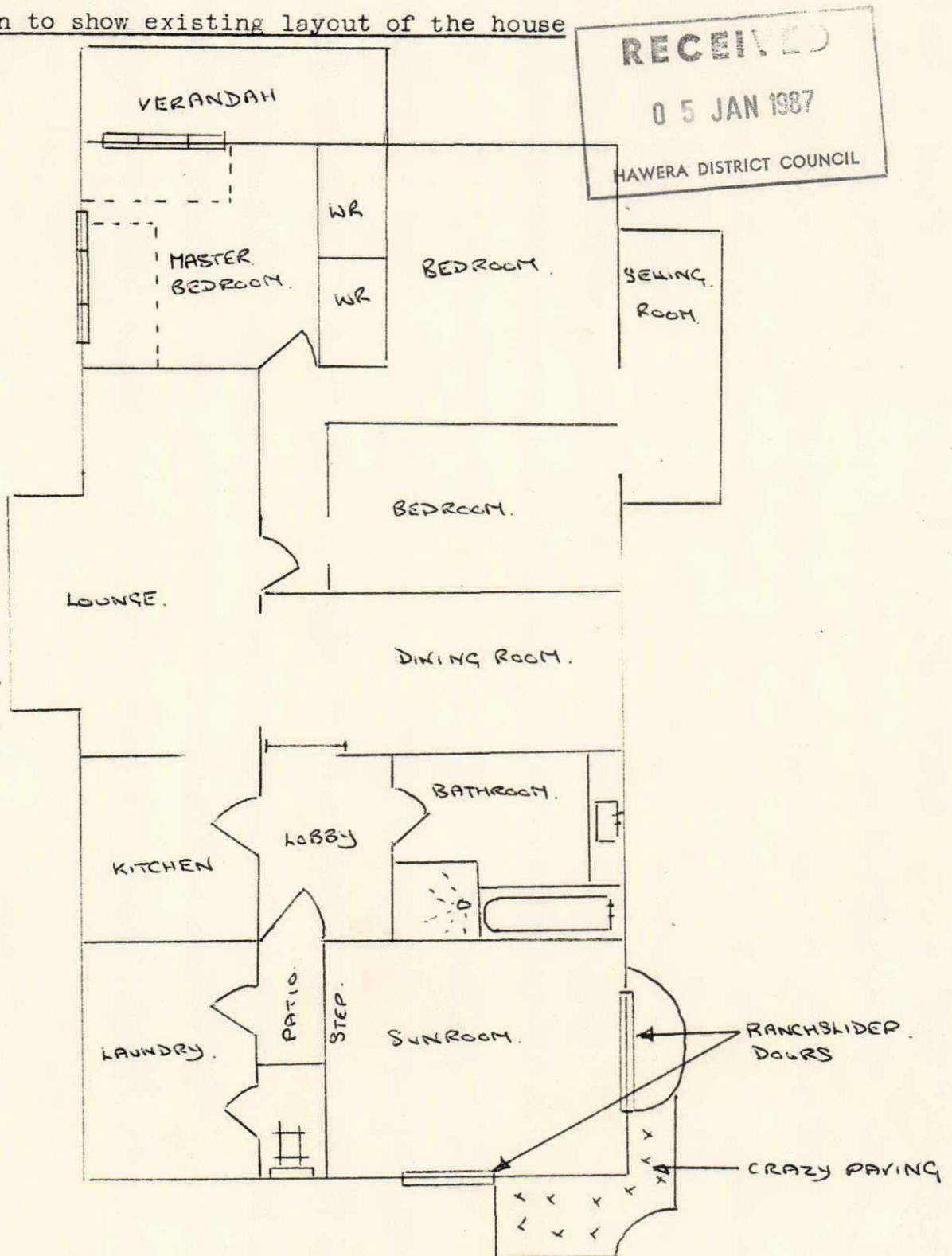
PHONE 87109  
P.O. BOX 98

OCCUPATIONAL THERAPY DEPARTMENT

HAWERA HOSPITAL,  
HAWERA, N.Z.

Mr. Basil Nicholas  
South Road R.D. 12  
Hawera

Plan to show existing layout of the house





# HAWERA DISTRICT COUNCIL

LOCATION: 38 South Rd
ZONING:
AREA OF LAND:

LEGAL DESC: LOT No.
D. P. No. pt 543
SEC./BLK. No.
VAL. REF. No. 1230/100

OWNER: G. J. & A. DUFFY (OWNER)  
B. NICHOLAS (OCCUPIER)

BUILDING PERMITS						
APP. No.	DATE REC'D	PERMIT No.	DATE OF ISSUE	F'PATH CROSSING PERMIT No.	DESCRIPTION OF WORK	
5775	5-1-87	038442	23-1-87	—	alts to house	
<div> <div>FILE NOTE:</div> <div> This Consent originally affected a property other than that related to this file, either through Subdivision, Amalgamation or Split. This Consent now relates to this property. </div> </div>						
<div>ENTERED</div>						
PLUMBING & DRAINAGE PERMIT						
APP. No.	DATE REC'D	PERMIT No.	DATE OF ISSUE	SEWER FEES PAID	WATER FEES PAID	DESCRIPTION OF WORK
5775	5-1-87	1082	23-1-87	—	—	alts to P&D
<div> <div>FILE NOTE:</div> <div> This Consent originally affected a property other than that related to this file, either through Subdivision, Amalgamation or Split. This Consent now relates to this property. </div> </div>						
VEHICLE CROSSING: TYPE				FEE RECEIVED: \$		
ENDORSEMENTS/PLANNING						

5775



RECORD OF INSPECTIONS

Remarks

Inspector and Date

PLANS & SPECS:

SITING:

FOUNDATION:

EXCAVATIONS:

REINFORCING:

FLOOR/SLAB:

INSULATION, BARRIER ETC:

WALLS & ROOF:

PRE-LINING:

CONCRETE/MASONRY WALLS:

HEATING APPLIANCES:

DRAINAGE & PLUMBING:

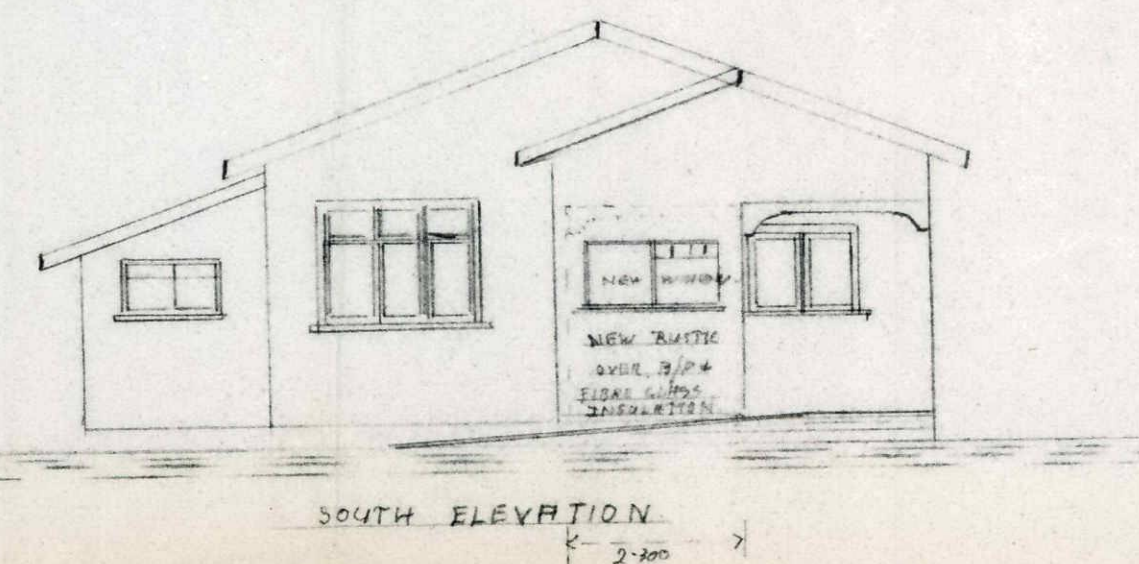
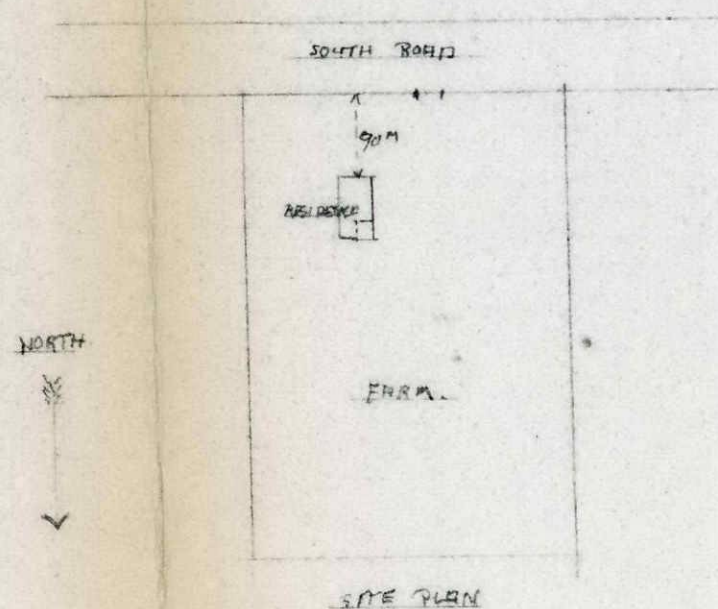
FINAL INSPECTION FOR OCCUPANCY:

(Building Requirements 5775)  
Building Inspector to be notified when job ready to Commence  
After spacing max span 600 mm.  
all work to comply with Design for access & use of Building &  
Facilities by disabled persons  
Ramp to be no greater than 1:12.  
Doorways to have clear opening of 760 mm



CONDITIONS OF PERMIT:





HAWERA DISTRICT COUNCIL



SCALE 1-100

DRAWN BY  
G L DONALD  
BUILDING CONTRACTOR  
NEW IRELAND





# Hawera District Council

Telephone 88-010  
Administration Building, Albion Street,  
P.O. Box 39, Hawera

Please Quote: TAX INVOICE  
REG. No. 10-554-381

8th January, 1987.

G.L. Donald,  
161 South Road,  
HAWERA.

G.J. & A. DUFFY ( B. NICHOLAS) - 38 SOUTH ROAD, HAWERA.

Dear Sir,

APPLICATION FOR BUILDING OR PLUMBING AND DRAINAGE PERMITS

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

	Net	G.S.T.	Total
Building Permit Fee -	\$ 30.00	\$ 3.00	\$ 33.00
Building Research Levy -	\$ -	\$ -	\$ -
Sewer Connection Fee -	\$ -	\$ -	\$ -
Water Connection Fee -	\$ -	\$ -	\$ -
Vehicle Crossing Fee -	\$ -	\$ -	\$ -
Plumbing and/or Drainage Fee	\$ 45.00	\$ 4.50	\$ 49.50
Other -	\$ -	\$ -	\$ -
	\$ 75.00	\$ 7.50	\$ 82.50
Footpath Damage Deposit	\$ -	\$ -	\$ -
	\$ 75.00	\$ 7.50	\$ 82.50

Total Due inclusive of \$ 7.50 G.S.T. = \$ 82.50

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

Yours faithfully

I.W. McDonald  
CHIEF INSPECTOR

# Edit Resource Consent Application

[Up to 'Resource Consent Applications'](#)



Date of Application\* 20/01/2011  11 : 54 : 02 am

## 1. Applicant Details

1a. Name

1b. Contact phone

1c. Postal Address

1d. Street address / registered office

1e. Contact numbers - Phone

1e. Contact numbers - Mobile

1e. Contact numbers - Fax

1f. Email

## 2. Property Details

2a. Site Address

2b. Legal Description  P/N - 6835 12300/148/00

2c. Valuation Number

2d. Property Owner

## 3. Project Description

3a. Description

## 4. Other Consents Required

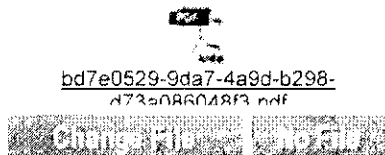


4a. The following additional resource consents are required for this project (none selected)

4b. Applications for these additional consents have been made Yes

## 5. Additional Information

5a. Assessment of Environmental Effects Required by Section 88 and the Fourth Schedule of the Resource Management Act 1991



5b. Other further information required by the District Plan (no file selected)



### 5c. Privacy Statement

Information on these forms is required to be provided under the Acts, Plans and Bylaws administered by the Council and is required to process your application. This information has to be made available to members of the public, including business organisations. In appropriate circumstances, it may also be made available to other units of the Council, Council's approved contractors and other government agencies. Under the Privacy Act 1993, you have the right to access the personal information held about you by the Council and you can also request that the Council correct any personal information it holds about you.

I agree



Unique Identifier

008a668c-756f-102e-ba4f-d6ca6ecaabf9





## PROPOSED 2 LOT SUBDIVISION

at 461b South Rd, Hawera

*Application for Resource Consent*

*and*

*Assessment of Environmental Effects*



### Quality Assurance Statement

**BTW Company Ltd**  
Cnr Courtenay & Eliot Sts. P. O. Box 551,  
New Plymouth, 4340, New Zealand.  
Phone: +64 6-759 5040. Fax: +64 6-759 5049.  
Mobile: +64 274 544 886  
[www.btwcompany.co.nz](http://www.btwcompany.co.nz)

**Project Manager: Ian Dickey**

**Prepared By: Cam Twigley**

**Reviewed By: Nik Pyselman**

On behalf of: Anne and Graeme Duffy

January 2011

### **1.0 Applicant, Land Description, Title and Council Subdivision Classification**

BTW Company Ltd, on behalf of Graeme and Anne Duffy, wishes to apply for resource consent for a two lot subdivision from one existing certificate of title, as shown on the attached scheme plan.

