



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

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



APP

TO: THE SOUTH TARANAKI DISTRICT COUNCIL

I/WE [state full name/s]	PUZZLE DESIGN		
	[Please state name of applicant]		
Agent [person acting on behalf of applicant]	SUE ROBB, BTW COMPANY		
	[Please state name of agent]		
Address for service	PO BOX 551, NEW PLYMOUTH		
Address for invoices			
Phone [Day]	06 7595040	[After hours]	
Fax	06 7595049		
Apply for the resource consent(s) described below			

The property location to which this application relates is [please describe location in a manner which will allow it to be readily identified]:	
Street Address:	COR. PRINCES/ROWE/ALBION STREETS
Town:	HAWERA
Legal Description:	LOTS 1 & 2 DP 4825, LOT 24 DP 3791, PT LOT 6 DP 3791 etc.
Valuation No:	

The names and address of the owner and occupier [i.e. landowner, tenant, lessee, other than the applicant] of the land to which the application relates.	
RICHARD WALLIS	

A description of the activity to which the application relates is as follows [or is attached]:	
SEE ATTACHED	

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

☒ Subdivision consent

☐ Water permit*

☐ Discharge permit*

[Refer to Taranaki Regional Council]*

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

☒ Yes

☐ No

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

☒ Yes

☐ No

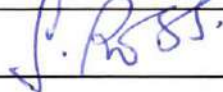
I attach information in accordance with Section 219 of the Act sufficient to adequately define:

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

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

I understand that there will be an invoice sent to me when the processing of my application is complete.

Signature(s)



Date:

16-3-2011

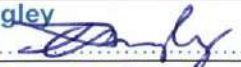

PUZZLE DESIGN PROPOSED SUBDIVISION CORNER PRINCES/ROWE/ALBION STREETS HAWERA

Application for Resource Consent

March 2011



Looking north-west across site from Princes Street

Quality Assurance Statement	
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	Prepared By: Sue Robb
	Reviewed By: Cam Twigley 
	Approved for Issue By: 

1.0 Application Details

<i>Applicant:</i>	Puzzle Design
<i>Land Location:</i>	Corner Princes/Rowe/Albion Streets, Hawera
<i>Legal Description:</i>	<i>Underlying Appellation:</i> Lots 1 and 2 DP 4825, Lot 24 DP 3791, Pt Lot 6 DP 3791, Pt Lot 3 DP 2, Pt Lot 3 DP 3364, Pt Lot 4 DP 206 & Lot 2 DP 390309. <i>New Appellation:</i> Not yet released by LINZ
<i>Certificates of Title:</i>	<i>Underlying Titles:</i> K4/193, H1/1351, H1/1352, A1/520, 362391 <i>New Title:</i> Not yet released by LINZ
<i>Consent Sought:</i>	Subdivision Consent
<i>Zone:</i>	Residential
<i>Activity Status:</i>	Subdivision – Discretionary
<i>Site Status:</i>	No Notable Items, Streams or Covenants

2.0 Description of Subdivision

The subject land has an area of 4.273ha and lies within the Residential Zone of the South Taranaki District Council Operative District Plan, on Planning Map No 40. The property was held in five certificates of title, but a linking certificate has been applied to satisfy a building consent for the dwelling currently being constructed (on Lot 7) as it impinged on the boundaries. New title has not yet been released.

The land is flat contour, vacant land with three road frontages. A national supermarket lies on the north side of Rowe Street, and held the majority of the subject land for some years for future expansion purposes. A water tank on Lot 1 DP 390309 on the corner of Albion and Rowe Streets is owned by and serves the supermarket opposite. South of the site is an established traditional residential zone. Surrounding land uses include residential, commercial and mixed residential/commercial.

The applicant would like to subdivide the land as shown on scheme plan BTW Drawing No.10337-03-Rev2 into twelve (12) lots in three stages as follows:

PROPOSED LOT	AREA	STAGE
1	330 m ²	1
2	330 m ²	1
3	330 m ²	3
4	335 m ²	3
5	306 m ² Net 80 m ² ROW 386 m ² Total	3
6	394 m ²	3
7	342 m ² Net 128 m ² ROW 470 m ² Total	2
8	303 m ²	2
9	304 m ²	2
10	306 m ²	2
11	302 m ²	2
12	316 m ² Net 128 m ² ROW 444 m ² Total	2

3.0 **Background to Application**

The applicant's intention is to develop the lots for high-density residential (townhouse) use. The developer has a range of six house designs, with some lots capable of more than one design, giving the prospective purchaser some flexibility of choice.

The original intention was to apply for a staged subdivision consent together with land-use dispensations for one or more of the six designs on each lot. Floor plans were to have been superimposed on the scheme plan showing vehicle access and private outdoor living space for assessment purposes. However, Council's planner advised that this would have given rise to an untenable situation with a new resource consent being required every time the building envelope changed from that approved. On the advice of Council's planner, a staged subdivision without land use consent provisions has been prepared (including Lot 7 only). Once subdivision consent is obtained, building designs for all remaining lots can be finalised and resource consent obtained for each if necessary.

The dwelling unit being constructed pre-subdivision on proposed Lot 7 has building consent for development on a corner site. Due to the number of underlying certificates, a linking certificate was obtained in order to comply with setbacks to boundaries. No external parties were considered affected for the building consent, as the site complies with 3m setbacks to boundaries for corner sites (STDP 4.02.1 3). Under subdivision rules, however, Lot 7 will be assessed as a rear section, and the dwelling will require a yard dispensation for non-compliance with regards to existing and new boundaries. This yard dispensation forms part of this application.

4.0 Zoning

The application site was rezoned residential from industrial under the Urban Growth Plan Change in February 2008. This application is for a high density residential development, in keeping with its location on the fringe of the central commercial district.

5.0 Staging of the Development

The applicant wishes to stage the development as Stages 1, 2 and 3 due to the current economic climate. Managed staging will allow the cash flow from the initial stage to be offset against each subsequent stage. The applicant intends to complete the subdivision within the RMA guideline of 5 years from date of consent.

The applicant has a purchaser for Lot 2, which will be developed during stage 1 (two allotments). The Princes Street right-of-way will be developed during stage 2 (6 allotments), with the final four allotments developed in stage 3. All stages can be developed and serviced independently of each other.

6.0 STDC Rules - Subdivision

The application meets all performance standards under 8.02 for all lots, except for the following:

- a) Lot 1: Does not meet s8.02.2 (1) vehicle access sight distance from an intersection.
- b) Lot 7: Does not meet s4.02.1 (2) Bulk and location.

The application is therefore deemed a ***discretionary activity***.

6.1 STDC Performance Standards – Discretionary Activity

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

- ***Utilities and Services***

Water, sewer, power and telecommunications

Underground water, sewer, power and telecommunications are available to all lots from services along the frontages of Princes, Rowe and Albion Streets. Underground services will be installed for each stage, with each stage being independent of each other. A schedule of proposed easements serving the subdivision is shown on scheme plan BTW Drawing No. 10337-03-Rev2.

Stage 1

Proposed easements 'F' and 'G' (sewer) apply to stage 1.

Stage 2

Proposed easements 'A' and 'B' (ROW, all services) are required for stage 2.

Stage 3

Proposed easements 'C' (ROW, all services) and 'D' and 'E' (sewer) are required for stage 2.

Stormwater

Stormwater will be disposed of to soakholes within each site.

- **Vehicle Access**

As the developer is anxious to keep options open for choice of building design on all lots, it is requested that a 221 consent notice be applied to lots where there is no preferred vehicle crossing (Lots 2 and 3). This will ensure future crossings are constructed to suit the selected building design. There are several vehicle crossings that relate to previous occupation of the site. Where these correspond with a site (as in Lots 4, 5, 9 and 10), they have been adopted for the application. However, if these crossings are found not to be suitable for the future dwellings on these lots, new crossing applications will be made at the time of building consent.

Visibility is clear and unobstructed in both directions on Rowe, Princes and Albion Streets. All crossings will be constructed in accordance with STDC's Urban Property Entrance Standard.

Stage 1

New crossings are required for both Lots 1 and 2. Entry to Lot 1 from Rowe Street is not advised due to the proximity to the intersection. Preferred access for Lot 1 is from Princes Street at the southern boundary of the lot, which would put the crossing for this lot furthest from the intersection, and the building design should be chosen with this intent in mind. Suitable building configurations for Lot 1 are design options 1 and 2 (single garage). A new crossing is required for Lot 2 onto Rowe Street. The crossing for Lot 1 will be installed, but a 221 consent notice is requested for a deferred crossing for Lot 2.

Stage 2

A residential vehicle crossing and 6m wide ROW (serving Lots 7, 8, 11 and 12) will be installed on Princes Street, in accordance with 9.01 Table 1. This vehicle crossing would be 52m from the intersection with Rowe Street. Existing vehicle crossings from Princes Street are available for Lots 9 and 10, but if these are found not to be suitable for the future dwellings on these lots, new applications will be made for these crossings at the time of building consent.

Stage 3

A new vehicle crossing will be created for Lot 3 onto Rowe Street. It is requested that the position of this crossing be subject to a s221 notice for a deferred crossing. Lot 4 has an existing crossing. Should this crossing be found not to be suitable for the future dwelling, a new application will be made for a crossing at the time of building consent.

Lot 5 will be accessed directly from Albion Street over an existing crossing, and a 4m wide ROW 'C' will be created over Lot 5 to serve Lot 6.

7.0 **STDP Analysis**

Below is an analysis of the proposed subdivision in relation to the objectives and policies of the District Plan.

2.01.1	Natural and Physical Resource Management Issues
Issue 1	Appropriate use, development and subdivision of the land resource in order to maintain and ensure the widest choice for land use options for future generations.
Policy 1(c)	To manage the subdivision of land.

Comment: As shown on scheme plan 10337-03-Rev2, the proposed subdivision would be an efficient use of land. The subdivision would create twelve high density residential lots in an area identified by council for infill residential development. While the lots are significantly smaller than those abutting it to the south, the location lends itself to higher density given its accessibility and proximity to the nearby commercial district.

2.01.5	Environmental Quality
Issue 5	Protecting, maintaining and enhancing the quality of the environment while meeting the needs of local residents.
Objective 5	Maintain and where practicable improve the environment around people's homes, farms, business activities and community facilities.
Objective 5.1	Maintain and where practicable improve the social, cultural, and physical health, safety and well-being of the residents and communities of the District.
Policy5(b)	To ensure that existing environments are not adversely affected by more intensive development, by providing environmental standards.

Comment: This subdivision will transform a currently vacant site into an affordable residential complex in close proximity to the commercial hub of Hawera, with positive environmental, economic and social benefits. The development will have a homogeneous feel, and all dwellings will comply with STDC construction standards.

Noise levels and activities would be compatible with surrounding land uses.

2.01.6	Infrastructure
Issue 6	Efficient use and development of physical resources including appropriate infrastructure.
Objective 6	Maintain and develop an efficient, effective and sustainable infrastructure that meets the needs of the District's community.

Policy 6(a)	To encourage future urban development in a manner which optimises the use of natural and physical resources.
Policy 6(b)	To provide land for urban expansion, where necessary, in a way which maximises the use of existing infrastructure and services.
Policy 6(e)	To maximise the efficiency and effectiveness of existing infrastructure services and facilities.
Policy 6(f)	To provide for the establishment, maintenance and enhancement of utility networks for all utilities required in the District within a framework which avoids, remedies or mitigates the adverse effects of those services.

Comment: By utilising a newly rezoned prime location for residential infill development, the proposed subdivision represents an efficient use of existing infrastructure and services. Underground services are available to all lots from services at the road frontage, and will be provided in stages, with each stage independent of the next.

2.04	The Residential Zone
Objective 2.04.1(a)	Maintain and improve the character and amenity values of residential neighbourhoods ensuring: <ul style="list-style-type: none"> • Activities do not detract from those amenity values • Access to privacy, open space around buildings, adequate living space; • Open street frontages; • Protection from noise, vibration, odour, dust and glare; • Separation of dwellings from industry; • Front yards and public places are landscaped; • Adequate footpaths and cycleways; • Off-street parking.
Policy 2.04.2(a)	To control the bulk and location of building to maximize the penetration of daylight and sunlight to adjacent sites, the availability of open space around dwelling units and the accessibility of dwelling units for vehicles.
Policy 2.04.2(b)	To encourage the landscaping of yards, private and public open spaces, and street frontages.
Policy 2.04.2(e)	To require all activities to utilise existing utilities and services where available, and to ensure that all sites provide adequate vehicle access, parking and maneuvering space on site.

Comment: The new infill will enhance the area and create alternative dwelling options close to the commercial hub of Hawera. Six dwelling options

with different floor plans have been put forward by the developer, with a choice of single or double garage and two or three bedrooms. Each lot will be suitable for one or more floor plans, with the final choice up to the purchaser of the lot. Floor plans will be shown on building consent applications for each lot, and resource consent applied for where setback or other rules cannot be met.

Discussions have been held with council regarding the impact of this intensive residential development on the receiving environment. It is anticipated that some dwellings will require a dispensation to relax setback rules to new boundaries in order to maximise private outdoor living space within each lot. Council has advised that bulk and location will be assessed individually for each lot as part of the building consent process. Bulk and location for Lot 7 is assessed as part of this application, and follows below.

Lot 7 is considered a 'corner site' for the building consent, and has written approval from neighbouring Lot 5 DP 3791 for the reduced setback of 3m from the boundary:

Performance Standard 4.02.1 (3)(a) requires a building on a corner site, directly adjacent to two or more public roads to be located no closer than:

- (i) 3 metres to another building not being an accessory building on a different site; and
- (ii) 4.5m to one road boundary and 3m to any other road boundary; and
- (iii) 1.5m to any site boundary not being a road boundary; and
- (iv) a dwelling shall be located a minimum of 5m from one site boundary that is not a road boundary.

The area of non-compliance with regards Lot 7 is '(iv) Rear Yard setback', as the dwelling is only 3m off part of a rear boundary shared with the dwelling at 17 Albion Street. This boundary is staggered and the non-compliance relates only to a short boundary length of 4.415m. STDC identified the owner/occupier at 17 Albion Street (Lot 5 DP 3791) as being an affected party. In signing, the neighbours considered the subdivision to have no detrimental effect on them. There is a separation distance of more than 12m between the two dwellings. The orientation of the new dwelling is to the north, with living areas orientated away from the neighbouring dwelling.

Lot 7 is considered a 'rear site' for the subdivision application. The relevant rule is Performance Standard 4.02.1(2):

- (a) A building other than an accessory building shall be located no closer than:
 - (i) 3 metres to another building not being an accessory building on a different site.
 - (ii) 3 metres to any site boundary.

A dispensation is requested as part of this application for Lot 7 for the reduced setback of 1.5m from the boundary of Lot 6. The roof height of the new dwelling on Lot 7 is 3.1m; it lies well within its daylighting envelope as prescribed in 4.02.1(5), and will not cause any undue shading on neighbouring Lot 6. The dwelling on Lot 7 will not be located closer than 3m to dwellings on other sites in the development.

Site coverage of Lot 7 is measured at 35%, and there is access to limited but adequate outdoor space from the main living area on the north side. It is anticipated that most units will have their living areas orientated north, ensuring maximum separation of living areas from one another.

The scale of the development is appropriate to the location of this high-profile infill site on the edge of the commercial hub of Hawera. While density is far higher than the traditional detached housing abutting the development to the south, all lots meet STDC minimum lot size of 300m² exclusive of access. All lots are expected to meet bulk and location rules in regard to existing property boundaries, but may require dispensation from road and new boundaries in some cases. The adverse effects on the environment from the proposed subdivision are considered to be no more than minor.

2.07	Subdivision
Objective 2.07.1(a)	Provide for subdivision of land in as flexible a manner as possible and as is appropriate to the environmental quality, values and characteristics of the environment in which it is being undertaken and in a way which avoids, remedies or mitigates any adverse effects.
Policy 2.07.2(d)	Has access to a legal formed road, other than to a state highway with Limited Access Road status.
Policy 2.07.2(h)	Provides adequate independent reticulated or non-reticulated services for each lot.
Policy 2.07.2(j)	Is designed taking into account existing utilities and services and avoiding, remedying or mitigating any adverse effects on such facilities.

Comment: This subdivision will transform a currently vacant site into an affordable residential complex in close proximity to the commercial hub of Hawera. While the density is significantly higher than the residential properties it abuts, it is appropriate to its central location. The site has been identified by council for infill residential development, and it is appropriate that this infill be of a higher density than traditional residential blocks in order to make efficient use of the site and existing infrastructure, and provide economically viable housing options.

The subdivision has access to three legally formed roads. Independent reticulated services can be provided to each lot from existing services in the road reserve, an efficient use of local resources. All services can be placed underground. All necessary easements are shown on scheme plan BTW Dwg No. 10337-03 Rev2. It is not considered that provision of services to this development will adversely affect service provision to other parts of the city.

2.08	Roading, Access and Parking
Objective 2.08.1 b)	Ensuring that vehicle access, manoeuvring and parking is safe, efficient and convenient, and does not jeopardise the primary function of the adjacent public road
Policy	To establish a consistent approach to roading, access and

2.08.2 d)	subdivision design, in relation to accepted national standards or guidelines
Policy 2.08.2 f)	To require: i) Provision of off-street parking in proportion to the demand generated by the activity;

Comment: The subdivision has access to three road frontages, spreading the impact of the future increase in traffic over three streets. Visibility is clear and unobstructed in both directions on Rowe, Princes and Albion Streets. Traffic speeds are 50km/hr or less, as determined by proximity to the intersections and the level of traffic movements in the area.

All site frontages (other than Lot 1) exceed minimum sight distances (Table 5), allowing for the safe and efficient movement of vehicles and a vehicle crossing position to be identified in conjunction with future choice of building plan. It is not considered that the subdivision would trigger the need for road upgrade works as the surrounding roads are wide urban streets, well-maintained with on-street parking and wide berms. ROW access will be provided to five lots (Lots 6, 7, 8, 11 & 12), to be installed as a condition on consent. Individual vehicle crossings are required to seven lots (Lots 1, 2, 3, 4, 5, 9 & 10). Some existing vehicle crossings (Lots 2, 4, 5, 9, 10) may be able to be reused, depending on the choice of future building plan. New vehicle crossings will be constructed in accordance with STDC's urban crossing guidelines.

Proposed building designs for all lots feature single (design options 1, 2, 4, 5, 6) or double (design option 3) garaging options, giving all lots off-street parking for one or more vehicles. All rear lots (Lots 6, 7, 8, 11 and 12) will provide for on-site parking and manoeuvring, allowing any vehicles to exit the site in a forward gear. Front lots (Lots 1, 2, 3, 4, 5, 9 and 10) will require vehicles to reverse into the roadway, but this activity is common and anticipated in the neighbourhood. All adjacent streets, namely Albion, Rowe and Princes have wide verges with on-street parking and can safely accommodate this activity.

Access to/from Lot 1 needs to be highlighted, due to the proximity of this lot to the intersection of Rowe and Princes Streets and non-compliance with STDP rules. It is recommended that access to Lot 1 be taken from the south end of the lot, from Princes Street, which would put the crossing 28m from the midline of Rowe St. While this distance does not meet STDC recommended sight distance of 80m from intersections in a 50km/hr zone (STDP s9 Table 4), it meets minimum sight distance of 45m for a private access (STDP s9 table 5). Further mitigating factors are that Lot 1 is suited only to one of the single garage options (options 1 and 2), and that trip generation from a development of this nature in close proximity to supermarkets etc is lower than for typical residential zones. Road safety will not be compromised, as the street has adequate manoeuvring space alongside the roadway.

It is anticipated that this moderate-density subdivision will largely attract retirees, small families and single people due to the lot sizes and the one-, two- and three-bedroomed house design options available. Car ownership rates and the incidence of work-related trips are typically far lower for these groups, and are reflected in the design options which predominantly offer single garaging. Vehicle generation rates for average residential households can be as high as 8-10 vehicle movements per day, but rates for the subject development are anticipated to be no more than 5-6 vm/day given the likely demographics of the residents and the extremely close proximity to urban

amenities. When supermarkets and other amenities are within walking distance, vehicle trips are greatly reduced. In conclusion therefore, the subdivision is considered to have no adverse effects on roading or access that cannot be mitigated.

8.0 Resource Management Act (1991)

The matters that Council must have regard to in considering the application under Section 104 of the Act are all subject to Part 2 of the RMA. Part 2 deals with the purpose and principles of the Act.

Section 5(1) states –“the purpose of this Act is to promote the sustainable management of natural and physical resources”.

Where sustainable management is defined as,

“...managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while—

- a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- b) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.”*

Further guidance on the manner in which resources are to be managed is provided for in Part II, Sections 6 – 8 of the Act, as follows:

Section 6 of the RMA deals with matters of national importance.

Comment: There are no matters of national importance associated with this application.

Section 7 of the RMA deals with matters to which particular regard shall be given in exercising functions under the Act. The relevant aspects of that section are:

- b) The efficient use and development of natural and physical resources;*
- c) The maintenance and enhancement of amenity values;*
- f) Maintenance and enhancement of the quality of the environment.*

Comment: The proposal represents an efficient use of natural resources. The development utilises a previously vacant industrial-zoned block which was rezoned under the STDC's Urban Growth Strategy for infill residential development. The development is therefore in line with council's long term strategic growth for Hawera. All services can be efficiently provided and safe vehicle access provided for all lots, to ensure the subdivision will pose no significant pressures on infrastructure or adversely affect road safety.

Amenity value is defined in the Act as - *"those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes"*.

The amenity of the receiving environment is mixed commercial/residential, located as it is on the fringe of the commercial district. The Urban Growth Plan Change altered the long term amenity of the site to residential through the 2008 rezoning. This proposed subdivision would therefore fit comfortably within the future amenity of the area, and with the purely residential properties to the south of the development. Neighbour's approval for the dwelling on Lot 7 indicates that they do not consider their amenity levels to be adversely affected.

Section 8 of the RMA requires that the principles of the Treaty of Waitangi are taken into account.

Comment: There are no waahi tapu sites identified on the application site and no natural features on the site that have been statutorily identified as being of importance to tangata whenua. For these reasons no consultation with iwi has been undertaken. The subdivision will not be contrary to the principles of the Treaty of Waitangi.

Section 104 of the RMA sets out matters that the consent authority must have regard for when considering an application. Section 104 states in relation to resource consent applications that:

"...subject to Part II [see above] when considering an application for resource consent and any submissions received, [Council] shall have regard to –

(a) *Any actual and potential effects on the environment of allowing the activity...*

(b) *Any relevant provisions of-*

i. A national environmental standard;

i. Other regulations;

ii. A national policy statement;

iii. A New Zealand coastal policy statement;

iv. A regional policy statement and proposed regional policy statement;

v. A plan or proposed plan; and

(c) *Any other matters the consent authority considers relevant and reasonably necessary to determine the application."*

Comment: All of the above matters have been considered in the assessment of this proposal. Actual and potential effects on the environment are assessed in the following section of this report and the District Plan has been addressed in the previous section. It is considered the proposal is not contrary to any regional plan or policy statement.

The Section 104 matters to be considered are also subject to Part II of the Act, as discussed above.

9.0 Notification

Section 95A of the RMA states that a consent authority must notify an application for a resource consent if *"it decides that the activity will have or is likely to have adverse effects on the environment that are more than minor"*.

It is considered that the adverse effects of the proposed subdivision will be minor for the following reasons:

- a) The existing character of the local area;
- b) The Urban Plan Change that has rezoned the site to residential;
- c) All lots meet minimum lot sizes;
- d) The subdivision can be serviced in accordance with council standards.
- e) Written consent has been obtained for the reduced setback of the dwelling on Lot 7.

Section 95E of the RMA states that where an application for resource consent is not publicly notified, notice of the application must be served on all persons who, in the opinion of the consent authority, may be adversely affected unless all of those persons have given written approval to the application.

Council's planner has indicated that there are no affected parties to the subdivision other than Lot 5 DP 3791 for the reduced setback of the dwelling on Lot 7. Written approval was obtained, signalling the neighbour does not consider it to have an adverse visual or amenity effect on his property. Effects on Lot 6 may be disregarded as they affect an internal boundary, and have no effects beyond the subdivision. Given these facts, it is considered appropriate that this application be processed on a **non-notified** basis.

Note: The future development of other individual lots within this subdivision may require additional written consents.

10. Assessment of Environmental Effects

Under Section 88(2)(b) of the RMA an application for resource consent "must include, in accordance with Schedule 4, an assessment of environmental effects in such detail as corresponds with the scale and significance of the effects that the activity may have on the environment".