**Applicant:** Graeme and Anne Duffy

**Land Location:** 461b South Rd, Hawera

**Legal Description:** Pt Sec 543 Patea SD

**Certificate of Title:** F2/1211 (**Appendix A**)

The subject land has an area of some 75ha and falls within the Rural Zone under the South Taranaki District Council Operative District Plan (STDP), Map 12. This subdivision consent is classified as a **Limited Discretionary Activity** due to the subdivision abutting a scheduled stream on its northern boundary (Tawhiti Stream) - Rule 8.01.3 a) of the District Plan.

The land to be subdivided is located on South Rd which is also SH3. The land is used for dairy farming with the surrounding land use dominated by dairy farming. Fonterra's Whareroa plant is located to the west of the site.

### **2.0 Description of Subdivision & Purpose**

The proposed subdivision will see the existing title being subdivided into 2 lots as shown on the attached scheme plan (**Appendix B**). The areas of the proposed lots are as follows:

<b>Proposed Lot</b>	<b>Area</b>
1	9400m <sup>2</sup>
2	74.33ha

Proposed Lot 1 will be sold to the sharemilker on the farm and Lot 2 will remain as a dairy unit. The existing vehicle access and driveway will continue to be used to access Lot 1 although the driveway will become a right of way over the dairy unit (Lot 2). There will be no change in land use as a result of the subdivision. A 20m wide esplanade strip will be set aside adjoining the Tawhiti Stream.

### **3.0 Performance Standards – Subdivision**

The subdivision will meet the performance standards set out in the STDP as follows:

All lots are of significant size and no additional dwellings are proposed.

Proposed Lot 1 and Lot 2 will make use of the existing access which complies with the District Plan being sealed and having excellent sight distances. Consultation has been undertaken with NZTA and a response will be forwarded to Council once it is received.





**Photo 1: Existing sealed vehicle access**

The dwelling on proposed Lot 1 is serviced by septic and water tanks. Stormwater is disposed of via soak holes and there is no risk of erosion as the land is flat. No new dwellings are proposed as a result of this subdivision.

This subdivision will require the creation of additional easements for the right of way and power and telecom which will be duly granted and reserved.

All existing buildings will meet relevant rules in relation to Bulk and Location.

#### **4.0 The Resource Management Act 1991 (RMA)**

As a Limited (Restricted) Discretionary activity, the application is only required to be assessed against the matters over which the District Plan has restricted its discretion to. This forms the basis for the Assessment of Environmental Effects required under Section 104 RMA.

Section 104C sets out particular provisions for a consent authority considering a restricted discretionary activity as follows:

*[The consent authority]*

- (a) Must consider only those matters specified in the plan or proposed plan to which it has restricted the exercise of its discretion; and*
- (b) May grant or refuse the application; and*
- (c) If it grants the application, may impose conditions under section 108 only for those matters specified in the plan or proposed plan over which it has restricted the exercise of its discretion.*

The District Plan has limited its discretion to the following matters

- (i) The setting aside of esplanade strips or reserves of 20 metres in width for the purposes of conservation, recreation and/or public access.
- (ii) The management of riparian areas of natural habitat and vegetation.

**Comment:** The setting aside of a 20m wide esplanade strip will be in accordance with matter (i) and will ensure the areas of natural habitat and vegetation within the esplanade strip will be managed under the terms of an esplanade instrument created by the Council (matter ii). The adverse environmental effects of the subdivision are considered to be no more than minor.

## **5.0 Notification**

Adverse effects on the environment are considered to be no more than minor no parties are considered to be adversely affected by the proposed subdivision. NZTA have been consulted with and it is expected that they will give their approval to the subdivision. This will be forwarded to Council once it is received. It is considered that this subdivision can proceed on a non-notified basis.

## **6.0 Summary**

The applicant proposes to undertake a two lot subdivision of the property at 461B South Rd. The site is within the rural zone of the South Taranaki District. The proposed subdivision is a limited discretionary activity due to the site abutting a scheduled stream (Tawhiti).

An Assessment of Environmental Effects has been undertaken and concludes that the adverse environmental effects from the subdivision will be no more than minor. No persons are considered to be adversely affected by the subdivision and the application can be processed on a non-notified basis.



**APPENDIX A**  
**Certificate of Title**



# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

  
R.W. Muir  
Registrar-General  
of Land

Identifier **TNF2/1211**  
Land Registration District **Taranaki**  
Date Issued **08 October 1981**

**Prior References**  
TN115/220

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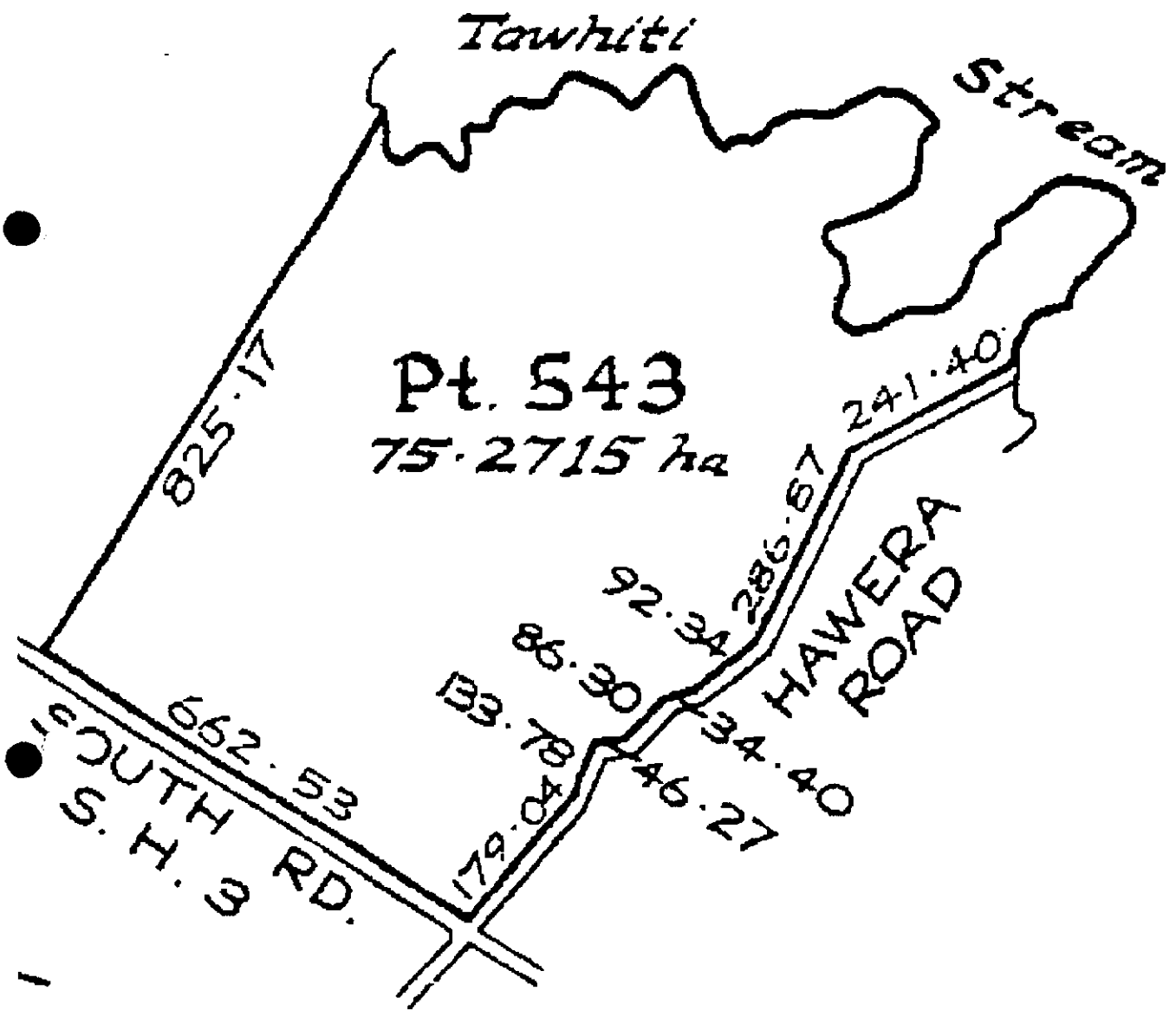
**Estate** Fee Simple  
**Area** 75.2715 hectares more or less  
**Legal Description** Part Section 543 Patea District  
**Proprietors**  
Graeme John Duffy as to a 1/2 share  
Anne Duffy as to a 1/2 share

---

**Interests**

Subject to the conditions as to maintenance of a Telegraph Line notified to Public at the Sale by Auction of this section and now deposited in the Crown Lands Office, Patea and published in the New Zealand Gazette of the 10.8.1876





**APPENDIX B**  
**Subdivision Scheme**



**btw company**

surveys  
planners  
engineers  
land & g-i-s services



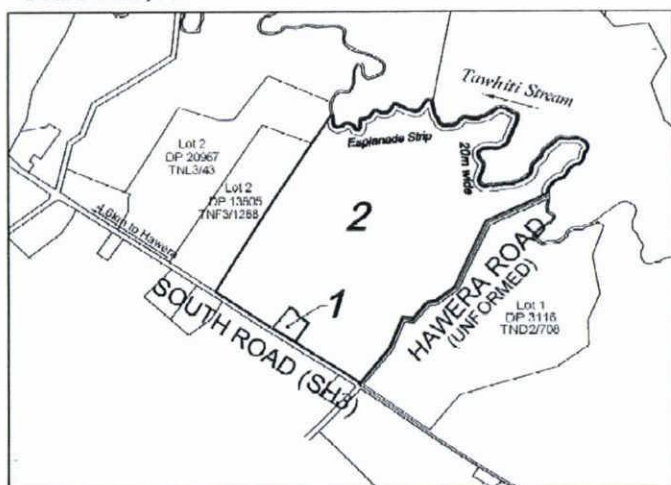
**Disclaimer:** This plan is produced for the sole purpose of obtaining a subdivision consent under the Resource Management Act 1991. Dimensions and areas are approximate and are subject to final survey. The use of this drawing for any other purpose is at the owners risk.

**PROPOSED EASEMENTS**

Purpose	Shown	Serv. Ten	Dom. Ten
R.O.W	(A)		
Power	(B)	Lot 2	Lot 1
Telecom	(C)		

**LOCATION DIAGRAM**

Scale 1:20,000



*Survey Plan*

LOCAL BODY: South Taranaki District Council

APPLICANT: Graeme & Anne Duffy

COMPRISED IN: CT F2/1211

SCALE: 1:1000 (main diagram) 1:20,000 (location diagram)

**Lots 1 & 2 being a Proposed Subdivision of  
Pt Sec 543 Patea SD (461B South Rd, Hawera)**

Prepared by: I.M. Dickey Drawn by: IMD Date: 13/01/2011

Checked by: JT Date: 13/01/2011

Licensed Cadastral Surveyor

Date: January 2010 Job No. 10602 Drawing No. 10602-01-Rev0





RMS11001

16 March 2011

Cam Twigley  
BTW Company Limited  
PO Box 551  
New Plymouth

Decision  
Letter

Dear Cam

**Subdivision Consent Application – 461A South Road, Hawera**

Your application was considered by the Planning Manager Environmental Services under delegated authority on 16 March 2011 and he has resolved as follows:

THAT consent be granted to Anne and Graeme Duffy to subdivide 461A South Road, Hawera (Part Section 543 Patea District) into Lot 1 of 9,400m<sup>2</sup> and Lot 2 of 74.33 ha pursuant to Sections 104, 104C and 108 of the Resource Management Act 1991.

THAT consent be granted to Anne and Graeme Duffy to position the rear boundary of Lot 1 of the above subdivision four metres from an existing garage pursuant to Sections 104, 104C and 108 of the Resource Management Act 1991.

**For the following reasons:**

1. The yard non-compliance and the subdivision would not give rise to any adverse environmental effects that are more than minor.
2. The provision of an esplanade strip would provide for the maintenance of the conservation values of the Tawhiti Stream. The strip may be able to link with other strips or public access over time which would enable access along the stream in the future.
3. There are no external parties considered affected by the yard non-compliance.
4. The New Zealand Transport Agency has provided their written approval.

**Subject to the following conditions:**

1. That a 20 metre wide esplanade strip is created along the western margin of the Tawhiti Stream where it abuts Lot 2 and that the landowners enter into an Esplanade Strip Agreement with the Council for the management of this strip.
2. That each lot is independent in terms of water supply.



3. That each lot is independent in terms of the disposal of sewage and stormwater and that the provision of these services does not give rise to any cross-boundary effects.
4. That all necessary easements are duly granted and reserved, and shown on the Land Transfer Plan.

The 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 Esplanade Strip Agreement which is required to be signed by the owners and returned back to the Council and an invoice for the costs associated with processing this consent. Also enclosed is information relating to the requirement to protect archaeological sites. Any future development on the subdivided land should be sensitive to the protection of archaeological sites.

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

A copy of the planning report is available upon request.

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

Yours sincerely

Maria Cashmore  
**Planner**

maria.cashmore@stdc.govt.nz

## Transaction Detail Print

**Ledger** GL12A  
**Account** 212.298.00052 Riperian/Indige Programmes Riperian/Indige Environmental P  
**Trans Nbr** 7

## General Details

<b>Date</b>	25/02/2012	<b>Date2</b>	
<b>Reference</b>	518967	<b>Ref 2/Ref 3</b>	
<b>Doc Type</b>	\$APINVCE	<b>Batch Name</b>	103692
<b>Period</b>	9	<b>Doc Reg</b>	APINV20
<b>Source</b>	AP		
<b>Units</b>		<b>Units2</b>	
<b>Amount</b>	35,711.00	<b>Amount2</b>	
<b>Rate Amt</b>		<b>Rate Type</b>	
<b>Presented</b>		<b>Rate Code</b>	
<b>Narrations</b>	GJ & A Duffy 461A South Road, RD 12 Sundry Creditor		



## Document Reconstruction

Ledger	Account	Description	Debit	Credit	Balance
AP	99999	Sundry Creditor		41,067.65	-41,067.65
GL12A	212.298.00052	Environmental P	35,711.00		-5,356.65
GL12A	946.000.00000	GST - Payments	5,356.65		0.00
			41,067.65	41,067.65	0.00

## Address Details

Sundry EFT

## User Fields

User Fld 1 .....  
 User Fld 2 .....  
 User Fld 3 .....  
 User Fld 4 .....  
 User Fld 5 .....  
 User Fld 6 .....  
 User Fld 7 .....  
 User Fld 8 .....  
 User Fld 9 .....  
 User Fld 10 .....