It is considered that the evaluation of the subdivision proposal against the performance standards and policies of the STDP forms the basis for the assessment of environmental effects for this proposal. However, the following additional assessment is made.

Infrastructure and Traffic

The subdivision makes efficient and effective use of existing services and infrastructure, and will be in keeping with the intentions of the STDC and its 2008 Urban Growth Plan Change.

ROW's for rear lots meet STDC design standards and all vehicle crossings for front lots will be designed in accordance with STDC urban property design guidelines. Services can be provided to all lots in accordance with STDC's requirements, and proposed easements will be created as shown on scheme plan 10337-03-Rev 2. The non-compliant access to Lot 1 has been addressed, and is considered to be no more than minor.

Visual Amenity and Character

The character of the site reflects its location on the edge of the commercial district, as being one of change, from purely commercial north of Rowe Street to purely residential south of the application site. Properties to the west of Princes Street opposite the development are mixed residential/commercial. The site should be viewed in the context of the proposed plan that has rezoned the site residential, in order to allow infill residential development. This subdivision will facilitate the strategic planning of the District Council in this regard.

The layout design is an efficient use of land for high density dwelling units in a range of house designs and configurations, allowing flexibility and choice for future purchasers. The contour is flat and the land vacant. All services are available in the road reserves bordering the site and will be provided underground to each lot. Necessary easements for access and services will be created as shown on the face of scheme plan 10337-03-Rev 2. All lots meet STDC minimum sizes.

Site coverage for Lot 7 (35%) is lower than that permitted under the New Plymouth District Plan for this type of residential infill, and is therefore considered to provide an adequate amount of open space on site. Typically, units of this nature have small easy-care sections that appeal to residents with less time or reduced physical ability, but they still offer sufficient open space and separation between the units, aided in time with the growth of hedging and other landscaping.

No significant Natural Areas, Scheduled River or Stream, or Waahi Tapu have been identified as lying within the boundaries of the proposed subdivision, nor in the immediate vicinity. Likewise, no Heritage Item, Notable Tree or other Archaeological Site is affected.

11. Summary

This is a 12-lot subdivision abutting the southern edge of Hawera's central commercial district. It is on land previously zoned industrial and will be in keeping with the intentions of the STDP to infill residential growth in areas where services are available. The proposed subdivision is a discretionary activity in the Residential Zone under the STDP as it does not meet 4.02.1 Bulk and Location standards for Lot 7, nor does it meet 4.02.3 Access standards for Lot 1 from Rowe St.

The assessment of environmental effects concludes that adverse effects resulting from the subdivision will be no more than minor. The application has been assessed against the RMA and the STDP, and it is considered that the subdivision is consistent with s104 and Part II of the RMA and with the rules, policies and objectives of the STDP. The subdivision will achieve the purpose of the RMA to promote sustainable management.



COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy



R. W. Muir
Registrar-General
of Land

Identifier **TNH1/1351**
Land Registration District **Taranaki**
Date Issued 12 December 1986

Prior References

TN85/196

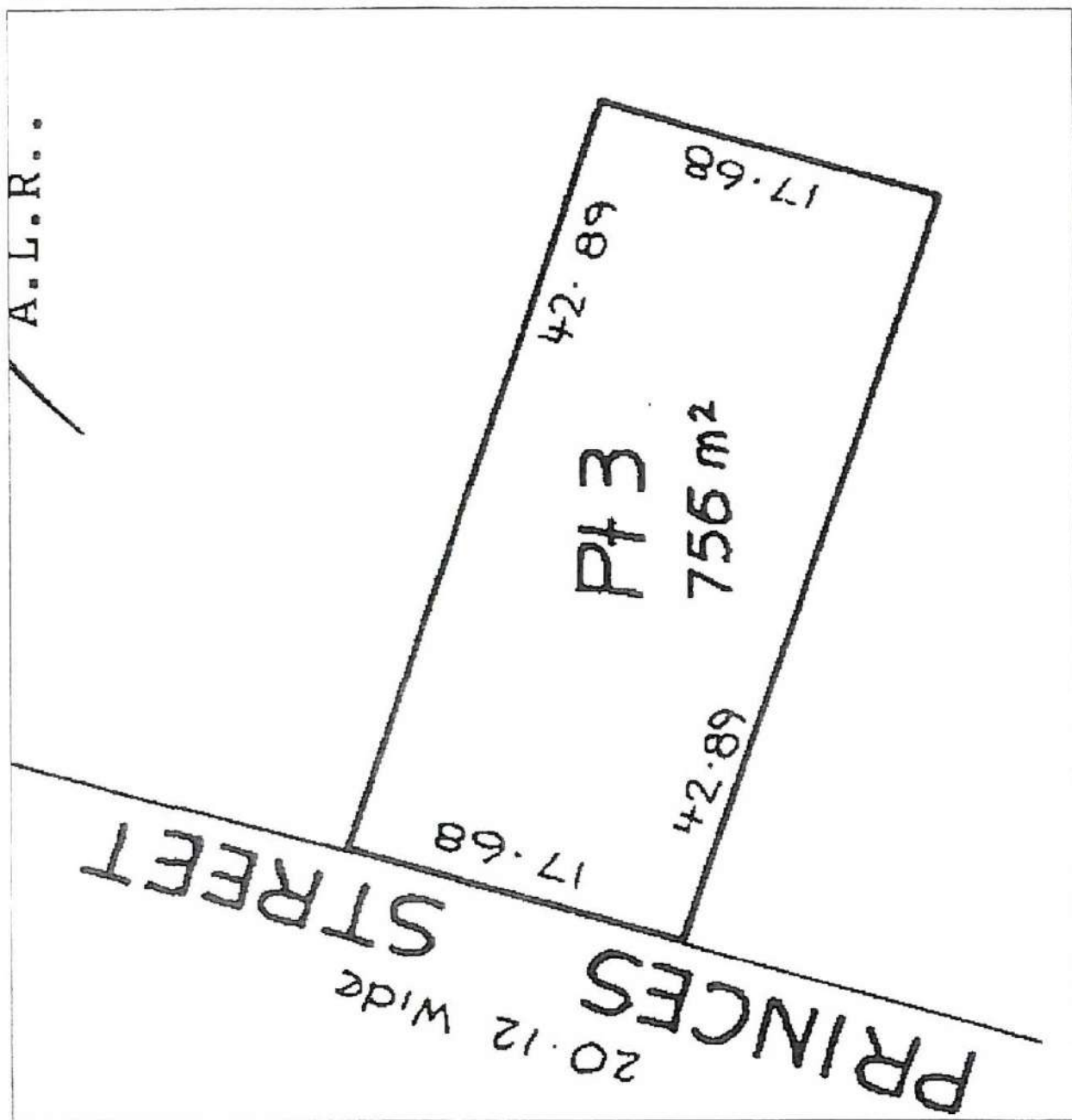
Estate Fee Simple
Area 756 square metres more or less
Legal Description Part Lot 3 Deposited Plan 2

Proprietors

Puzzle Design Limited

Interests

7916400.1 Encumbrance to Foodstuffs (Wellington) Co-operative Society Limited - 25.8.2008 at 9:00 am
8557356.2 Mortgage to Foodstuffs Properties (Wellington) Limited - 23.8.2010 at 2:04 pm





COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy



R W Muir
Registrar-General
of Land

Identifier **TNK4/193**
Land Registration District **Taranaki**
Date Issued **05 June 1997**

Prior References

TNE1/180 TNE1/181 TNE1/182

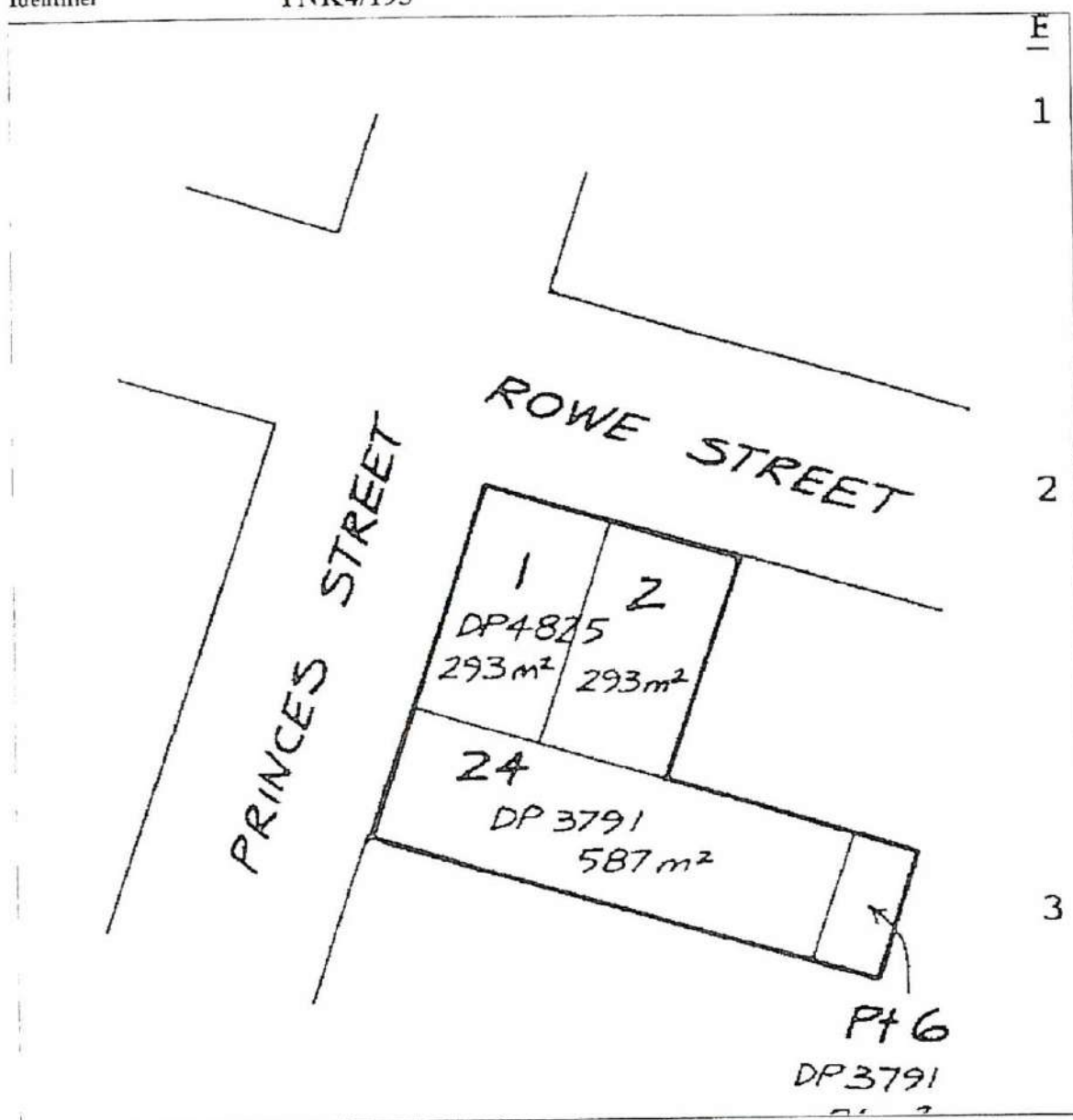
Estate Fee Simple
Area 1254 square metres more or less
Legal Description Lot 24 and Part Lot 6 Deposited Plan 3791
 and Lot 1-2 Deposited Plan 4825

Proprietors

Puzzle Design Limited

Interests

Subject to a party wall right over part created by Transfer 52362 - 20.8.1927 at 11.15 am
7916400.1 Encumbrance to Foodstuffs (Wellington) Co-operative Society Limited - 25.8.2008 at 9:00 am
8557356.2 Mortgage to Foodstuffs Properties (Wellington) Limited - 23.8.2010 at 2:04 pm





COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Search Copy



R. W. Muir
Registrar-General
of Land

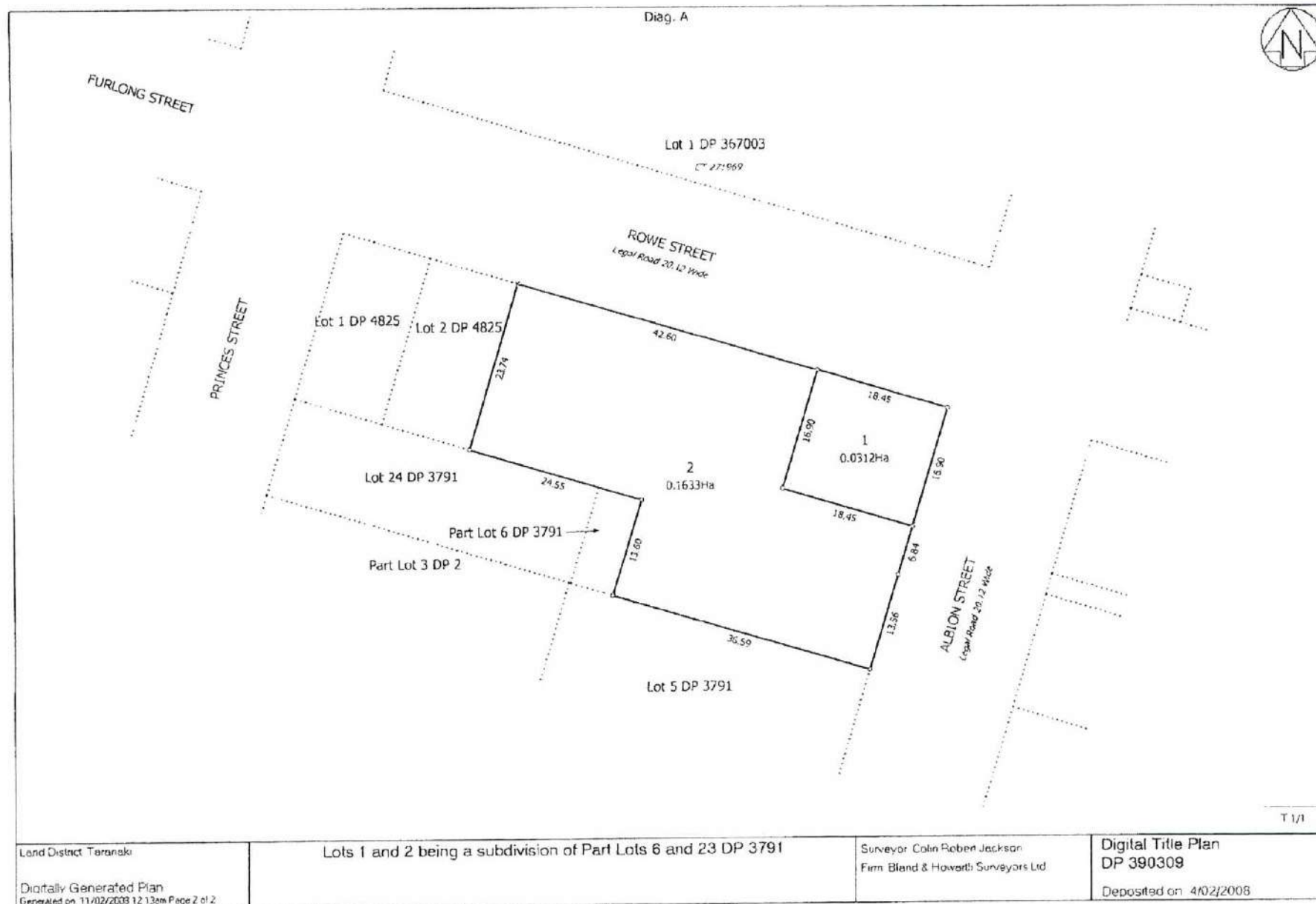
Identifier 362391
Land Registration District Taranaki
Date Issued 04 February 2008

Prior References
TN110/227

Estate	Fee Simple
Area	1633 square metres more or less
Legal Description	Lot 2 Deposited Plan 390309
Proprietors	
Puzzle Design Limited	

Interests

7916400.1 Encumbrance to Foodstuffs (Wellington) Co-operative Society Limited - 25.8.2008 at 9:00 am
8557356.2 Mortgage to Foodstuffs Properties (Wellington) Limited - 23.8.2010 at 2:04 pm



IN THE MATTER of Section 75 of the Building Act 2004

AND

IN THE MATTER of the land comprised in Certificates of Title TNK4/193, 362391 and TNH1/1351(Taranaki Registry)

I, _____, Principal Administration Officer of the South Taranaki District Council
HEREBY CERTIFY that pursuant to Section 75 of the Building Act 2004 the South Taranaki District Council, as a condition of the issue of a Building Consent, required that the allotments specified in the Schedule shall not be transferred or leased except in conjunction with the others.

SCHEDULE

FIRST: An estate in fee simple containing 1633 square meters more or less being Lot 2 Deposited Plan 390309 and being all the land compromised in Certificate of Title 362391 (Taranaki Registry)

SECOND: An estate in fee simple containing 1254 square meters more or less being Lot 24 and Part Lot 6 Deposited Plan 3791 and Lot 1 – 2 Deposited Plan 4825 and being all the land compromised in Certificate of Title TNK4/193 (Taranaki Registry)

THIRD: An estate in fee simple containing 756 square meters more or less being Part Lot 3 Deposited Plan 2 and being all the land compromised in Certificate of Title TNH1/1351 (Taranaki Registry)

DATED at Hawera this day of 2011

SIGNED by the said

Principal Administrative Officer of the
South Taranaki District Council in the
presence of:

Signature

Signature

Title

_____ as registered proprietor/s of the land described
in the Schedule **DOTH HEREBY** acknowledge the imposition of the above described condition.

SIGNED by _____ by:

Name

In the presence of:

Name

Memorandum

Central File Ref BC100693
RML11004

To Richard Wallis, Developer
 Ian Dickey, BTW Company Limited

From Andrea Te Puni, Planner

Date 31 January 2011

Subject Meeting re Subdivision and Land Development

Puzzle Design Limited – Corner Princes Street and Rowe Street, Hawera

A meeting was held at the Council with Richard Wallis, Andrea Te Puni and Wayne Bloor re the current building being constructed on the site, resource consent for this building and the overall subdivision and development of the site.

From that meeting, the subdivision consent application (not yet submitted) would change in approach at the advice of Andrea Te Puni.

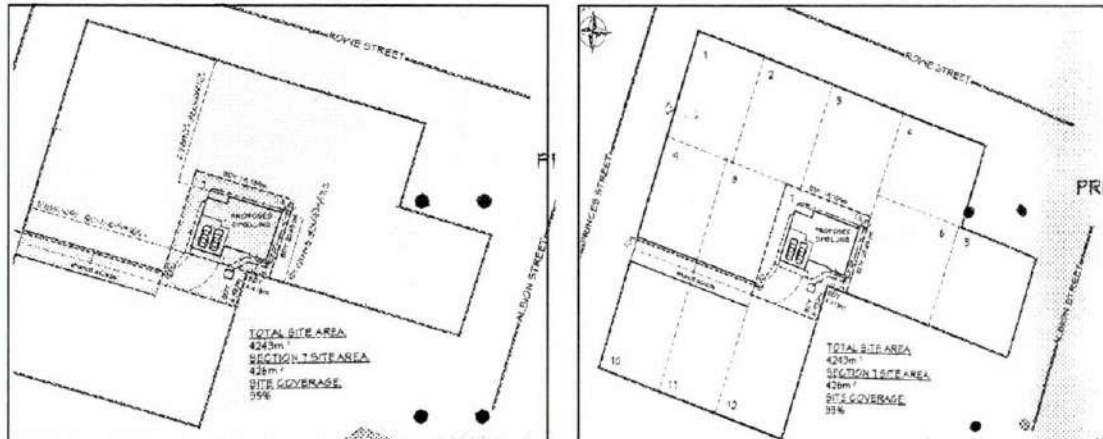
Originally the developer was going to apply for a staged subdivision with land use dispensations for all lots. There were six units that were going to be marketed for each lot and compliance with the District Plan was not likely.

Ian Dickey at BTW Company was to prepare a report for the subdivision where these six units were evaluated on each of the lots. Affected party approval would need to be provided that approved all of the six units and the potential orientations on the lots. The subdivision would be staged and have various recommendations granting the non-compliance for the lots.

Andrea Te Puni explained that this report could give rise to some difficulties in understanding the bulk and location and height-to-boundary non-compliance for each of the lots. Andrea also explained that for each time the building envelope changed (i.e the building got closer to the boundary where it hadn't been approved) that a new resource consent would be likely to vary the decision. And affected party approval would be required for that change.

Richard Wallis explained that the approach in doing that would be costly and would restrict the marketing of the site. Andrea agreed with this assessment and suggested that the staged subdivision be received without the land use consent provisions for the lots. It would be better if at the time a building design had been finalised for a lot, that a resource consent (with affected party approval) be applied for. Wayne Bloor indicated to Richard that the resource consent could be applied for before the plans were ready for building consent.

The building which is under construction requires resource consent as it stands in relation to the current property boundaries. The building is being constructed on the boundaries. The resource consent for this has been lodged (with the appropriate affected party approvals). Given the resource consent has been received for the construction of the dwelling and the affected parties have given their approval, no further delays with inspections would occur.



Following the subdivision consent being lodged, a yard dispensation would be applied at the same time, as non-compliance would occur with regards to the new boundaries created by the subdivision. This is simply a technicality matter and the subdivision consent would deal with this. BTW will be able to deal with this matter in their application and can use the existing resource consent as part of their assessment.

Andrea has phoned Ian to advise of the matters above, indicating that a memo would be sent to him and the developer. At which point, the Richard and Ian could liaise directly and establish that this approach is the best way forward so that an application can be received in due course.

Andrea Te Puni
Planner



PROPOSED FLOOR PLAN 1:100

Footprint : 128m2
Layout suited to LOT6, 9,10

- 2 Bedroom
- Ensuite
- Separate Bathroom
- Single Garage

Option 1

**PARKWOOD
Developments**

Project Name and Location:
**Proposed Dwelling 154m2
Princes Street
Hawera**

Client:
**Parkwood
Developments**

contractor shall verify all
conditions and dimensions
and notify the architect of
any dimensional errors,
omissions or discrepancies
before beginning or
fabricating any work all
work to be carried out to
local council standards and
to NZS3604:1999

Read with Amendments:
Date: Reference #

Designed: **Bunnings**
Wind Zone: **High**
Drawn: **Antony**
EQ Zone: **A**
Checked: **Dave**
Contact: **Matt**

Date: **OCTOBER 10** Sheet # **1**
Job # **111117** Issue: **1** of 3
Drawing Title: **Floor Plan & Elevations**
Scale: **A3/ 1:100**

ELEVATION 1 back view 1:100

ELEVATION 2 side view 1:100

ELEVATION 3 road view 1:100

ELEVATION 4 side view 1:100

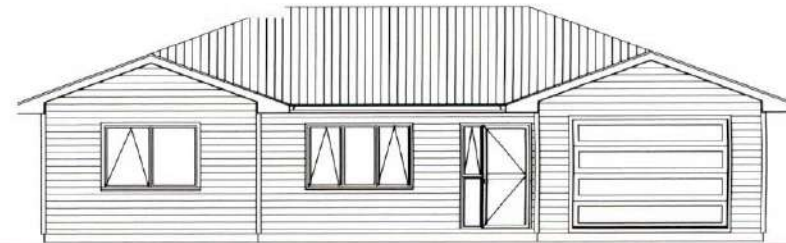


PROPOSED FLOOR PLAN 1:100

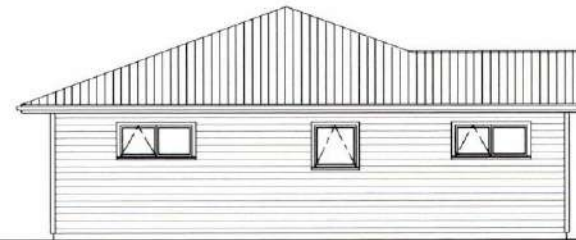
Footprint : 138m²
Layout suited to LOT4,6,7,9,10

- 3 Bedroom
- Single Garage

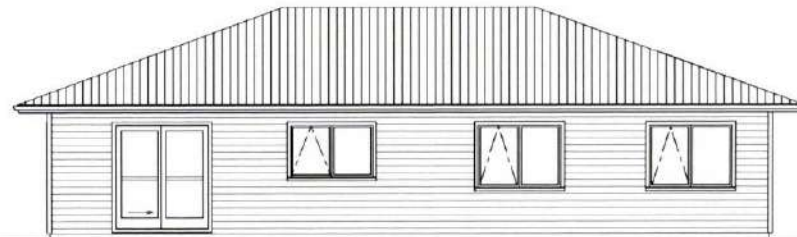
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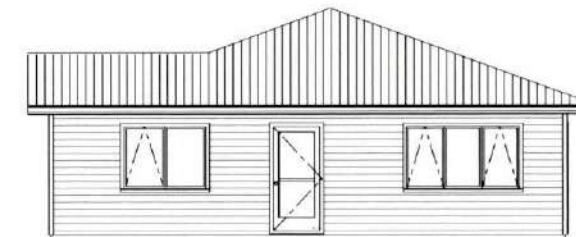
ELEVATION 1 front view 1:100