## GST Details

**Inclusive Amount** 41,067.65  
**Exclusive Amount** 35,711.00  
**GST** 5,356.65

**Business Number**  
**Tax Invoice Received** Y  
 Pending Inclusion on BAS

**GST Rate Type** \$GST  
**GST Rate Code** C  
**GST Rate** 0.15



Transaction Detail Print

Ledger

Account

Trans Nbr

GL12A

212.298.00052

7

Riperian/Indige Programmes

Riperian/Indige Environmental P

Original Document

Document Ledger

AP

Document Account

99999

Order Details

Location Code/Type

Order Nbr

0

Order Line Nbr

Commitment Details

Fund Account

Fund Transaction

E

Committed

Scanned Image

Directory Code

ATTINV12

Filename

System

Authorisation

50000

System Narration

Document File Posting

Original

DEFAULT

Refer

Audit

Cash Generator

Updated?

N

Processed

Reconciliation

Loaded into Reconciliation

N

Matched

N

External Update Process

1

2

3

Allocation Update Process

Transaction Audit Details

	<i>Id</i>	<i>Date</i>	<i>User</i>	<i>Terminal</i>
Batch Created	D/E	08/03/2012	DENISEP	OI06584G
Source	D/E	08/03/2012	DENISEP	OI06584G
Posted	PO	08/03/2012	JOHNM	DP
Modified				

12300 - 140-00  
710 - 6835

17 February 2012



Blair Sutherland  
South Taranaki District Council TA Certification Division  
Private Bag 902  
Hawera 4640

Survey Ref: 10602.nzt (Duffy)

Territorial Authority Ref: RMS11001

10060 / 10061

### Deposit of DP 443795 Taranaki Land District

Cadastral Survey Dataset DP 443795 of Lots 1 and 2 being a Subdivision of Part Section 543 Patea District Land Registration District of Taranaki lodged by Ian Michael Dickey was deposited on 07/02/2012.

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

Computer Register: 555469

Area: 9237 square metres

Legal Description: Lot 1 Deposited Plan 443795

4/2

2/2

461 B.

25056

1003030

140/01

Computer Register: 555470

Area: 75.8730 hectares

Legal Description: Lot 2 Deposited Plan 443795

461 A.

25057

1003031

140/00

National Manager Survey & Title Operations

Associations ✓

Scanned & Attached ✓

New Prop file 140/01 ✓

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



## Memorandum

**To** Denise Phelan  
**From** Christine Bromell  
**Date** 3 March 2012  
**Subject** Esplanade Reserve Compensation

---

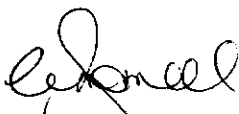
### **Graeme & Anne Duffy, 461A South Road, Hawera**

As a part of the subdivision process an esplanade strip was taken by the Council. Compensation for this Esplanade Strip is now required.

The value of the strip has been assessed at \$41,067.65 including GST.

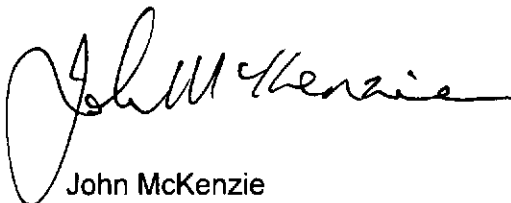
Payment is to be made to GJ & A Duffy and deposited into their account (TSB 153950 0533808 00) as per invoice and e-mail as attached.

The GL Code is 212 298 00052.

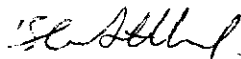


Christine Bromell  
**Planning Administration Officer/PA**

**Approved/Not Approved**



John McKenzie  
**Group Manager Environmental Services**



Blair Sutherland  
**Planning Manager**

P.B. 902 Hawera 4640

Date \_\_\_\_\_

25 / 02 / 12

Order No.

**Tax Invoice/Statement**

## Purchase Order

Hawera 4672

[illegible]**multipurpose** Re-order Ref 440410



**Christine Bromell**

---

**From:** Graeme and Anne Duffy [gjaduffy@xtra.co.nz]  
**Sent:** Thursday, 1 March 2012 4:04 p.m.  
**To:** Christine Bromell  
**Subject:** banking details

Hello Christine

The following are our banking details.

Bank: TSB  
Account # 153950 0533808 00  
Account Name: GJ & A Duffy

Thank you  
Anne Duffy

19 July 2011

Graeme & Ann Duffy  
461A South Road  
RD 12  
**Hawera 4672**

Dear Graeme & Ann

**Esplanade Strip Compensation: 461A South Road, Hawera**

The Tawhiti Stream is scheduled in the South Taranaki District Plan and runs through the property. Through the subdivision consent the Council requires the formation of an esplanade strip along the margins of the stream where these run through the property. Under Section 237(f) of the Resource Management Act 1991 the Council is required to pay the landowner compensation for any interest in land taken for any esplanade strip.

**Section 237F.Compensation for taking of esplanade reserves or strips on allotments of 4 hectares or more-**

Where any esplanade reserve or esplanade strip of any width is required to be set aside or created on an allotment of 4 hectares or more created when land is subdivided, the territorial authority shall pay to the registered proprietor of that allotment compensation for any esplanade reserve or any interest in land taken for any esplanade strip unless the registered proprietor agrees otherwise.

The esplanade strip will be 20 metres wide and will run along the western margin of the Tawhiti Stream where it abuts Lot 2 of the proposed subdivision.

A valuation report has been undertaken by Roger Malthus and Associates. Compensation has been calculated for approximately 3.4080 hectares of esplanade strip area and is assessed at \$35,711.00 plus GST.

Where an individual is GST registered, the South Taranaki District Council requests that a tax invoice for the compensation amount is sent for payment by the applicant. If you could please issue a tax invoice made out to the South Taranaki District Council for the amount being \$35,711.00 plus GST.

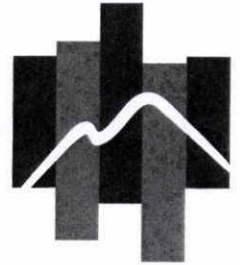
Yours sincerely

Christine Bromell  
**Planning Administration Officer/PA**

[christine.bromell@stdc.govt.nz](mailto:christine.bromell@stdc.govt.nz)



**Roger Malthus**  
& Associates (2008) Ltd



**FILE COPY**

**TAX INVOICE / STATEMENT**  
**GST NO 100-384-541**

14 July 2011

Invoice No: 1443

Planning Officer  
South Taranaki District Council  
Private Bag 902  
**HAWERA 4640**

**ATTENTION** Christine Bromell

**ESPLANADE STRIP AGREEMENT – G & A DUFFY – 461A**  
**SOUTH ROAD, HAWERA**

TO Inspection – assessing compensation  
payable and reporting

Our fee - including disbursements	\$500
Plus GST	\$ 75
	<hr/>
	<b>\$575</b>
	<hr/>

*Return with payment please*

Roger Malthus & Associates (2008) Ltd  
PO Box 290  
Hawera 4640

Invoice: 1443  
Client: Planning Dept  
Amount Due: \$575

*Payment due on receipt of report.*

Cheque or **Direct Credit to National Bank Hawera: 06 0649 0141174 00**  
**Please include your name and invoice number with direct credit payments**

Roger Malthus & Associates (2008) Ltd  
90A Princes Street  
PO Box 290, Hawera 4640  
Email [roger.malthus@xtra.co.nz](mailto:roger.malthus@xtra.co.nz)

Telephone 06 278 7095  
Mobile 027 554 7006  
Facsimile 06 278 7325  
Website [www.roger.malthus.co.nz](http://www.roger.malthus.co.nz)

**REGISTERED VALUERS AND PROPERTY ADVISORS**



14 July 2011

Planning Officer  
South Taranaki District Council  
Private Bag 902  
**HAWERA 4640**



**ATTENTION** Christine Bromell

**RE: ESPLANADE STRIP AGREEMENT – G & A DUFFY – RURAL  
SUBDIVISION- 461A SOUTH ROAD, HAWERA**

Thank you for your instructions to assess compensation payable for an esplanade strip to be registered to the southwestern side of the Tawhiti Stream in association with the subdivision on the above owner's property in two rural lots. We inspected the area to be occupied by the esplanade strip on 13 July 2011 and now report as follows:

- **Compensation Payable:**

We assess compensation payable for a 20 metre wide esplanade strip to the southwestern bank of the Tawhiti Stream and as per the subdivision plan appended at **THIRTY FIVE THOUSAND SEVEN HUNDRED AND ELEVEN DOLLARS (\$35,711)** plus GST if any.

**Valuation Policies and Special Conditions, see pages 4 - 5 of this report.**



## **- Valuation & Property Report -**

- **Legal Description:**

The parent title to the proposed subdivision is described as an estate in fee simple being described in the Computer Register as Part Section 543 Patea Survey District which contains a land area of 75.2715 hectares more or less. The title identifier is TNF2/1211 of the Land Registration District Taranaki.

It is noted from the subdivision plan prepared by BTW Company that the proposed esplanade strip defines the northeastern rear boundary of lot 2 to the proposed subdivision.

We attach a search copy of the Register.

- **Resource Management Area & Local Authority:**

Rural zoning under the South Taranaki District Council's operative district plan.

- **Situation and Location:**

The parent property to the proposed subdivision is situated to the northeastern side of South Road (State Highway 3) 4.6 kilometres southeast of the urban periphery of Hawera. This and neighbouring properties are well located in relation to community facilities. Hawera is the main provincial centre for the South Taranaki district and has a full range of retail shopping and business facilities, as well as primary and secondary schooling. There is also an extensive range of rural-related businesses and industries. Fonterra Co-operative Group's Whareroa dairy processing site is two kilometres west off Whareroa Road. Silver Fern Farms have their stock processing works to the urban periphery of Hawera and the Hawera business area includes stock and station agencies as well as veterinary services.

Neighbouring properties consist mainly of seasonal supply dairy farms interspersed with some smaller dairy support properties and several lifestyle lots. Historically the location has had good saleability for seasonal supply dairy farming purposes.

- **Land Description:**

The parent title to the proposed subdivision has a 650 metre frontage to South Road and extends for a depth of 825 metres to the meandering rear northeastern boundary with the Tawhiti Stream. The property is farmed as a seasonal supply dairy farm and land contour is undulating to rolling with a northeasterly aspect. There is a general easy fall from South Road to the rear Tawhiti Stream boundary. The proposed subdivision surveys off a 9238m<sup>2</sup> house site adjacent to the South Road (State Highway 3) frontage.

From the subdivision plan prepared by BTW Company, we note the proposed esplanade strip extends along the southwestern bank of the Tawhiti Stream. From our plan measurements we estimate the length of the strip to be 1704 metres and acknowledging that the strip is to have a width of 20 metres, it will occupy a land area of 3.4080 hectares. We also note the proposed strip bounds the southern side of the Tawhiti stream cut to the northeastern corner as apposed to the legal boundary and this part of the original stream frontage.

Our inspection confirms that the land associated with the esplanade strip is mainly of undulating contour and in average quality ryegrass dominant dairying pasture. There are also some steeper grazable sidling areas in fair to average pasture with a minor area of broken sidlings, either retired from grazing or in swampy pockets and willow planting. We estimate 65% of the land is in flat to undulating contoured pasture and is an integral part of the adjoining grazing land. A further 25% consists of grazable sidlings and 10% is of waste and broken contour unsuitable for intensive grazing.

- **Esplanade Strip Agreement:**

In accordance with your instructions, we have perused a proposed standard esplanade strip agreement which will be drafted between the land owners (Grantor) and the South Taranaki District Council (Grantee). The agreement is drafted pursuant to Section 229 of the Resource Management Act 1991 and compensation is payable under Section 237(f) of the Resource Management Act. The agreement is drafted for protection of conservation values which include:

- maintaining the natural function of the river water body;
- maintaining water quality;
- enabling public access.

Covenants agreed between the Grantor and Grantee prohibit:

- the wilful endangering of legal owners to the strips;
- damaging of structures on or adjacent to the strips;
- the discharging of contaminants into the sea.

The users and occupiers of the esplanade strips shall not without the consent of the Grantee:

- light fires;
- carry firearms;
- camp;
- take animals onto the strip;
- take vehicles onto the strip;
- remove plants from the strip.

Both the Grantor and Grantee agree that fencing is required to protect the strip. The Grantee may at its expense erect a new fence or repair and maintain existing fencing to the strip.



Access to the strip is for any person seeking recreation or any agent of the Grantee. The agreement also offers the opportunity to enhance or stabilise the land area of the strip by the Grantee setting aside areas for planting or natural regeneration.

- **Valuation Methodology:**

To assess compensation payable for the above rights, covenants and agreements to the proposed esplanade strip which remains in the ownership of the Grantor, we have firstly considered in detail the dimensions of the proposed strip and identify the occupied land as 3.4080 hectares. We have then analysed a series of dairy farm sales and dairy support property sales which have occurred throughout the Hawera district over the previous dairying season. Net of structural improvements and in some cases dairy company shares, these sales have achieved land sale prices in the range of \$27,500 to \$35,500 per hectare on average, or for the effective land areas excluding waste and non-productive land between \$34,500 and \$42,500 per hectare. Lesser rates are applicable to the steeper sidling land areas while nominal rates are applied for waste and non-productive areas of between \$2,500 and \$5,000 per hectare.

When applying the above sales information to the subject land, we have adopted a rate for the major undulating contoured land area in good grazing at \$38,000 per hectare, while a lesser rate of \$20,000 per hectare is applied to the grazable sidling areas leaving a nominal rate of \$4,000 per hectare being applicable to the waste and non-productive areas.

When researching other esplanade strip agreements which have been completed, we note that these have had compensation assessed on the basis of 35% of the freehold land value acknowledging the physical details of the land required for the esplanade strip particularly with regard to suitability for grazing, contour, location and the contents to the esplanade strip agreement.

Having considered all of the above factors, we have applied the above percentage to the subject land area with rates per hectare detailed above as follows:

Undulating in average pasture	
- 2.2 hectares @ \$38,000 x 35%	\$29,260
Grazable sidlings in fair to average pasture	
- .85 of a hectare @ \$20,000 x 35%	\$ 5,950
Waste & non-productive areas	
- .358 of a hectare @ \$4,000 x 35%	\$ 501
	<hr/>
<b>TOTAL COMPENSATION PAYABLE</b>	<b>\$35,711 plus GST</b>
	<hr/>

- **Special Conditions:**

We emphasise that our compensation assessment has been prepared from information forwarded with your instructions and is subject to the standard terms and conditions of an esplanade strip agreement under Section 229 of the Resource Management Act 1991.

- **Statement of General Valuation Policies:**

**GST**

*Unless otherwise stated, all figures shown in this report are plus GST, if any.*

**Use**

*This valuation and all valuation services are provided by Roger Malthus & Associates (2008) Ltd solely for the use of the Client. Roger Malthus & Associates (2008) Ltd does not and shall not assume any responsibility to any person other than the Client for any reason whatsoever including breach of contract, negligence (including negligent mis-statement) or wilful act or default of itself or others by reasons of or arising out of the provision of this valuation or valuation services. Any person, other than the Client, who uses or relies on this valuation does so at their own risk.*

**Purpose**

*This valuation has been completed for the specific purpose stated in this report. No responsibility is accepted in the event that this report is used for any other purpose.*

**Relevance**

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

**Consumer Guarantees Act**

*Roger Malthus & Associates (2008) Ltd has a policy of not contracting out of the provisions of the Consumer Guarantees Act. Accordingly, where there is any conflict between any statement in this report and the Consumer Guarantees Act 1993, the latter shall prevail.*

**Publication**

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

- **Statement of Specific Valuation Policies:**

**Total Compliance**

*It has been assumed that all improvements to the property comply with the terms and conditions of all relevant legislation and the requirements of territorial authorities except as detailed herein.*

**PINZ Standards**

*We certify that this valuation and report complies with the Property Institute of New Zealand (PINZ) Valuation Reporting Standards revised in 2009.*

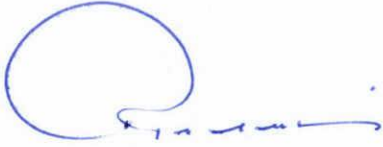
*We have in force at the time of supplying the above valuation, current professional negligence insurance appropriate to the nature and level of our business activities.*



Please contact us if we can provide any further advice.

Yours faithfully

**Roger Malthus & Associates (2008) Ltd**



**R M Malthus – FNZIV, FPINZ**

Registered Valuer

Email: [roger.malthus@xtra.co.nz](mailto:roger.malthus@xtra.co.nz)



**Pasture to esplanade strip**



**Fenced swamp sidlings**



**Flats & willows to strip boundary**



**Taranaki Regional XPLORER®**

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**btw company**

surveyors  
planners  
engineers  
land & g-i-s services



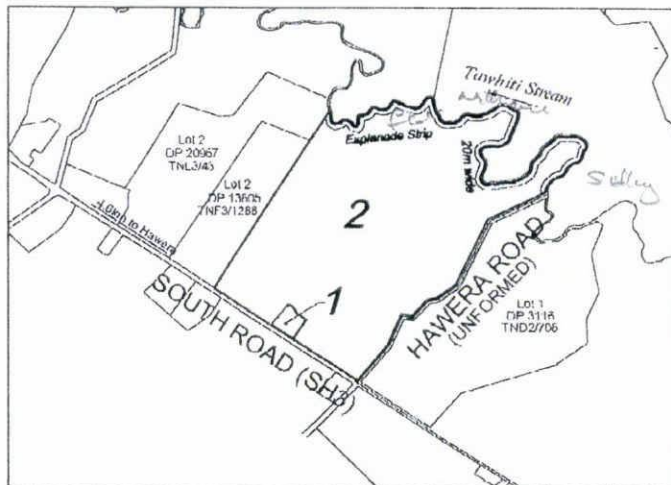
Disclaimer: This plan is produced for the sole purpose of obtaining a subdivision consent under the Resource Management Act 1991. Dimensions and areas are approximate and are subject to final survey. The use of this drawing for any other purpose is at the owners risk.

**PROPOSED EASEMENTS**

Purpose	Shown	Serv. Ten	Dom. Ten
R.O.W	(A)		
Power	(B)	Lot 2	Lot 1
Telecom	(C)		

**LOCATION DIAGRAM**

Scale 1:20,000



LOCAL BODY: South Taranaki District Council

APPLICANT: Graeme & Anne Duffy

COMPRISED IN: CT F2/1211

SCALE: 1:1000 (main diagram) 1:20,000 (location diagram)

**Lots 1 & 2 being a Proposed Subdivision of  
Pt Sec 543 Patea SD (461B South Rd, Hawera)**

Prepared by: J.M. Dickey Drawn by: IMD Date: 13/01/2011

Checked by: JT Date: 13/01/2011

Licensed Cadastral Surveyor

Date: January 2010 Job No. 10602 Drawing No. 10602-01-Rev0





## Title Plan - LT 443795

---

<b>Survey Number</b>	LT 443795
<b>Surveyor Reference</b>	10602 nzt
<b>Surveyor</b>	Ian Michael Dickey
<b>Survey Firm</b>	BTW Company (New Plymouth)
<b>Surveyor Declaration</b>	

---

### Survey Details

<b>Dataset Description</b>	Lots 1 and 2 being a Subdivision of Part Section 543 Patea District		
<b>Status</b>	Initiated		
<b>Land District</b>	Taranaki	<b>Survey Class</b>	Class B
<b>Submitted Date</b>		<b>Survey Approval Date</b>	
		<b>Deposit Date</b>	

---

### Territorial Authorities

South Taranaki District

---

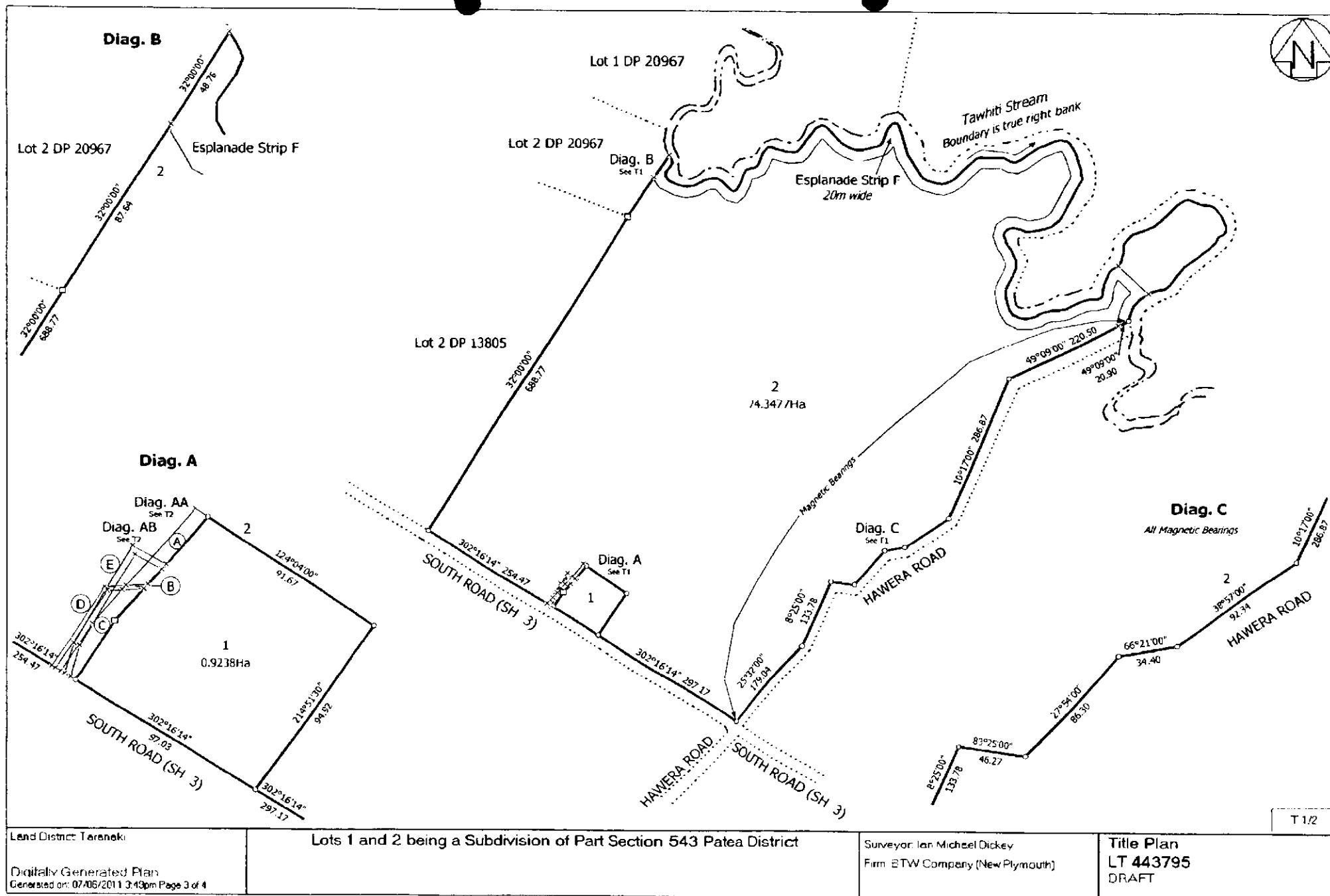
### Comprised In

CT TNF2/1211

---

### Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 443795	Fee Simple Title	0.9238 Ha	
Lot 2 Deposited Plan 443795	Fee Simple Title	74.3477 Ha	
Area A Deposited Plan 443795	Easement		
Area B Deposited Plan 443795	Easement		
Area C Deposited Plan 443795	Easement		
Area D Deposited Plan 443795	Easement		
Area E Deposited Plan 443795	Easement		
Esplanade Strip F Deposited Plan 443795	Esplanade Strip		
<b>Total Area</b>		<hr/> 75.2715 Ha	







# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **TNF2/1211**  
**Land Registration District** **Taranaki**  
**Date Issued** 08 October 1981

**Prior References**  
TN115/220

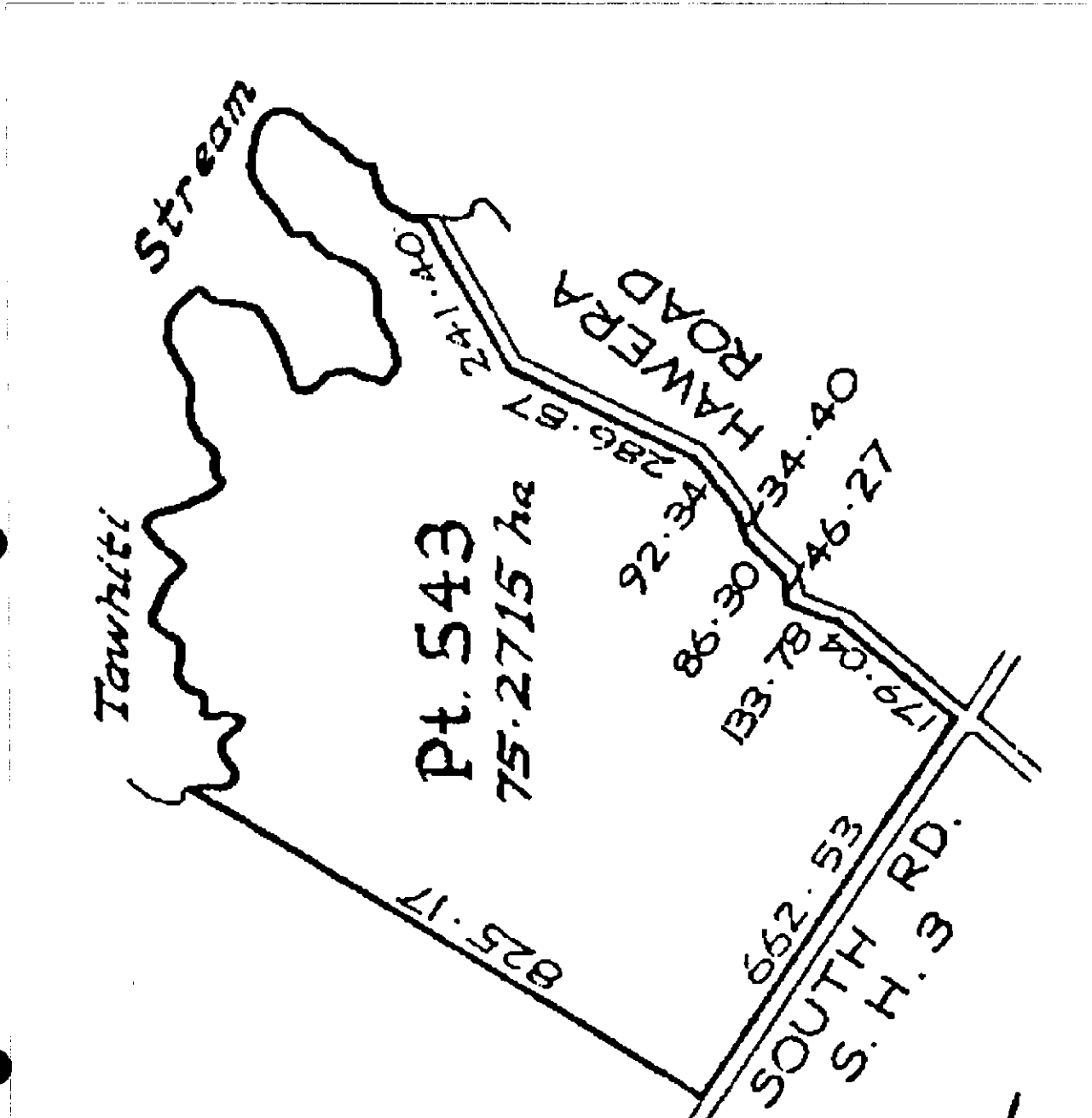
---

**Estate** Fee Simple  
**Area** 75.2715 hectares more or less  
**Legal Description** Part Section 543 Patea District  
**Proprietors**  
Graeme John Duffy as to a 1/2 share  
Anne Duffy as to a 1/2 share

---

**Interests**

Subject to the conditions as to maintenance of a Telegraph Line notified to Public at the Sale by Auction of this section and now deposited in the Crown Lands Office, Patea and published in the New Zealand Gazette of the 10.8.1876





15 June 2011

Roger Malthus  
Roger Malthus & Associates  
PO Box 290  
**Hawera 4640**

Dear Roger

**Request for Valuation Services – Esplanade Strip Agreement**

Please find enclosed details of a subdivision application for a property at 461A South Road, Hawera.