ELEVATION 2 side view 1:100



ELEVATION 3 back view 1:100



ELEVATION 4 side view 1:100

PARKWOOD
Developments

Project Name and Location:
Proposed Dwelling 154m²
Princes Street
Hawera

Client:
Parkwood
Developments

contractor shall verify all
conditions and dimensions
and notify the architect of
any dimensional errors,
omissions or discrepancies
before beginning or
fabricating any work all
work to be carried out to
local council standards and
to NZS3604:1911

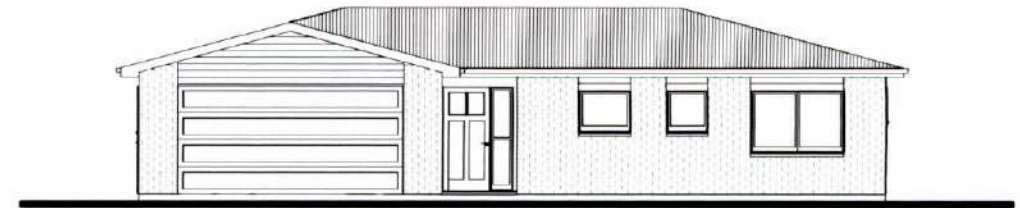
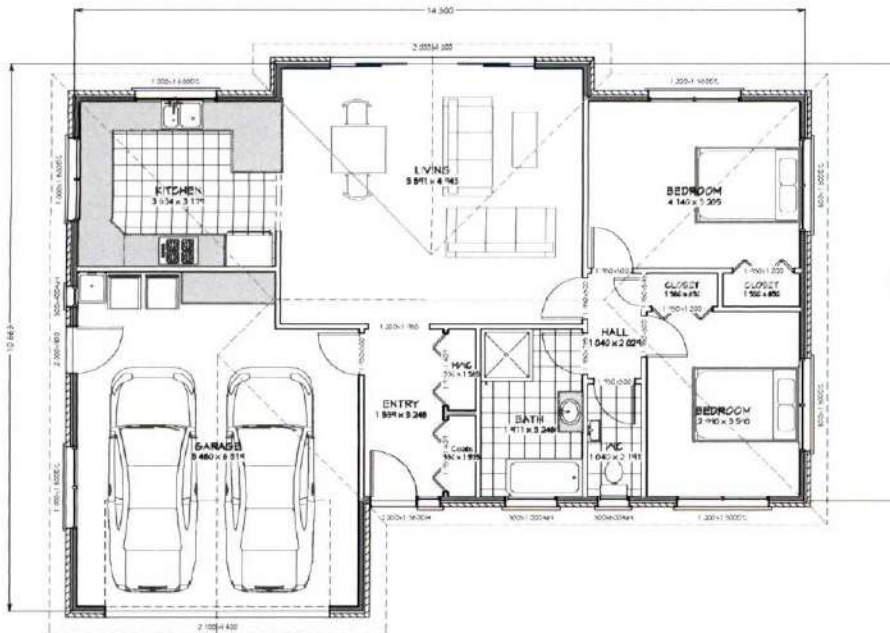
Read with Amendments:
Date: Reference #

Designed:
Bunnings
Drawn:
Antony
Checked:
Dave

Wind Zone:
High
EQ Zone:
A
Contact:
Matt

Date: **OCTOBER 10**
Job #: **111117** Issue:
Drawing Title: **Floor Plan & Elevations**
Scale: **A3/ 1:100**

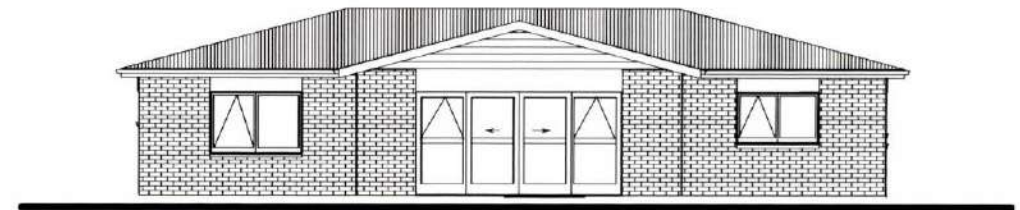
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of 3



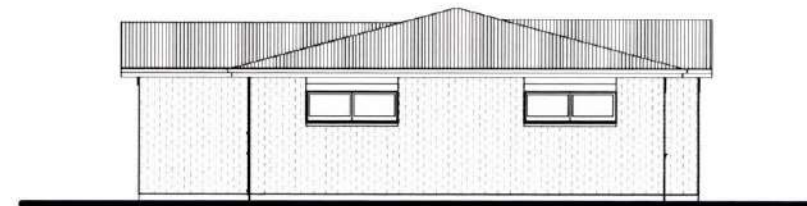
ELEVATION 1 road view 1:100



ELEVATION 2 side view 1:100



ELEVATION 3 side view 1:100



ELEVATION 4 back view 1:100

Option 3

PARKWOOD
Developments

Project Name and Location:
Proposed Dwelling
134.5m²
Lot 6, Princes Street
Hawera

Client:
Parkwood
Developments

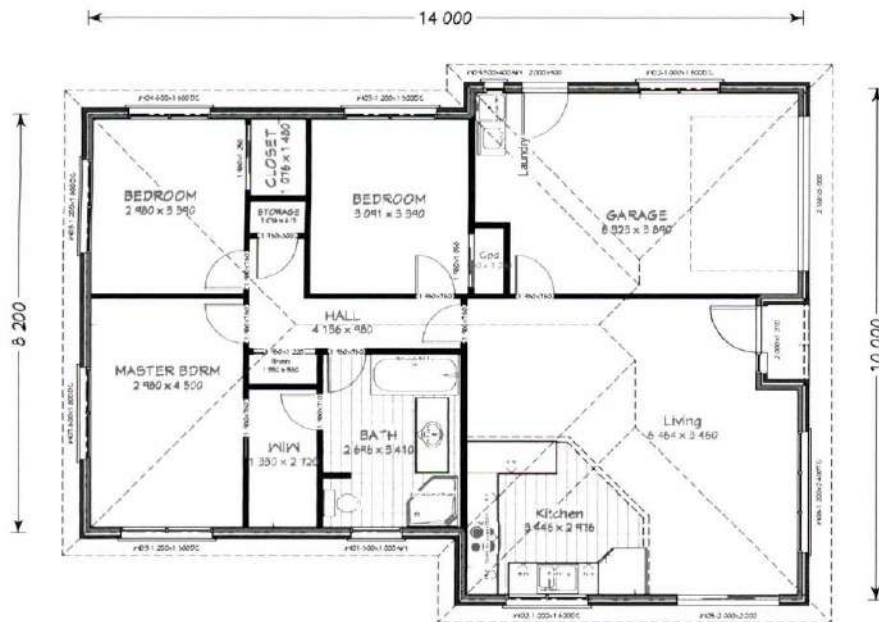
contractor shall verify all
conditions and dimensions
and notify the architect of
any dimensional errors,
omissions or discrepancies
before beginning or
fabricating any work all
work to be carried out to
local council standard and
to NZB3604:1999

Read with Amendments:
Date: Reference #

Designed:
Bunnings
Blind Zone:
High
Drawn:
Antony
EQ Zone:
A
Checked:
Dave
Contact:
Matt

Date: **OCTOBER 10**
Job #: **111117** Issue:
Drawing Title: **Floor Plan & Elevations**
Scale: **A3/ 1:100**

Sheet # **1**
of 3



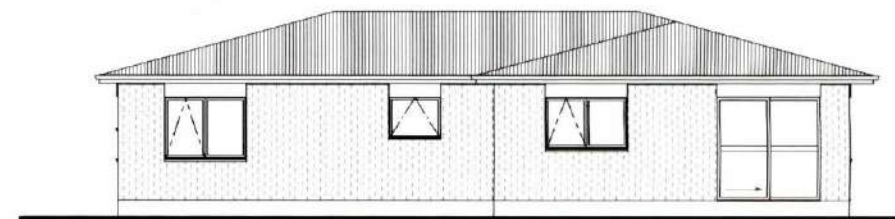
PROPOSED FLOOR PLAN 1:100

Footprint : 132m²

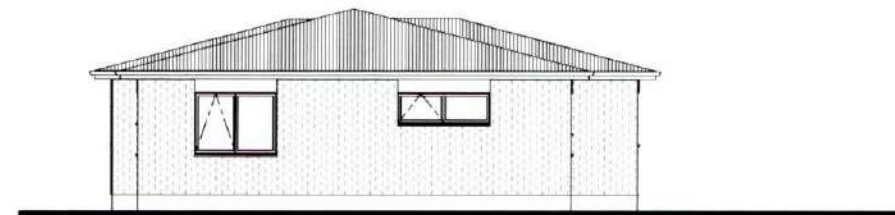
Layout suited to LOT1,2,3,5,11,12

- 3 Bedroom
- Bathroom/Ensuite to MasterBedrm
- Single Garage

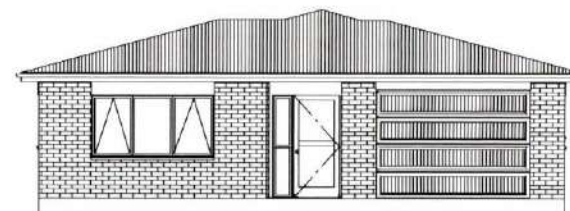
Option 4



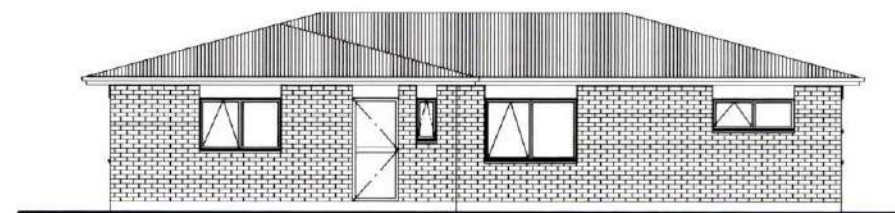
ELEVATION 1 front view 1:100



ELEVATION 2 side view 1:100



ELEVATION 3 back view 1:100



ELEVATION 4 side view 1:100

PARKWOOD
Developments

Project Name and Location:
Proposed Dwelling 154m²
Princes Street
Hawera

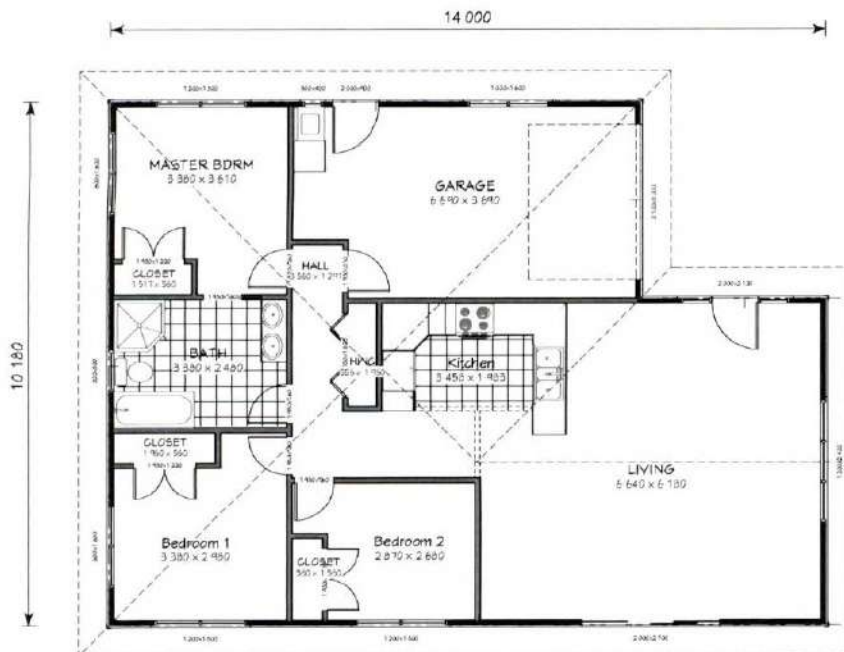
Client:
Parkwood
Developments

contractor shall verify all conditions and dimensions and notify the architect of any dimensional errors, omissions or discrepancies before beginning or fabricating any work all work to be carried out to local council standard and to NZS3604:1999

Read with Amendments:
Date: Reference #

Designed:
Bunnings
Drawn:
Antony
Checked:
Dave
Wind Zone:
High
EQ Zone:
A
Contact:
Matt

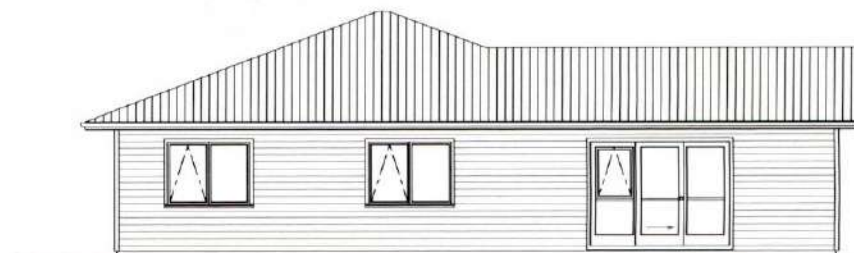
Date: **OCTOBER 10** Sheet # **1** of 3
Job # **111117** Issue:
Drawing Title: **Floor Plan & Elevations**
Scale: **A3/ 1:100**



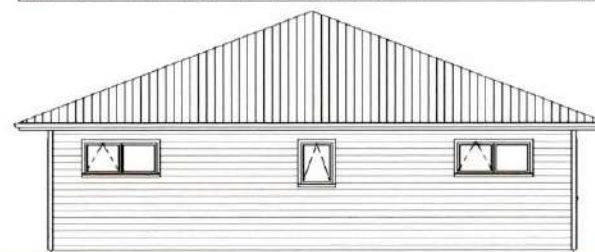
PROPOSED FLOOR PLAN 1:100

Footprint : 130m²
Layout suited to LOT1,2,3,5,8,11,12

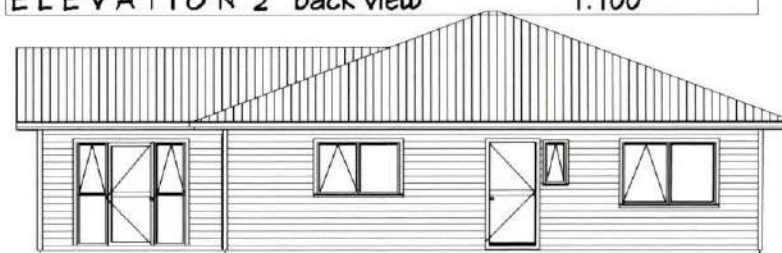
- 3 Bedroom
- Ensuite
- Single Garage



ELEVATION 1 side view 1:100



ELEVATION 2 back view 1:100



ELEVATION 3 side view 1:100



ELEVATION 4 front view 1:100

Option 5

**PARKWOOD
Developments**

Project Name and Location:
**Proposed Dwelling 154m²
Princes Street
Hawera**

Client:
**Parkwood
Developments**

contractor shall verify all
conditions and dimensions
and notify the architect of
any, dimensional errors,
omissions or discrepancies
before beginning or
fabricating any work all
work to be carried out to
local council standard and
to NZS3604:1999

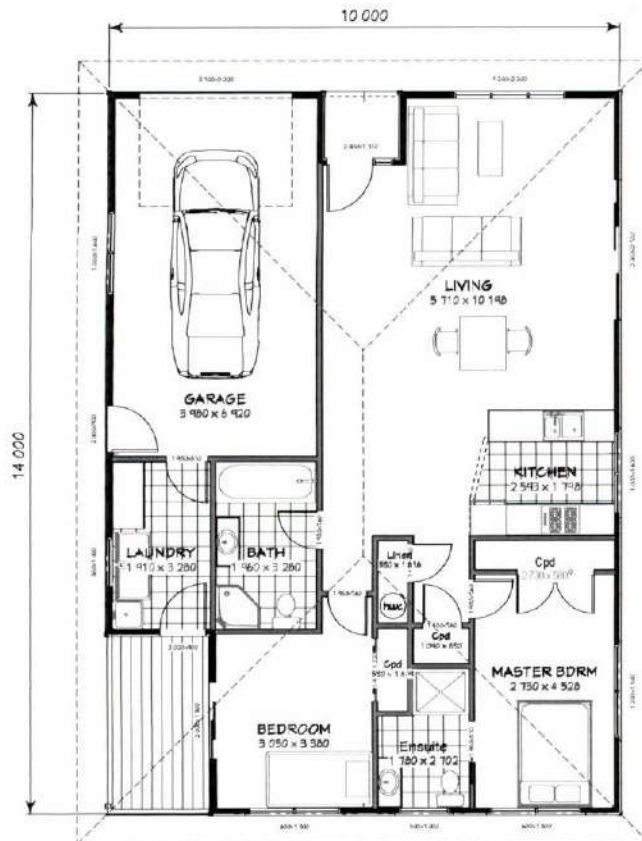
Read with Amendments
Date: Reference #

Designed:
Bunnings
Drawn:
Antony
Checked:
Dave

Wind Zone:
High
EQ Zone:
A
Contact:
Matt

Date: **OCTOBER 10**
Job #: **111117** Issue:
Drawing Title: **Floor Plan & Elevations**
Scale: **A3/ 1:125**

Sheet # **1**
of 3



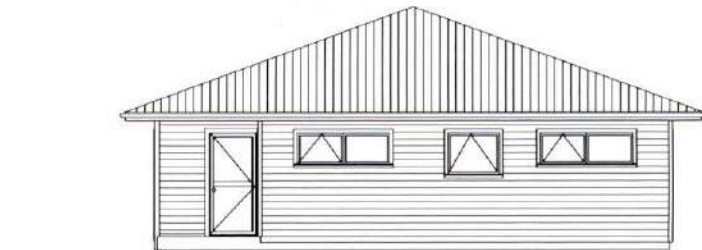
PROPOSED FLOOR PLAN 1:100

Footprint : 134.5m²

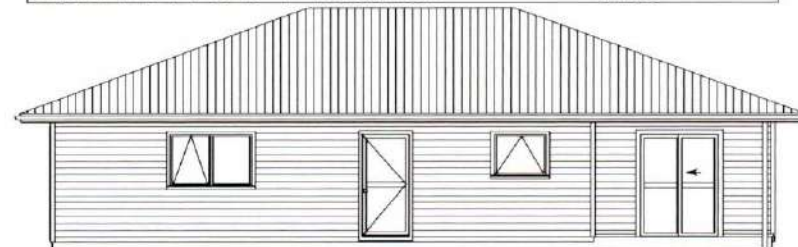
Layout suited to LOT 1,2,3,5,8,11,12

- 2 Bedroom
- Ensuite to Master Bed
- Separate Laundry
- Single Garage

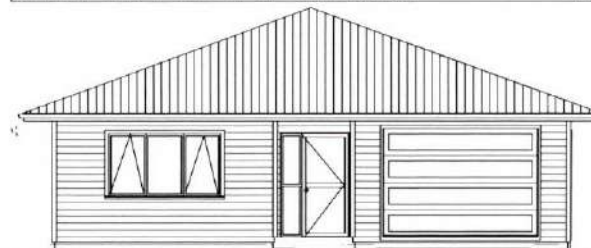
Option 6



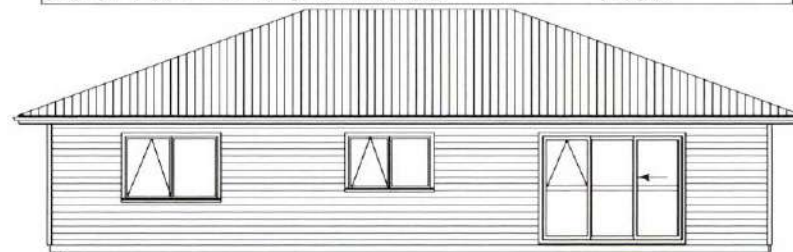
ELEVATION 1 back view 1:100



ELEVATION 2 side view 1:100



ELEVATION 3 front view 1:100



ELEVATION 4 back view 1:100

PARKWOOD
Developments

Project Name and Location:
Proposed Dwelling
134.5m²
Lot 6, Princes Street
Hawera

Client:
Parkwood
Developments

contractor shall verify all conditions and dimensions and notify the architect of any dimensional errors, omissions or discrepancies before beginning or fabricating any work all work to be carried out to local council standard and to NZS3604:1999

Read with Amendments:
Date: Reference #

Designed:
Bunnings
Drawn:
Antony
Checked:
Dave

Wind Zone:
High
EQ Zone:
A
Contact:
Matt

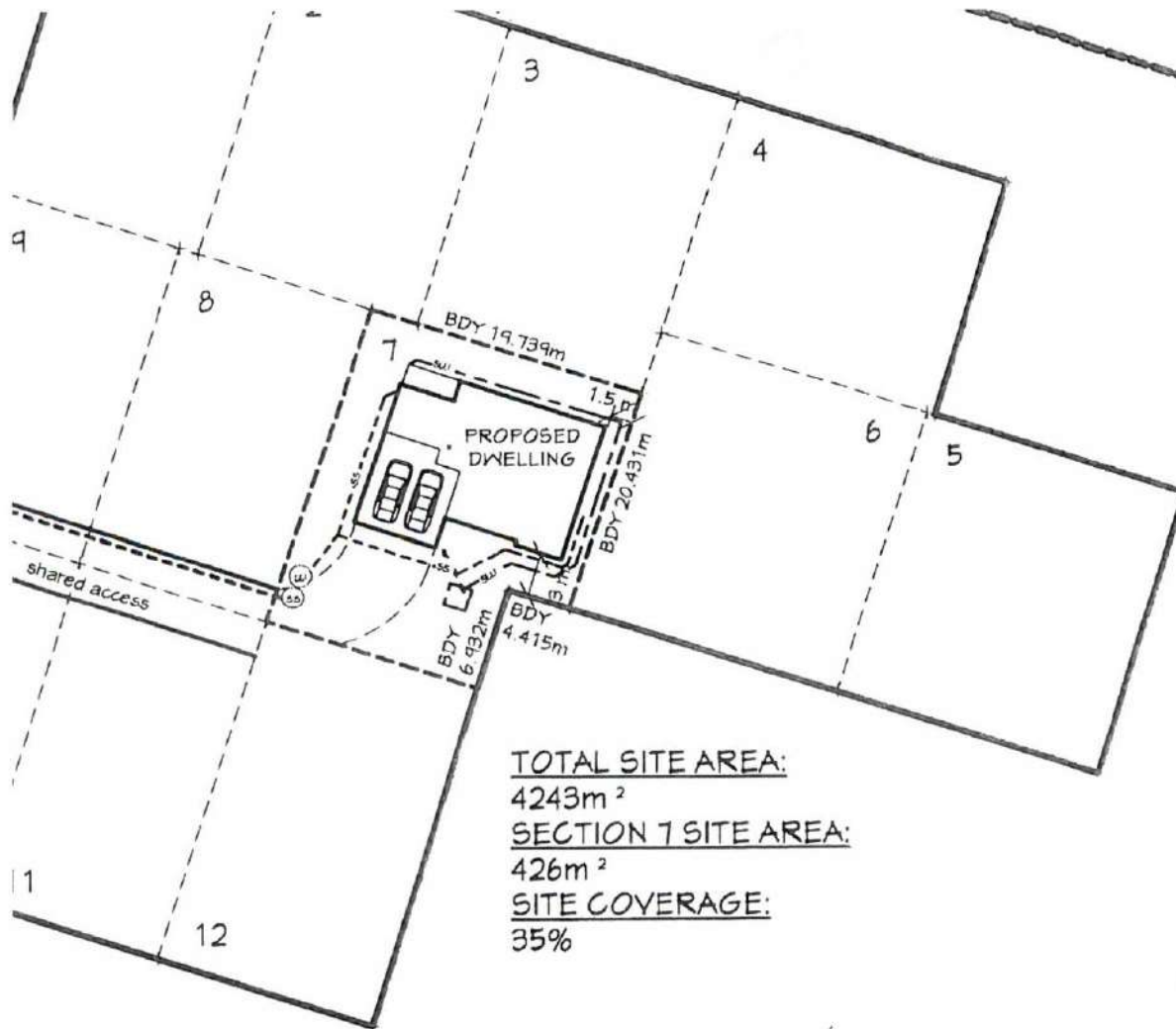
Date: **OCTOBER 10**
Job #: **111117** Issue:
Drawing Title: **Floor Plan & Elevations**
Scale: **A3/ 1:100**