The Tawhiti Stream is scheduled in the South Taranaki District Plan. Through the subdivision consent the Council requires the formation of an esplanade strip along the margin of the stream where it abuts the boundary of Lot 2. Under Section 237(f) of the Resource Management Act 1991 the Council is required to pay the landowner compensation for any interest in land taken for any esplanade strip.

**Section 237F. Compensation for taking of esplanade reserves or strips on allotments of 4 hectares or more-**

Where any esplanade reserve or esplanade strip of any width is required to be set aside or created on an allotment of 4 hectares or more created when land is subdivided, the territorial authority shall pay to the registered proprietor of that allotment compensation for any esplanade reserve or any interest in land taken for any esplanade strip unless the registered proprietor agrees otherwise.

The esplanade strip will be 20 metres wide and will run along the western margin of the Tawhiti Stream.

Could you please provide a valuation of the land involved as shown on the attached map and please indicate what compensation should be offered to the applicant.

Your assistance is always appreciated and I look forward to hearing from you at your earliest convenience.

Yours sincerely

Christine Bromell  
**Planning Administration Officer/PA**

[christine.bromell@stdc.govt.nz](mailto:christine.bromell@stdc.govt.nz)



15 June 2011

Ian Dickey  
BTW Company Limited  
PO Box 551  
New Plymouth 4340

Dear Ian

**Survey Plan – Anne & Graeme Duffy, 461A South Road, Hawera**

The final survey plan has been approved electronically pursuant to Sections 223 and 224 of the Resource Management Act 1991.

Please find enclosed the signed Esplanade Strip Agreement by the Mayor and Chief Executive of the South Taranaki District Council. We have forwarded this information to Roger Malthus and Associates for valuation purposes. If your client is GST registered, we will ask that they prepare an invoice for the amount and forward this to the Council. We will be in contact with them in due course.

I have forwarded the invoice for the approval onto the applicant as requested, a copy is enclosed for your information.

If you wish to discuss anything further with me, please do not hesitate to contact me.

Yours sincerely

Christine Bromell  
**Planning Administration Officer/PA**

[christine.bromell@stdc.govt.nz](mailto:christine.bromell@stdc.govt.nz)

cc: Graeme & Anne Duffy  
461A South Road  
RD 12  
Hawera 4672



## Tax Invoice/Statement: 9553

GST Reg. No: 52-769-477

Invoice Date: 15 June 2011

A Duffy, G J Duffy  
461A South Road  
RD 12  
Hawera 4672

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

**Application Number:** RMS11001  
**Description:** 2 Lot Rural Subdivision with Scheduled Stream (Tawhiti Stream)  
and Yard Dispensation  
**Owner:** G J Duffy, A Duffy  
**Location Address:** 461 A South Road (S H 3) Hawera

Charge Description	Charge	GST	Amount
Plan Approval Processing (Engineering)	\$49.78	\$7.47	\$57.25
Subdivision 223 Certificate Fee	\$99.57	\$14.93	\$114.50
Subdivision 224 Certificate Fee	\$99.57	\$14.93	\$114.50
Total	\$248.92	\$37.33	\$286.25

## Remittance Advice

### Please post to:

South Taranaki District Council  
Private Bag 902  
Hawera 4640

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

**Application Number:** RMS11001  
**Applicant:** A Duffy, G J Duffy  
**Amount Due:** \$286.25

Client Ref



# TA Approvals

<b>Territorial Authority</b>	South Taranaki District Council TA Certification Division	<b>TA Reference</b>	RMS11001
<b>Survey Number</b>	LT 443795	<b>Survey Purpose</b>	LT Subdivision
<b>Surveyor Reference</b>	10602.nzt	<b>Land District</b>	Taranaki
<b>Surveyor</b>	Ian Michael Dickey		
<b>Surveyor Firm</b>	BTW Company (New Plymouth)		
<b>Dataset Description</b>	Lots 1 and 2 being a Subdivision of Part Section 543 Patea District		

## TA Certificates

I hereby certify that plan LT 443795 was approved by the South Taranaki District Council pursuant to section 223 of the Resource Management Act 1991 on the 14 day of June 2011. ✓

The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the granting or reserving of the easements set out in the Memorandum of Easements attached as a supporting document to plan LT 443795 ✓

Pursuant to Section 224(c) Resource Management Act 1991 I hereby certify that all the conditions of the subdivision consent have been complied with to the satisfaction of the South Taranaki District Council. Dated this 14 day of June 2011. ✓

## Signature

Signed by Christine Maree Bromell, Authorised Officer, on 14/06/2011 02:58 PM

## Receipt Information

<b>Transaction Receipt Number</b>	5561798
<b>Signing Certificate (Distinguished Name)</b>	Bromell, Christine Maree
<b>Signing Certificate (Serial Number)</b>	1019733972
<b>Signature Date</b>	14/06/2011

\*\*\* End of Report \*\*\*



## SURVEY PLAN APPROVAL

via landonline

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

**Applicant:** Graeme & Anne Duffy

**Application. No:** RMS11001

**Address of Subdivision:** 461 A South Road, Hawera

### **Section 223 Approval**

The then Acting Group Manager Environmental Services acting under delegated authority, approved the above Plan of Subdivision under Section(s) 104, 104C and 108 of the Resource Management Act 1991 on the 16 March 2011.

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

### **RECOMMENDATION**

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

This approval is subject to the creation of the Easements shown on the memorandum attached to LT 443795.

Planning Administration Officer/PA

Approved: Planning Manager

.....  


Date: .....

Approved under delegation

.....  


Blair Sutherland  
Planning Manager  
Authorised Officer

Date: 14/6/11 .....

### **Section 224 Approval**

All conditions have been met for the above subdivision

.....  
  
Planning Administration Officer/PA

.....  
Approved: Planning Manager

Date: .....

### **RECOMMENDATION**

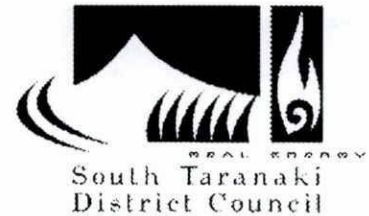
**THAT** the subdivision be approved under Section 224 of the Resource Management Act 1991.

Approved under delegation

.....  


Blair Sutherland  
Planning Manager  
Authorised Officer

Date: 14/6/11 .....



Central File Ref RMS11001

## Memorandum

**To** Christine Bromell  
**From** Hamish Stevenson  
**Date** 13 June 2011  
**Subject** RMS11001 s224 Approval – Graeme & Anne Duffy, 461A South Road, Hawera

---

**Site:** 461A South Road, Hawera  
**Applicant:** Graeme & Anne Duffy  
**Surveyor:** BTW  
Two lot rural subdivision

Regarding the request for s224 approval, please see comments for the Engineering conditions.

1. That a 20 metre wide esplanade strip is created along the western margin of the Tawhiti Stream where it abuts Lot 2 and that the landowners enter into an Esplanade Strip Agreement with the Council for the management of this strip.  
**Ok**
2. That each lot is independent in terms of water supply.  
**Ok**
3. That each lot is independent in terms of the disposal of sewage and stormwater and that the provision of these services does not give rise to any cross-boundary effects.  
**Ok**
4. That all necessary easements are duly granted and reserved, and shown on the Land Transfer Plan.  
**Ok**

**Time:**  
**Site visit -**  
**Engineer 0.5hrs**

**Hamish Stevenson**  
**Development Engineer**



RMS11001

## Memorandum

**To** Craig Stevenson & Ross Dunlop  
**From** Christine Bromell  
**Date** 10 June 2011  
**Subject** **Esplanade Strip Agreement**

---

### **Graeme & Anne Duffy, 461 South Road, Hawera**

Please find attached an agreement that requires your signatures and the common seal of the Council.

This agreement is for a 20 metre wide esplanade strip along the western margin of the Tawhiti Stream where it abuts Lot 2.

Christine Bromell  
**Planning Administration Officer/PA**

8 June 2011

Job Ref: 10602

Attention: Maria Cashmore  
South Taranaki District Council  
Private Bag 902  
Hawera 4640



Dear Maria,

**Subdivision Consent – your ref: RMS11001**  
**Owner: Anne & Graeme Duffy, 461a South Road Hawera**

We have just processed the above named subdivision for TA Certification on Landonline - LT 443795.

All conditions of the subdivision consent have been complied with as follows:

1. The esplanade strip agreement has been signed and the client has dropped the agreement into the Council today.
2. Each Lot is independent in terms of water supply.
3. Each Lot is independent in terms of the disposal of sewage and stormwater and that the provision of these services do not give rise to cross-boundary effects.
4. Easements have been mentioned in the 223 certificate and schedule attached on Landonline.

If you have any questions regarding the signing of the 224(c) and 223 certificates please do not hesitate to contact me.

Yours faithfully,

**Ian Dickey**  
Licensed Cadastral Surveyor





RMS11001

## Memorandum

To Hamish Stevenson  
From Christine Bromell  
Date 10 June 2011  
Subject Graeme & Anne Duffy

---

### **Satisfaction of Consent Conditions**

The Survey Plan for the above subdivision has arrived for Sections 223 & 224(c) Approval.

I have attached a copy of the Scheme Plan, the Decision Letter and the letter from the surveyor requesting Section 224 approval.

Please return your comments to me by Wednesday 15<sup>th</sup> June 2011.

Christine Bromell  
**Planning Administration Officer/PA**



## Title Plan - LT 443795

---

**Survey Number** LT 443795  
**Surveyor Reference** 10602.nzt  
**Surveyor** Ian Michael Dickey  
**Survey Firm** BTW Company (New Plymouth)  
**Surveyor Declaration**

---

### Survey Details

**Dataset Description** Lots 1 and 2 being a Subdivision of Part Section 543 Patea District  
**Status** Initiated  
**Land District** Taranaki  
**Survey Class** Class B  
**Submitted Date**  
**Survey Approval Date**  
**Deposit Date**

---

### Territorial Authorities

South Taranaki District

---

### Comprised In

CT TNF2/1211

---

### Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 443795	Fee Simple Title	0.9238 Ha	
Lot 2 Deposited Plan 443795	Fee Simple Title	74.3477 Ha	
Area A Deposited Plan 443795	Easement		
Area B Deposited Plan 443795	Easement		
Area C Deposited Plan 443795	Easement		
Area D Deposited Plan 443795	Easement		
Area E Deposited Plan 443795	Easement		
Esplanade Strip F Deposited Plan 443795	Esplanade Strip		
<b>Total Area</b>		<b>75.2715 Ha</b>	