Sheet # **1** of 3

SECTION 7 PROPOSED SUB DIVIS

CORNER OF

PRINCES, ROWE AND ALBION HAWERA



TOTAL SITE AREA:

4243m²

SECTION 7 SITE AREA:

426m²

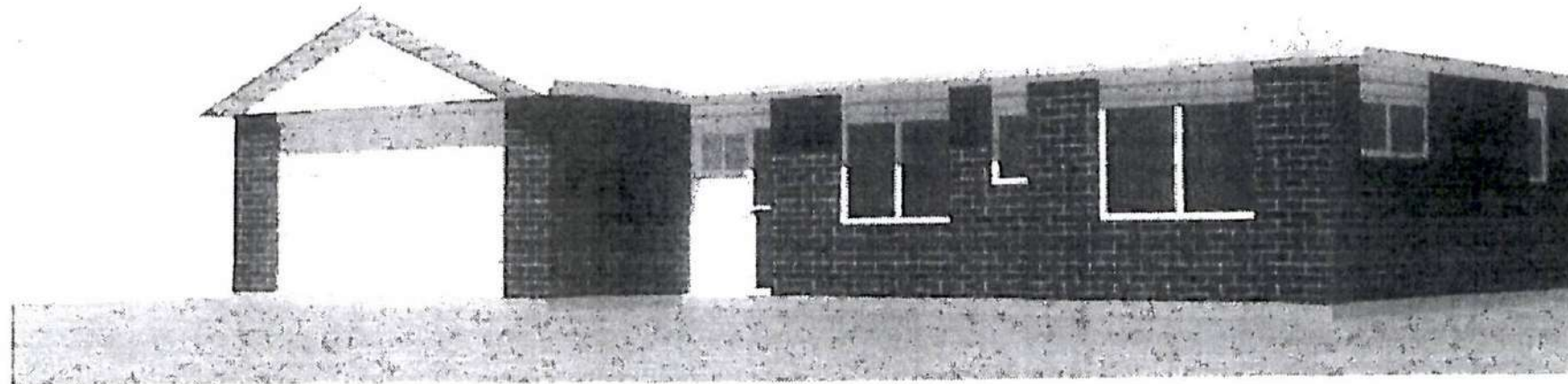
SITE COVERAGE:

35%

We approve the distance
to the boundaries.
- occupiers of 17 Albion St.

Norton Kahu

Nazir Kahu APP.

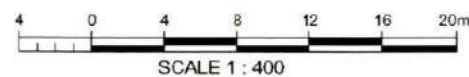




Disclaimer: This plan is produced for the sole purpose of obtaining a subdivision consent under the Resource Management Act 1991. Dimensions and areas are approximate and are subject to final survey. The use of this drawing for any other purpose is at the owners risk.

PROPOSED EASEMENTS

Purpose	Shown	Serv. Ten	Dom. Ten
R.O.W	(A)	Lot 12	Lots 7, 8 & 11
Electricity	(B)	Lot 7	Lots 8, 11 & 12
Water	(C)	Lot 5	Lot 6
Telephone	(D)	Lot 6	Lots 3 & 7
Sewer	(E)	Lot 4	Lots 3, 6 & 7
Gas	(F)	Lot 2	Lot 8
	(G)	Lot 1	Lots 2, 8 & 9



LOCAL BODY: South Taranaki District Council
 APPLICANT: PUZZLE DESIGN
 COMPRISED IN: CTs K4/193, H1/1351, H1/1352, A1/520, 362391
 SCALE: 1:400

Lots 1 - 12 Being a Proposed Subdivision of
Lots 1 & 2 DP 4825, Lot 24 DP 3791, Pt Lot 6 DP 3791,
Pt Lot 3 DP 2, Pt Lot 3 DP 3364, Pt Lot 4 DP 206 & Lot 2 DP 390309

Prepared by: I.M. Dickey
 Drawn by: RJG
 Checked by: IMD
 Date: 22/09/10
 Date: 16/02/11
 Licensed Cadastral Surveyor
 Date: Feb. 2011 Job No. 10337 Drawing No. 10337-03-Rev 2





RMS11012

26 April 2011

Sue Robb
BTW Company Ltd
PO Box 551
New Plymouth 4340

Dear Sue

Subdivision Consent Application – Corner Princes, Row and Albion Street, Hawera

Your application was considered by the Planning Group Manager Environmental Services under delegated authority on 21 April 2011 and he has resolved as follows:

THAT consent be granted to Puzzle Design Ltd to subdivide the properties (Part Lot 3 DP 2, Part Lot 3 DP 3364, Part Lot 4 DP 206, Lots 1 and 2 DP 4825, Part Lot 6 DP 3791, Lot 24 DP 379 and Lot 2 DP390309) at the corner of Princes, Rowe and Albion Streets, Hawera into 12 Lots in three stages pursuant to Sections 104, 104B and 108 of the Resource Management Act 1991.

Stage 1 consists of Lot 1 of 330m², Lot 2 of 330m² and Lot 3 (balance area) of 35742m².

Stage 2 consists of Lot 7 of 470m², Lot 8 of 303m², Lot 9 of 304m², Lot 10 of 306m² and Lot 11 of 302m², Lot 12 of 444 m² and Lot 13 (balance area) of 1445 m².

Stage 3 consists of Lot 3 of 330m², Lot 4 of 335m², Lot 5 of 386m² and Lot 6 of 394m².

THAT consent be granted to Puzzle Design Ltd to construct a dwelling 1.6 metres from the eastern (rear) boundary of Lot 7 of the above subdivision.

THAT consent be granted to Puzzle Design Ltd to construct a dwelling 1.05 metres from the side (eastern) boundary and 2 metres from the southern (rear) boundary of Lot 2 of the above subdivision

For the following reasons:

1. The proposal is consistent with the objectives and policies of the District Plan.
2. The proposal is consistent with Part II of the Resource Management Act 1991.
3. There are no parties affected by the yard dispensations.

Subject to the following conditions:

Stage 1 – Lots 1 - 2

Water

1. That Lot 2 has a separate connection to the Council's water main in Princes Street.

Stormwater

2. That Lots 1 and 2 are self-sufficient in terms of the disposal of stormwater and that the provision of this service does not give rise to cross-boundary effects.

General

3. That where required, all necessary easements are shown and registered on the Land Transfer Plan.
4. That, where installed, electricity, telecommunication and gas distribution lines are installed underground.

Stage 2 – Lots 7 - 12

Water

5. That a 50mm NB rider main to serve Lots 7-12 is designed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and the design approved by the Group Manager Engineering Services prior to its installation.
6. That the rider man is installed within Easements A and B in accordance with NZS4404:2004 Land Development and Subdivision Engineering and inspected by the Group Manager Engineering Services prior to reinstatement of the ground.
7. That separate water connections (incorporating manifold assemblies) to serve Lots 7-12 are installed in the right-of-way.

Sewer

8. That a 100mm NB sewer pipe to serve Lots 7-12 is designed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and the design approved by the Group Manager Engineering Services prior to its installation.
9. That the sewer pipe is installed within Easements A and B in accordance with NZS4404:2004 Land Development and Subdivision Engineering and inspected by the Group manger Engineering Services prior to reinstatement of the ground.
10. That individual sewer connections to serve Lots 7-12 are installed to the new common sewer pipe in the right-of-way.

Stormwater

11. That Lots 7-12 are 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

12. That the existing vehicle crossing partially serving Easements A and B is upgraded to comply with the Councils Commercial Vehicle Entrance Specifications.
13. That the right-of-way within Easements A and B is designed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and the design approved by the Group Manager Engineering Services.
14. That the right-of-way within Easements A and B is constructed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and to the satisfaction of the Group Manager Engineering Services prior to reinstatement of the ground.

General

15. That where required, all necessary easements are shown and registered on the Land Transfer Plan.
16. That, where installed, electricity, telecommunication and gas distribution lines are installed underground.

Stage 3 – Lots 3-6

Water

17. That a 40mm NB rider main to serve Lots 3, 4 and 6 is designed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and the design approved by the Group Manager Engineering Services prior to its installation.
18. That the rider man is installed within Easements C and H in accordance with NZS4404:2004 Land Development and Subdivision Engineering and inspected by the Group manger Engineering Services prior to reinstatement of the ground.
19. That separate water connections (incorporating manifold assemblies) to serve Lots 3, 4 and 6 are installed.

Sewer

20. That a 100mm NB sewer pipe to serve Lots 3, 4 and 6 is designed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and the design approved by the Group Manager Engineering Services.
21. That the sewer pipe is installed within Easements D and E in accordance with NZS4404:2004 Land Development and Subdivision Engineering and inspected by the Group manger Engineering Services prior to reinstatement.
22. That individual sewer connections to serve Lots 3, 4 and 6 are installed to the new common sewer pipe.

Stormwater

23. That Lots 3-6 are 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

24. That vehicle crossings to serve Lots 3 and 6 are constructed in accordance with the Council's Urban Property Specifications within two years from the date of approval of the survey plan or at the time of building on the lot, whichever occurs sooner, and that this forms an on-going condition under Section 221 of the Resource Management Act 1991.
25. That the specific location of vehicle crossings for Lots 3 and 6 are determined on the site layout plans that accompany any building consent application and that this forms an on-going condition under Section 221 of the Resource Management Act 1991. During the building process, temporary crossings are to be formed to the satisfaction of the Council.
26. That temporary vehicle crossings for Lots 3 and 6 are formed to the satisfaction of the Council during the building process.

Reserve Fund Contribution

27. That a Reserve Fund contribution of 7.5% of the value (land only) of Lots 3, 4, 5 and 6 are paid to the South Taranaki District Council; being \$18,450.00

General

28. That where required, all necessary easements are shown and registered on the Land Transfer Plan.
29. That, where installed, electricity, telecommunication and gas distribution lines are installed underground.

Advice Notes (All Stages):

1. *Subject to any legal requirements of the Police, Historic Places Act 1993, and any other governing legislation, should a Waahi Tapu or archaeological site be uncovered during earthworks or other construction work, work in the affected area shall stop immediately the consent holder shall seek advice from Tangata Whenua, the Historic Places Trust and/or the Police (as appropriate) to determine what further actions are appropriate to safeguard the site or its contents before work recommences.*

3. Construction, supervision and certification of works

Although compliance with NZS4404:2004 Land Development and Subdivision Engineering is required, the Council would emphasize the following notification, inspection, and completion documentation and reporting requirements:

The consent holder or their appointee shall:

- *Notify the Council of contracts and phases of work, in accordance with clause 1.5.5 of NZS4404:2004 Land Development and Subdivision Engineering;*
- *call for inspections to be carried out by Council's authorised representative in accordance with clause 1.5.5.2 of NZS4404:2004 Land Development and Subdivision Engineering;*

- *provide completion documents, including completion certificates and as-built drawings in electronic format.*

4. Connection to Council Services:

Connection to the Council's existing reticulated services requires an application (with the appropriate fee) must be made to the Council's Engineering Services Group. If approved, the connection(s) is made by a Council approved contractor at the applicant's cost.

5. Vehicle Crossings:

For all new vehicle crossings, an application (with the appropriate fee) must be made to the Council's Engineering Services Group.

6. Common Sewer Mains

Upon completion, the new common sewer mains would remain in private ownership.