## Schedule / Memorandum

Land Registration District

**TARANAKI**

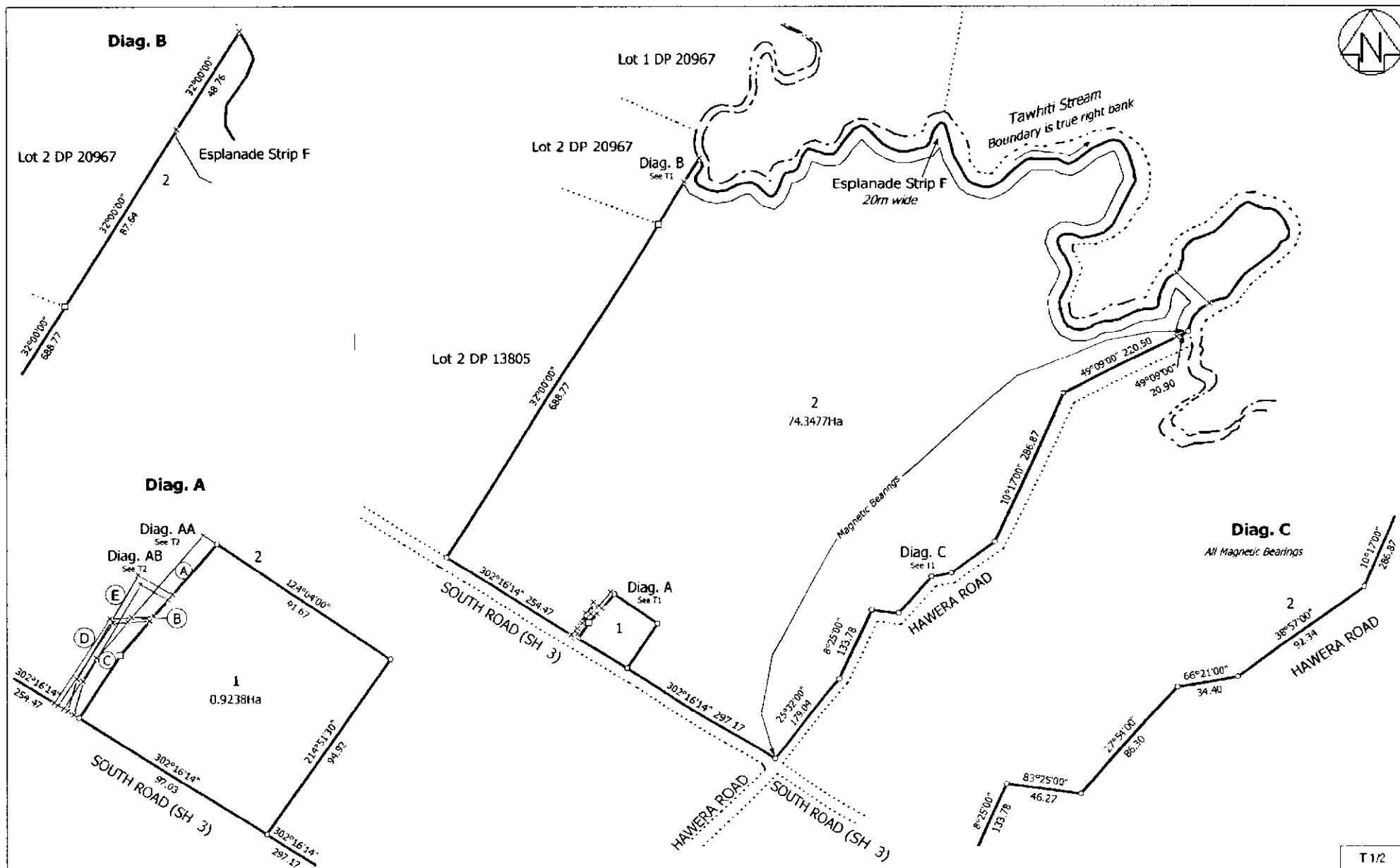
Plan Number

**DP 443795**

Territorial Authority

**South Taranaki District**

Memorandum of Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way	A, B, C	Lot 2	Lot 1
Electricity	E	Lot 2	Lot 1
Telecommunications	B, D	Lot 2	Lot 1



Land District: Taranaki

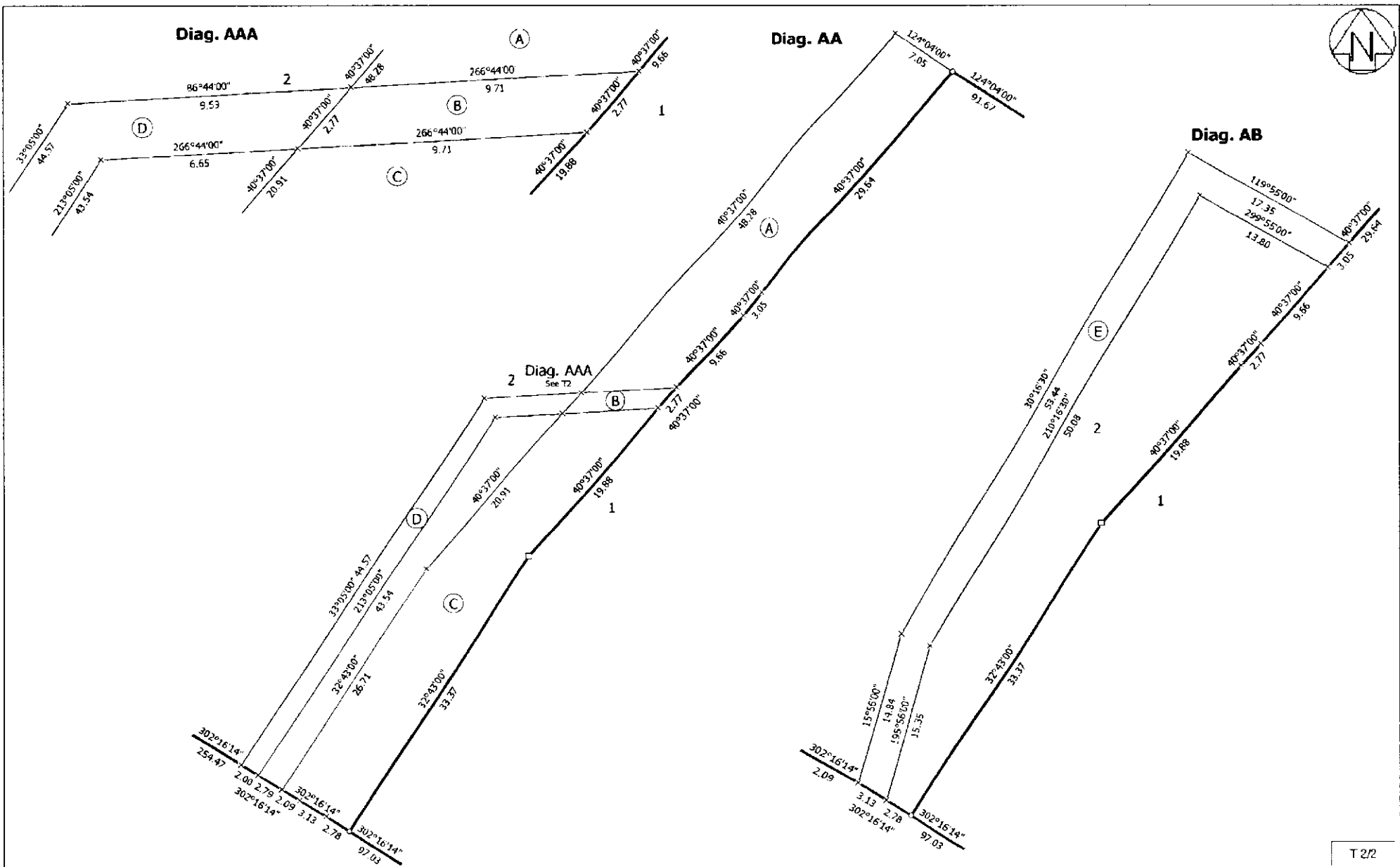
Lots 1 and 2 being a Subdivision of Part Section 543 Patea District

Surveyor: Mr Michael Dickey  
Firm: BTW Company (New Plymouth)

Title Plan  
LT 443795  
DRAFT

Digitally Generated Plan  
Generated on: 07/06/2011 3:49pm Page 3 of 4





<p>Land District: Taranaki</p> <p>Digitally Generated Plan</p> <p>Generated on: 07/06/2011 3:43pm Page 4 of 4</p>	<p>Lots 1 and 2 being a Subdivision of Part Section 543 Patea District</p>	<p>Surveyor: Ian Michael Dickey</p> <p>Firm: BTW Company (New Plymouth)</p>	<p>Title Plan</p> <p>LT 443795</p> <p>DRAFT</p>
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08 June 2011



Christine Maree Bromell  
South Taranaki District Council TA Certification Division  
Private Bag 902  
Hawera 4640

Surveyor Ref: 10602.nzt

● Territorial Authority Ref: RMS11001

**Territorial Authority Notification: LT 443795 South Taranaki District Council TA Certification Division**

Surveyor Ian Michael Dickey from Survey Firm BTW Company (New Plymouth) advises that Cadastral Survey Dataset LT 443795 requires TA Certification.

Licensed Cadastral Surveyor



## INSTRUMENT FOR ESPLANADE STRIP

Esplanade  
Strip  
Signed

### 1. RECITALS

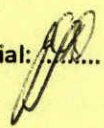
- 1.1 Graeme John and Anne Duffy of 461A South Road, Hawera as registered proprietors of the land described in Schedule A hereto and as registered proprietors of the land described in Schedule B hereto ("the Grantor").
- 1.2 South Taranaki District Council ("the Grantee") is a body corporate under the provisions of the Local Government Act 1974 and in whose district the land is located.

### 2. CREATION OF ESPLANADE STRIP

The Grantor creates in favour of the Grantee an esplanade strip for the purpose or purposes of the following, pursuant to Section 229 of the Resource Management Act 1991, namely: -

- (a) Contribution to the protection of conservation values by, in particular: -
- (i) Maintaining or enhancing the natural functioning of the adjacent river; or
  - (ii) Maintaining or enhancing water quality; or
  - (iii) Maintaining or enhancing aquatic habitats; or
  - (iv) Protecting the natural values associated with the esplanade strip; or
  - (v) Mitigating natural hazards; or
- (b) To enable public access along the Tawhiti Stream.
- (c) To enable public recreational use of the esplanade strip and adjacent where the use is compatible with conservation values.

over and along the land described in Schedule B hereto ("the strip").

Initial: 

  
.....





3. COVENANTS

3.1 The Grantor and the Grantee covenant: -

3.2 The following acts are prohibited on the strip: -

- (a) Wilfully endangering, disturbing or annoying any lawful user of the strip (including the owner or occupier of the strip);
- (b) Wilfully damaging or interfering with any structure adjoining or on the land including any building, fence, gate, stile, marker or notice;
- (c) Wilfully interfering with or disturbing any livestock lawfully permitted on the strip.
- (d) Discharging any contaminants or pollutants into the sea.
- (e) Any activity which directly or indirectly results in the erosion of the coastal banks within the strip area.

3.3 The following further acts are prohibited on the strip, except with the authorisation of the Grantor: -

- (a) Lighting any fire;
- (b) Carry any firearm;
- (c) Discharging or shooting any firearm;
- (d) Camping
- (e) Taking any animal on to, or having charge of any animal on, the land;
- (f) Taking any vehicle on to, or driving or having any charge or control of any vehicle on, the land (whether the vehicle is motorised or non-motorised);
- (g) Wilfully damaging or removing any plant (unless in accordance with the Biosecurity Act 1993).

Initial: 

  
.....



- (h) Laying any poison or setting any snare or trap (unless in accordance with the Agricultural Pests Destruction Act 1967 or Biosecurity Act 1993.

3.4 The following other restrictions apply on the strip, unless the prior consent of the Grantee is obtained: -

- (a) The erection of any fence, building, structure or other improvement on the land provided that the Grantor may maintain existing improvements or replace, in substantially the same location, any improvements damaged or destroyed by fire, storm or other disaster;
- (b) Any topdressing;
- (c) Any cultivation or earthworks;
- (d) Any erection of utility transmission lines across the land;
- (e) Any removal of native animals;
- (f) Any prospecting or mining including gravel extraction;
- (g) Any depositing of rubbish or other unsightly or offensive material;
- (h) Any draining or ponding of or on the land.

The Grantee will have regard to the purposes of this Instrument when considering any request for approval under this clause, and will not unreasonably decline approval.

3.5 The following fencing requirements shall be made in respect of the strip: -

Should the Grantor and the Grantee agree that a good and sufficient stockproof fence is required for the purpose of protecting the land or any part thereof, the Grantee will pay to the Grantor one of the following: -

- (a) The cost of fence erection, including all materials;
- (b) The cost of repairs and maintenance of the fence if such work has first been approved by the Grantee.

Initial: .....

.....

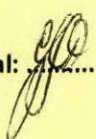
.....





3.6 **Access to the Strip**

- (a) Any person shall have the right to enter upon the land and to pass and repass over and along the land over which the esplanade strip has been created and remain on that land for any period of time for the purpose of access or recreation, subject to any other provision of the Instrument, except that with the consent of the Grantee, the Grantor may exclude for a period agreed by the Grantee, access from any area where public access could be detrimental to stock held in that area. Consent by the Grantee shall not be unreasonably withheld, but shall be limited in duration.
- (b) The Grantor grants to any officer or duly authorised agent of the Grantee a right of access on to the land for the purposes of examining and recording the condition of the land or for carrying out protection or maintenance work on the land consistent with the objectives set out in this Deed, on first being given reasonable notice. In exercising this right, the officers or agents of the Grantee will consult with the Grantor in advance and have regard to all reasonable requests.

- 3.7
- (a) The Grantee may request that the Grantor sets aside areas for the planting or re-generation of native species or other species for the purpose of enhancement of the environment or stabilisation of the land.
  - (b) The Grantor shall reserve the right to harvest any production timber species currently existing on the land, including the right to replant production timber species on that land following harvest.

Initial:  .....

  
.....



4. If any dispute arises between the Grantor and Grantee concerning the rights created by this agreement the parties shall enter into negotiations in good faith to resolve their dispute. If the dispute is not resolved within one month of the date on which the parties begin their negotiations the parties shall submit to the arbitration of an independent arbitrator appointed jointly by the parties, or if one cannot be agreed upon within 14 days, to an independent arbitrator appointed by the President for the time being of the District Law Society in which the esplanade strip is situated. Such arbitration will be determined in accordance with the Arbitration Act 1996 and its amendments or any enactment passed in substitution. The parties' execution of this agreement shall be deemed a submission to arbitration.

#### SCHEDULE A

74.33 hectares more or less land situated in the district of South Taranaki being Lot 2 of subdivision of Part Section 543 Patea District contained in the Certificate of Title TNF2/1211.

#### SCHEDULE B

20 metre wide esplanade strip along the western margin of the Tawhiti Stream where it abuts Lot 2.

DATED this 31 day of MAY 2011.

SIGNED by the said Graeme J Duffy as )  
(PRINT NAME)

owner of the land in the presence of )  
Mark Hinton )  
(PRINT NAME)

(SIGNATURES)

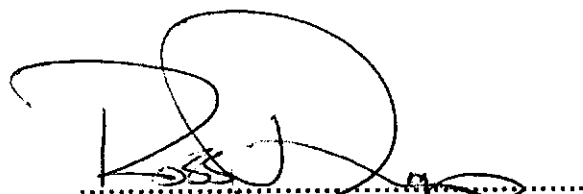
SIGNED by the said Anne Duffy as )  
(PRINT NAME)

owner of the land in the presence of )  
Mark Hinton )  
(PRINT NAME)

(SIGNATURES)

(SIGNATURES)

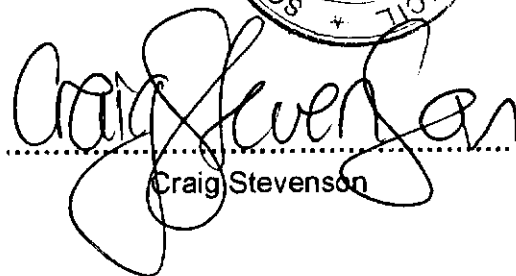
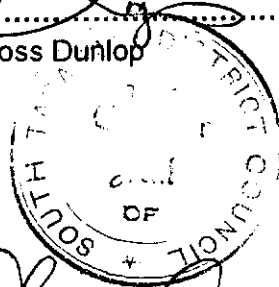
The Common Seal of the South Taranaki District Council was Hereunto affixed in the presence of:



.....

Ross Dunlop

Mayor



.....

Craig Stevenson

Chief Executive



## Tax Invoice/Statement: 9218

GST Reg. No: 52-769-477

Invoice Date: 17 March 2011

A Duffy, G J Duffy  
461A South Road  
RD 12  
Hawera 4672

**FILE COPY**

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

**Application Number:** RMS11001  
**Description:** Two Lot Rural Subdivision with Scheduled Stream (Tawhiti Stream) and Yard Dispensation  
**Owner:** G J Duffy, A Duffy  
**Location Address:** 461 A South Road (S H 3) Hawera

Charge Description	Charge	GST	Amount
Planning Decision Fee	\$49.78	\$7.47	\$57.25
Resource Consent Administration Charge	\$17.83	\$2.67	\$20.50
Further Information Request	\$49.78	\$7.47	\$57.25
Engineering Assessment	\$49.78	\$7.47	\$57.25
Site Visit Planning	\$54.78	\$8.22	\$63.00
Site Visit Engineering	\$54.78	\$8.22	\$63.00
Planning Assessment	\$398.27	\$59.73	\$458.00
Decision Correspondence	\$49.78	\$7.47	\$57.25
Total	\$724.78	\$108.72	\$833.50

## Remittance Advice

### Please post to:

South Taranaki District Council  
Private Bag 902  
Hawera 4640

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

**Application Number:** RMS11001  
**Applicant:** A Duffy, G J Duffy  
**Amount Due:** \$833.50

Client Ref

RM511001

461A South Road  
Hawera

Graeme & Anne  
Duffy



RESOURCE CONSENT APPLICATION

Application Number: RM 511001

Non-Notified	Notified	Building Consent

Applicant: Graeme & Anne Duffy

Contact Person: BTW Company

Property: 461A South Road, Hawera.

Described: 1 2 3 0 0 / 1 4 0 / 0 0 Property Number: 6835

Application Received 20 / 01 / 2011

Application Type (Please complete)

Scheduled Stream (Tauriki Stream)

2 lot Rural Subdivision with, Yard Dispensation

**NOTIFICATION/NON-NOTIFICATION**

Type of Resource Consent: Land Use: Subdivision

Activity: Proposed Two Lot Rural Subdivision Scheduled Stream (Tauriki Stream) with Yard Dispensation

Activity Status: Limited Discretionary

Reasons for Notification or Non-Notification

ENVIRONMENTAL EFFECTS ARE MINOR ☒

ENVIRONMENTAL EFFECTS ARE WITHIN PERMITTED BASELINE ☐

AFFECTED NEIGHBOURS HAVE GIVEN CONSENT ☒

Planning Manager \_\_\_\_\_

Approved/Not Approved \_\_\_\_\_

BC Smith

Authorised Officer



P- 1003031

## RESOURCE CONSENT APPLICATION CHARGE OUT SHEET

## Schedule of Work

Date	Activity	Officer	Charge Out	Hours	Amount
20.1.11	Admin / File Set Up.	CB.		.25	\$20.50
10/3/11	Site Visit - Planner	MC	126	0.5	63 -
	" - Engineer	CG	126	0.5	63 -
	Engineering Recon	CG	114.5	0.5	57.25
	Further Info Request	MC	114.5	0.5	57.25
	Planning Report	MC	114.5	4 -	458 -
	" Decision	BS	114.5	1 1/2	57.25
	Decision Correspondence	MC	114.5	0.5	57.25
14.6.11	Sec 223 Certificate.	CB	114.50	1	\$114.50
	Sec 224 Certificate.	CB.	114.50	1	\$114.50
	Engineering Plan Check.	CB.	114.50	1/2.	\$57.25



## **Maria Cashmore**

---

**From:** Maria Cashmore  
**Sent:** Wednesday, 16 March 2011 3:12 p.m.  
**To:** 'cameron@btwcompany.co.nz'  
**Subject:** RMS11001: Proposed Two Lot Rural Subdivision with Scheduled Stream (Tawhiti Stream) and Yard Dispensation at 461A South Rd, Hawera

Hi Cam

I thought I should let you know that the above subdivision has been granted.

The decision correspondence and invoice will follow.

Cheers  
Maria

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

# Subdivision Consent Report

RMS11001

To	Blair Sutherland, Planning Manager
From	Maria Cashmore, Planner
Date	10 March 2011
Subject	<b>Proposed Two Lot Subdivision with Scheduled Stream (Tawhiti Stream) and Yard Dispensation at 461A South Road, Hawera</b>

**Applicant:** Anne and Graeme Duffy  
**Zone:** Rural  
**Type of Subdivision:** Limited Discretionary  
**Type of Land Use:** Limited Discretionary  
**Date of Site Visit:** 23 February 2011

## DISTRICT PLAN REQUIREMENTS

### SECTION 3: RURAL ZONE

#### 3.01.3 LIMITED DISCRETIONARY ACTIVITIES

- (d) The erection or placement of buildings, (other than dwelling units, buildings used for intensive farming and industrial buildings) between 4.5 and 10 metres from any site boundary adjoining a public road and between 1.5 and 5 metres from any other site boundary.

Matters over which Council retains discretion:

- (i) Landscaping
- (ii) Appearance and environmental amenity
- (iii) Financial Contributions
- (iv) Compatibility with activities on adjacent land and control of the creation of potential nuisance effects

## SECTION 8: SUBDIVISION

#### 8.01.3 LIMITED DISCRETIONARY ACTIVITIES

- (a) Subdivision of land abutting a stream or river listed in Schedule V of the Plan.

Matters over which the Council retains discretion:

- (i) The setting aside of esplanade strips or reserves of 20 metres in width for the purposes of conservation, recreation and/or public access.
- (ii) The management of riparian areas of natural habitat and vegetation.



## **SECTION 3:RURAL ZONE**

### **3.02 PERFORMANCE STANDARDS - PERMITTED ACTIVITIES**

#### **3.02.1 Bulk and Location**

5. Other buildings (other than dwelling units, buildings used for intensive farming and industrial buildings) shall be a minimum of 10 metres from any site boundary adjoining a public road and 5 metres from any other site boundary.

## **SECTION 8: SUBDIVISION**

### **8.02 Performance Standards**

#### **8.02.1 Utilities and Services**

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

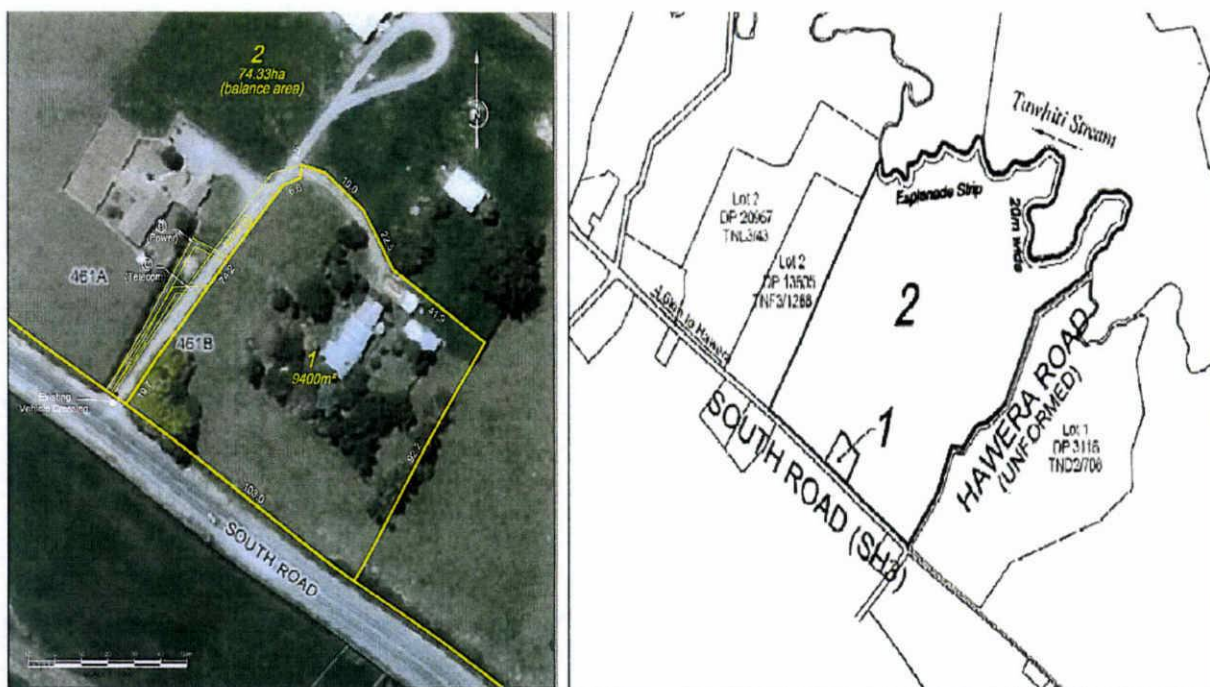
#### **8.02.2 Vehicle Access**

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

## **APPLICATION**

The applicants, Graeme and Anne Duffy, have submitted a resource consent application to subdivide the Rural Zoned property at 461A South Road, Hawera into Lot 1 of 9,400m<sup>2</sup> and Lot 2 of 74.33 ha. The application includes a yard dispensation to position the rear boundary of Lot 1 four metres from an existing garage in this lot. The District Plan requires accessory buildings to be no closer than five metres from site boundaries.

Lot 1 would have frontage onto South Road and has an existing dwelling, a garage and a shed. The garage is located to the rear of the dwelling and is the subject of the yard dispensation. The garage would be setback sufficiently clear from all other new boundaries. The other buildings in Lot 1 would comply with all the applicable bulk and location requirements of the Plan in terms of the new boundaries.



Lot 2 would also have frontage onto South Road and has a dwelling, farm and accessory buildings. All the buildings in this lot would comply with all the applicable bulk and location requirements of the Plan. The rear boundary of Lot 2 abuts the Tawhiti Stream which is identified as a Scheduled Stream in the Plan.

## EVALUATION

This application is considered as a Limited Discretionary Activity because the new rear boundary of Lot 1 would be four metres from an existing garage and because the proposed subdivision abuts a Scheduled Stream.

### Bulk and Location

In terms of the yard non-compliance, the Council has discretion to consider the impact of the activity on amenity and the compatibility of the proposal with activities on adjacent land. The Council is also able to require conditions relating to landscaping, financial contributions and conditions that would control any potential nuisance effects.

The garage is a single-storey, small-scale building with an approximate floor area of 70 m<sup>2</sup>. The garage and the reduced rear yard would not be visible from public view because it is screened by the existing dwelling. The adjoining land is owned by the applicants and there are no external affected parties. Because of the above reasons, I consider that the yard non-compliance would not give rise to adverse effects that are more than minor in terms of amenity.

In my opinion, the open nature of the rural environment would still be maintained despite the reduced rear yard because the garage would comply with all other set back rules of the Plan in terms of other site boundaries.

The garage is currently used in conjunction with the existing residential activity and there would be no changes to this use. The adjoining properties are used for farming and residential purposes. Because of the above reasons, I consider that the existing residential activity would be compatible with the surrounding environment. Furthermore, this activity would be unlikely to give rise to nuisance effects.



The Council has discretion to require landscaping. The purpose of landscaping is to soften the appearance of the activity. The garage is not be visible from the road boundary because it is located approximately 94 metres from the road boundary and it is screened by the existing dwelling. Because of this, I consider that a landscaping requirement would not be necessary.

Because the scale of the activity is relatively small, I consider it inappropriate to require a financial contribution in this case.

### **Scheduled Stream**

In considering the subdivision, the Council retains discretion in terms of setting aside esplanade strips (Council's preference) or reserves for the purposes of conservation, recreation and public access. The Council also has discretion in terms of the management of riparian areas of natural habitat and vegetation.

The rear boundary of Lot 2 abuts the Tawhiti Stream. The applicants intend to set aside a 20 metre wide esplanade strip along the western margin of the Stream. This proposal would meet the Plan's requirement. A consent condition requiring this is appropriate to ensure that this is undertaken by the applicants.

There is existing planting and fencing along the western margin of the Tawhiti Stream which would be retained. In addition to the esplanade strip, the planting and fence would also help in maintaining the conservation values of the Stream.

The adjoining properties have relatively large land area (13 to 40 ha) and in my opinion, would be able to be subdivided in the future. Although the esplanade strip would not adjoin a public road or would not link to any adjoining strips at this time, it may be able to link with other strips or public access over time. This would enable access along the stream.

The application is subject to performance standards in respect of utilities, services and access.

### **Utilities and Services**

The Plan requires Lots 1 and 2 to be independent in terms of water supply, sewage and stormwater disposal because the Council's reticulated services are not available within 200 metres of the subdivision.

#### Water Supply

Lot 1 would retain the existing rain water collection tank for water supply. This would meet the Plan's requirement.

Lot 2 would retain its existing water supply which comes from the stream via a pumping system. This would meet the Plan's requirement.

#### Sewage Disposal

Lots 1 and 2 have existing septic tanks and effluent field system which is positioned sufficiently clear of all site boundaries. I consider this type of sewage disposal appropriate. To ensure that there would be no cross-boundary effects, a consent condition requiring this would be appropriate.

### Stormwater

In my opinion, Lots 1 and 2 would have large enough land area to absorb stormwater through the ground without giving rise to any cross-boundary effects. A consent condition requiring this would be appropriate to ensure that this is achieved.

### **Vehicle Access**

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

The parent property has an existing vehicle crossing which would be located in Lot 2. The crossing would be linked with an existing driveway in Lot 2. Hamish Stevenson, the Council's Development Control Engineer, has advised that this crossing complies with the Council's Rural Property Entrance specifications and no work is required.

Lot 1 does not have an existing vehicle crossing. The applicants intend to access Lot 1 via the existing crossing in Lot 2 and by creating a right-of-way over the driveway in Lot 2. According to Mr. Stevenson, the right-of-way complies with NZS 4404:2004 Land Development and Subdivision Engineering and no work is required. In my opinion, the above proposal is appropriate and would meet the Council's requirements.

The subdivision adjoins the State Highway. For this reason, the written approval of the New Zealand Transport Agency (NZTA) is required. NZTA has assessed the proposal and considered that the subdivision would not adversely impact upon the safety and efficiency of the highway. Because of this reason, NZTA has provided its written approval.

### **CONCLUSION**

I conclude that the yard non-compliance and the subdivision would not compromise the character and amenity of the rural environment and would not give rise to any adverse environmental effects that are more than minor. The esplanade strip would provide for the maintenance of the conservation values of the Tawhiti Stream. The strip may be able to link with other strips or public access over time which would enable access along the stream in the future.

### **RECOMMENDATION**

THAT consent be granted to Anne and Graeme Duffy to subdivide 461A South Road, Hawera (Part Section 543 Patea District) into Lot 1 of 9,400m<sup>2</sup> and Lot 2 of 74.33 ha pursuant to Sections 104, 104C and 108 of the Resource Management Act 1991.

THAT consent be granted to Anne and Graeme Duffy to position the rear boundary of Lot 1 of the above subdivision four metres from an existing garage pursuant to Sections 104, 104C and 108 of the Resource Management Act 1991.

### **For the following reasons:**

1. The yard non-compliance and the subdivision would not give rise to any adverse environmental effects that are more than minor.
2. The provision of an esplanade strip would provide for the maintenance of the conservation values of the Tawhiti Stream. The strip may be able to link with other strips or public access over time which would enable access along the stream in the future.



3. There are no external parties considered affected by the yard non-compliance.
4. The New Zealand Transport Agency has provided their written approval.

**Subject to the following conditions:**

1. That a 20 metre wide esplanade strip is created along the western margin of the Tawhiti Stream where it abuts Lot 2 and that the landowners enter into an Esplanade Strip Agreement with the Council for the management of this strip.
2. That each lot is independent in terms of water supply.
3. That each lot is independent in terms of the disposal of sewage and stormwater and that the provision of these services does not give rise to any cross-boundary effects.
4. That all necessary easements are duly granted and reserved, and shown on the Land Transfer Plan.



Maria Cashmore  
**Planner**

**[Approved/Not Approved]**



Blair Sutherland  
**Planning Manager**

Date: 16/3/11 .....

## Maria Cashmore

---

**From:** Maria Cashmore  
**Sent:** Wednesday, 16 March 2011 1:19 p.m.  
**To:** Cristina Gonzalez - Powell  
**Subject:** RMS11001: Two Lot Rural Sudivision with Scheduled Stream (Tawhiti Stream) and Yard Dispensation at 461A South Rd, Hawera  
**Attachments:** Application No SubApprRep 696875.pdf

Hi Cristina

Can you please advise if your engineering recommendations have been met in the attached report?

Cheers  
Maria

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





## Aerial map showing the location of the site at 461A South Road, Hawera, the Tawhiti Stream (Scheduled Stream) and the surrounding area

Printed by: Maria Cashmore

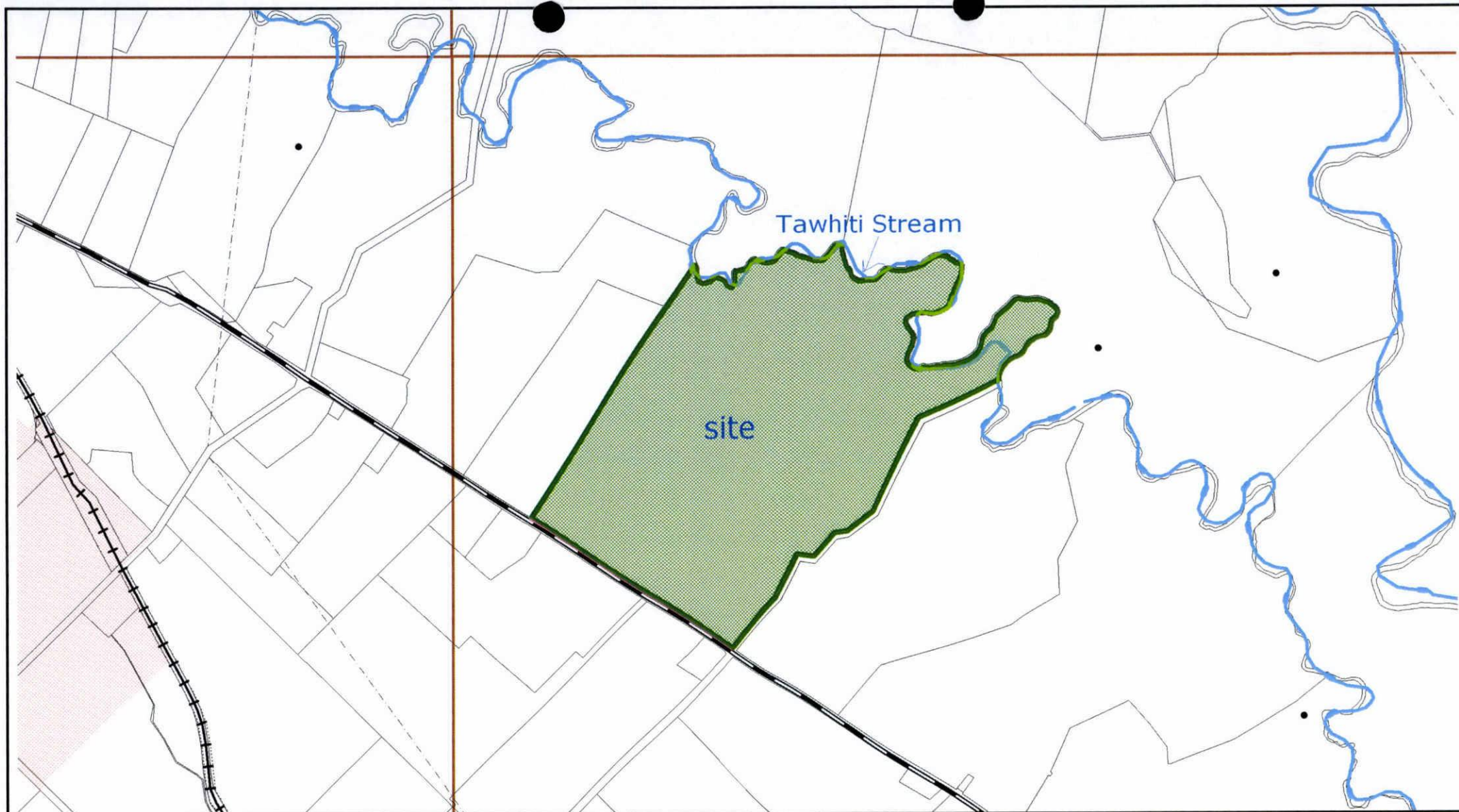
Date: 24 January 2011



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## Map showing the location of the site at 461A South Road, Hawera and the Tawhiti Stream (Scheduled Stream)

Printed by: Maria Cashmore

Date: 24 January 2011



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## Maria Cashmore

---

**From:** Maria Cashmore  
**Sent:** Thursday, 24 February 2011 8:56 a.m.  
**To:** 'cameron@btwcompany.co.nz'  
**Subject:** RMS1101: 461A South Road, Hawera

Thanks Cam.

This means that the building complies with the height-to-boundary requirements of the District Plan.

Cheers  
Maria

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

---

**From:** Cameron Twigley [mailto:cameron@btwcompany.co.nz]  
**Sent:** Tuesday, 22 February 2011 12:51 p.m.  
**To:** Maria Cashmore  
**Subject:** Duffy Subdivision Consent

Hi Maria,

Just to confirm the height of that accessory building.

It is 2.4m high at the eaves and 3.1m high at the apex of the roof.

Regards  
Cam

Cam Twigley  
Senior Planner  
MNZPI

**btw company**  
SURVEYING, PLANNING, ENGINEERING AND LANDSCAPE ARCHITECTURE

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## Maria Cashmore

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**From:** Cameron Twigley [cameron@btwcompany.co.nz]  
**Sent:** Friday, 18 February 2011 10:03 a.m.  
**To:** Maria Cashmore  
**Subject:** Resource Consent Application - 461a South Rd, Hawera  
**Attachments:** 11062 NZTA approval.pdf

Hi Maria,

In response to your S92 request of 21 January 2011;

- Attached is the written approval of NZTA
- The applicant would like a dispensation to reduce the yard distance between the accessory building on Lot 1 and the new boundary to 4m. The reason for this is they would like to keep the existing mature tree to the north entirely within Lot 2. Ian is going to swing past the site next Tuesday to confirm the height of the accessory building.

Please let me know if you need any other information.

Regards  
Cam

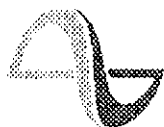
Cam Twigley  
Senior Planner  
MNZPI

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**NZ TRANSPORT AGENCY**  
WAKA KOTAHU

17 February 2011

Ian Dickey  
BTW Company Ltd  
PO Box 551  
New Plymouth 4340

Level 1, Seddon House  
Park Place  
PO Box 345  
Wanganui Mail Centre  
Wanganui 4540  
New Zealand  
T 64 5 349 6520  
F 64 6 345 7151  
[www.nzta.govt.nz](http://www.nzta.govt.nz)

Dear Ian

**Proposed Subdivision : Graeme and Anne Duffy**  
**461B South Road (SH3) : Hawera**

Thank you for your email dated 17 January 2011 in which you sought comments from the NZ Transport Agency (NZTA) in relation to the above subdivision.

This subdivision will not give rise to any adverse impacts upon the safety and efficiency of the highway and as such I am pleased to advise that NZTA gives its approval to the subdivision as proposed on your drawing no 10602-01, dated January 2010.

As you have correctly noted, the application site is not located on a section of Limited Access highway and as such a Minister's Section 93 Notice will not be required.

If I can be of any further assistance in this matter please do not hesitate to contact me.

Yours sincerely

**Jeff Mitchell-Anyon**  
Resource Planner

## Maria Cashmore

---

**From:** Cristina Gonzalez - Powell  
**Sent:** Tuesday, 25 January 2011 5:27 p.m.  
**To:** Maria Cashmore  
**Subject:** RMS 11001 engineering conditions

Hi Maria

Please find attached link to the engineering conditions for RMS 11001.

Regards,

<http://kryton/p/doc/envdev/1/conpln/sub/RMS11001%20Engineering%20Conditions%20Graeme%20and%20Anne%20Duffy,%20461B%20South%20Road.docx>



# Memorandum

To Maria Cashmore  
From Cristina Gonzalez  
Date 25 December 2011  
Subject **RMS11001 Engineering Recommendations**

---

Engineering conditions for Graeme and Anne Duffy subdivision at 461 South Road, Hawera of Pt Sec 543 Patea SD into two lots of 74.33ha, and 9400m<sup>2</sup> are discussed below:

## Water

There is no public water supply in the vicinity.

*That each lot is independent in terms of water supply.*

## Sewer

There is no wastewater reticulation in the vicinity. Presumably the dwelling on proposed Lot 1 is serviced by a septic system.

*That all lots are self-sufficient in terms of the disposal of sewage and that the provision of this service does not give rise to cross-boundary effects.*

## Stormwater

There should not be any issues with stormwater disposal due to the lot sizes.

*That each lot is self-sufficient in terms of the disposal of stormwater and that the provision of this service does not give rise to cross-boundary effects.*

## Access

There is an existing vehicle crossings which provide access to both lots. This crossing would be retained as ROW for the use of both lots. This entrance is to standards.

<sup>OK</sup>  
There ~~is not~~ conditions for the vehicle crossing.

Engineer 0.5hrs; Site Visit 0.5hrs

Cristina Gonzalez  
Project Engineer

The ROW is  
sufficient  
satisfactory in  
terms of  
NZS4404:2004  
3.18 & 3.19.

21 January 2011

Cam Twigley  
BTW Company Limited  
PO Box 551  
**New Plymouth 4340**

Dear Cam

**Resource Consent Application – 461A South Road, Hawera**

Thank you for your Resource Consent application which was received by the Council on the 20 January 2011.

Under Section 92 of the Resource Management Act 1991, the Council requires further information from you in respect of this application.

The written approval of the New Zealand Transport Agency is required because the subdivision adjoins a state highway. Please provide this.

The subdivision scheme plan shows that the accessory building on Lot 1 appears to be closer than five metres from the new rear boundary of proposed Lot 1. Please confirm the yard setback of this building from this boundary. Please provide the elevation of this building at the eaves and at the apex.

Your application will be placed on hold until we receive this information from you.

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

Yours sincerely

Maria Cashmore  
**Planner**

maria.cashmore@stdc.govt.nz



## Maria Cashmore

---

**From:** Maria Cashmore  
**Sent:** Friday, 21 January 2011 1:57 p.m.  
**To:** Hamish Stevenson; Cristina Gonzalez - Powell  
**Subject:** RMS11001 Two Lot Subdivision at 461B South Road, Hawera

Hello Hamish and Cristina

Please send your engineering recommendation for the above consent by <sup>26<sup>th</sup></sup>19 January 2011.

I will deliver the hard copy of the application shortly.

If you require more info, please let me know.

Cheers  
Maria

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