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 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

Andrea Te Puni

Planner

andrea.tepuni@stdc.govt.nz

Next Meeting: 02 May 2012

RMS11012/M

Consent Subject to Following Conditions
12 Lot Residential Subdivision - Sec 221 Vehicle Crossing



MFT

Date consent granted: 21 April 2011

Date Monitored:

No. Previous inspections: 0

Last Inspection: N/A

Bond amount: \$ 0 **Paid:** Yes/No

Occupied/Unoccupied

BC:

Footing inspection:

	Consent condition	Consent condition met/not met Any relevant comments added
	Access	
24.	That vehicle crossings to serve Lots 3 and 6 are constructed in accordance with the Council's Urban Property Specifications within two years from the date of approval of the survey plan or at the time of building on the lot, whichever occurs sooner, and that this forms an on-going condition under Section 221 of the Resource Management Act 1991.	
25.	That the specific location of vehicle crossings for Lots 3 and 6 are determined on the site layout plans that accompany any building consent application and that this forms an on-going condition under Section 221 of the Resource Management Act 1991. During the building process, temporary crossings are to be formed to the satisfaction of the Council	

Another Inspection required: Yes/No

Date of next inspection: _____

Monitoring Officer



PROC

RESOURCE CONSENT APPLICATION

Application Number: RM <u>S11012</u>	Non-Notified	Notified	Building Consent
Applicant: <u>Puzzle Design</u>			
Contact Person: <u>BTW Company - Sue Robb</u>			
Property: <u>Cnr Rinces / Rowe & Albion Streets, Hawera</u>			
Described: <u>123401608100</u>	Property Number: <u>10061</u>	<u>1001862-12340-609-00</u> <u>10085-12340-626-00</u>	
Application Received: <u>18 / 3 / 2011</u>	To be filed on this property file.		
Application Type (Please complete) <u>12 lot Residential Subdivision</u>			

NOTIFICATION/NON-NOTIFICATION	
Type of Resource Consent:	<u>Subdivision & land use</u>
Activity:	<u>12 lot staged subdivision with yard reductions for lots 2 & 7 and intersection dispensation for vehicle crossing</u>
Activity Status:	<u>Discretionary</u>
Reasons for Notification or Non-Notification	
ENVIRONMENTAL EFFECTS ARE MINOR	<input checked="" type="checkbox"/>
ENVIRONMENTAL EFFECTS ARE WITHIN PERMITTED BASELINE	<input type="checkbox"/>
AFFECTED NEIGHBOURS HAVE GIVEN CONSENT	<input checked="" type="checkbox"/>
Planning Manager	
Approved/Not Approved	
Authorised Officer	

RESOURCE CONSENT APPLICATION CHARGE OUT SHEET

Schedule of Work

Date	Activity	Officer	Charge Out	Hours	Amount	
18.3.11	Admin / File Set Up.	EB.		.25	\$20.50	✓
	Site Visits - Planning	ATP	126.00	1/2	63.00	✓
	- Engineering	HS	126.00	3/4	94.50	✓
	Assessment Planning	ATP	114.50	5	572.50	✓
	Engineering	HS	114.50	4	458.00	✓
	- Decision	BO	114.50	1	114.50	✓
	Planning correspondence	ATP	114.50	1/2	57.25	✓
	Valuation Report				1,104.00	✓
	<u>Stage 1.</u>					
3.6.11.	Sec 223 Certificate.	EB	114.50	1	\$114.50	✓
	Sec 224 Certificate.	EB	114.50	1	\$114.50	✓
	Engineering	HS	114.50	.5	\$57.25	✓
	Engineering Site Visit.	HS	126.00	.5	\$63.00	✓
	<u>Stage 2.</u>					
9.11.11.	Sec 223	EB	118.00	1	\$118.00	✓
	Sec 224	EB	118.00	1	\$118.00	✓
	Engineering	HS	118.00	1	\$118.00	✓
	Engineering Site visit	HS	128.00	1	\$128.00	✓

RMS11012 - Puzzle Design Power/Prives/Allegation - Hargreaves



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)	Lot 12	Lots 7, 8 & 11
Electricity	(B)	Lot 7	Lots 8, 11 & 12
Water	(C)	Lot 5	Lot 6
Telephone	(D)	Lot 6	Lots 3 & 7
Sewer	(E)	Lot 4	Lots 3, 6 & 7
Gas	(F)	Lot 2	Lot 8
	(G)	Lot 1	Lots 2, 8 & 9

4 0 4 8 12 16 20m
SCALE 1: 400



LOCAL BODY: South Taranaki District Council
APPLICANT: PUZZLE DESIGN
COMPRISED IN: CTs K4/193, H1/1351, H1/1352, A1/520, 362391
SCALE: 1:400

Lots 1 - 12 Being a Proposed Subdivision of
Lots 1 & 2 DP 4825, Lot 24 DP 3791, Pt Lot 6 DP 3791,
Pt Lot 3 DP 2, Pt Lot 3 DP 3364, Pt Lot 4 DP 206 & Lot 2 DP 390309

Prepared by: I.M. Dickey
Checked by: IMD
Licensed Cadastral Surveyor
Date: Feb. 2011 Job No. 10337 Drawing No. 10337-03-Rev 2

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
Sewage	(A)	Lot 6	Lots 4 & 5
	(B)	Lot 6	Lot 4

2 0 2 4 6 8 10 12m
SCALE 1 : 250



LOCAL BODY: South Taranaki District Council

APPLICANT: PUZZLE DESIGN

COMPRISED IN: CT 568202

SCALE: 1:250

**Lots 3-6 Being a Proposed Subdivision of
Lot 1 DP 4478863 - Stage 3 RMS11012**

Prepared by: I.M. Dickey Drawn by: IMD Date: 08/12/15

Checked by: KB Date: 08/12/15

Licensed Cadastral Surveyor

Date: Dec 2015 Job No. 15776 Drawing No. 15776-01-Rev1

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)	Lot 12	Lots 7, 8 & 11
Electricity	(B)	Lot 7	Lots 8, 11 & 12
Water	(C)	Lot 5	Lot 6
Telephone	(D)	Lot 6	Lots 3 & 7
Sewer	(E)	Lot 4	Lots 3, 6 & 7
	(F)	Lot 2	Lot 8
	(G)	Lot 1	Lots 2, 8 & 9

4 0 4 8 12 16 20m
SCALE 1:400



LOCAL BODY: South Taranaki District Council

APPLICANT: PUZZLE DESIGN

COMPRISED IN: CTs K4/193, H1/1351, H1/1352, A1/520, 362391

SCALE: 1:400

Lots 1 - 12 Being a Proposed Subdivision of
Lots 1 & 2 DP 4825, Lot 24 DP 3791, Pt Lot 6 DP 3791,
Pt Lot 3 DP 2, Pt Lot 3 DP 3364, Pt Lot 4 DP 206 & Lot 2 DP 390309

Prepared by: Drawn by: RJG Date: 22/09/10

I.M. Dickey Checked by: IMD Date: 16/02/11

Licensed Cadastral Surveyor

Date: Feb. 2011 Job No. 10337 Drawing No. 10337-03-Rev 2

1234 0-626-00

13 December 2011



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

Survey Ref: 10337-2.nzt (Puzzle Design)

Territorial Authority Ref: RMS11012 Stage 2

Deposit of DP 448863 Taranaki Land District

Cadastral Survey Dataset DP 448863 of Lots 1, 7 - 12 being a Subdivision of Lot 3 DP 443405 Land Registration District of Taranaki lodged by Ian Michael Dickey was deposited on 30/11/2011.

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

Computer Register: 568202 ✓

Area: 1449 square metres

Legal Description: Lot 1 Deposited Plan 448863

626/01

25022

1002979

Computer Register: 568207

Area: 305 square metres

Legal Description: Lot 10 Deposited Plan 448863

626/04

25026

1002983

Computer Register: 568208

Area: 301 square metres

Legal Description: Lot 11 Deposited Plan 448863

626/05

25027

1002984

Computer Register: 568209

Area: 446 square metres

Legal Description: Lot 12 Deposited Plan 448863

626/06

25028

1002985

Computer Register: 568204 ✓

Area: 494 square metres

Legal Description: Lot 7 Deposited Plan 448863

626/00

25023

1002980

Computer Register: 568205 ✓

Area: 292 square metres

Legal Description: Lot 8 Deposited Plan 448863

626/02

25024

1002981

Computer Register: 568206 ✓

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>

Area: 293 square metres

Legal Description: Lot 9 Deposited Plan 448863

626/03

25025

1002982

National Manager Survey & Title Operations

11 November 2011

Tim O'Dowd
BTW Company Ltd
PO Box 551
New Plymouth 4340

Dear Tim

**Survey Plan – Puzzle Design, Stage 2 – Corner Princes/Rowe and Albion Streets,
Hawera**

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

As requested an invoice for the approvals has been forwarded onto the applicant.

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

cc: Puzzle Design Limited
313 South Road
Hawera 4610

Tax Invoice/Statement: 9935

GST Reg. No: 52-769-477

Invoice Date: 11 November 2011

Puzzle Design Limited
348 South Road
Hawera 4610

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: RMS11012
Description: 12 Lot Residential Subdivision
Owner: Puzzle Design Limited
Location Address: 32 Princes Street Hawera 4610

Charge Description	Charge	GST	Amount
Plan Approval Processing (Engineering)	\$102.61	\$15.39	\$118.00
Site Visit Engineering	\$111.30	\$16.70	\$128.00
Subdivision 223 Certificate Fee	\$102.61	\$15.39	\$118.00
Subdivision 224 Certificate Fee	\$102.61	\$15.39	\$118.00
Total	\$419.13	\$62.87	\$482.00

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: RMS11012
Applicant: Puzzle Design Limited
Amount Due: \$482.00

Client Ref

TA Approvals

Territorial Authority	South Taranaki District Council TA Certification Division	TA Reference	RMS11012 Stage 2
Survey Number	LT 448863	Survey Purpose	LT Subdivision
Surveyor Reference	10337-2.nzt (Puzzle Design)	Land District	Taranaki
Surveyor	Ian Michael Dickey		
Surveyor Firm	BTW Company (New Plymouth)		
Dataset Description	Lots 1, 7 - 12 being a Subdivision of Lot 3 DP 443405		

TA Certificates

I hereby certify that plan LT 448863 was approved by the South Taranaki District Council pursuant to section 223 of the Resource Management Act 1991 on the 9 day of November 2011. ☒

The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the granting or reserving of the easement(s) set out in the Memorandum of Easements attached as a supporting document to plan LT 448863 ☒

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 9 day of November 2011. ☒

Signature

Signed by Christine Maree Bromell, Authorised Officer, on 09/11/2011 04:17 PM

Receipt Information

Transaction Receipt Number	5854210
Signing Certificate (Distinguished Name)	Bromell, Christine Maree
Signing Certificate (Serial Number)	1019733972
Signature Date	09/11/2011

*** End of Report ***

SURVEY PLAN APPROVAL

via landonline

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

Applicant: Puzzle Design

Application. No: RMS11012

Address of Subdivision: Corner Princes/Rowe and Albion Streets, Hawera

Section 223 Approval – STAGE 2

The then Acting Group Manager Environmental Services acting under delegated authority, approved the above Plan of Subdivision under Section(s) 104, 104B and 108 of the Resource Management Act 1991 on the 21 April 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 448863.

Planning Administration Officer/PA

Approved: Planning Manager

Approved under delegation

Date:


Blair Sutherland
Acting Group Manager Environmental Services
Authorised Officer

Date: 

Section 224 Approval – STAGE 2

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
Acting Group Manager Environmental Services
Authorised Officer

Date: 

Memorandum

To Christine Bromell
From Hamish Stevenson
Date 9 November 2011
Subject **RMS11012 s224 Approval – Winslo Holdings Subdivision, 189 Turuturu Road, Hawera**

Site: Rowe Street / Princes Street, Hawera
Applicant: Puzzle Design Ltd
Surveyor: BTW
Stage 2 of 3 for 12 Lot Residential Subdivision

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

Stage 2 – Lots 7 - 12

Water

1. That a 50mm NB rider main to serve Lots 7-12 is designed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and the design approved by the Group Manager Engineering Services prior to its installation. **OK Approved**
2. That the rider man is installed within Easements A and B in accordance with NZS4404:2004 Land Development and Subdivision Engineering and inspected by the Group Manager Engineering Services prior to reinstatement of the ground. **OK Inspected 13 Oct 2011**
3. That separate water connections (incorporating manifold assemblies) to serve Lots 7-12 are installed in the right-of-way. **OK inspected.**

Sewer

4. That a 100mm NB sewer pipe to serve Lots 7-12 is designed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and the design approved by the Group Manager Engineering Services prior to its installation. **OK Approved**
5. That the sewer pipe is installed within Easements A and B in accordance with NZS4404:2004 Land Development and Subdivision Engineering and inspected by

the Group manger Engineering Services prior to reinstatement of the ground. **OK Inspected 13 Oct 2011.**

6. That individual sewer connections to serve Lots 7-12 are installed to the new common sewer pipe in the right-of-way. **OkK inspected.**

Stormwater

7. That Lots 7-12 are self-sufficient in terms of the disposal of stormwater and that the provision of this service does not give rise to cross-boundary effects. **OK, will regulate soakholes for houses via PIM at time of building consent.**

Access

8. That the existing vehicle crossing partially serving Easements A and B is upgraded to comply with the Councils Commercial Vehicle Entrance Specifications. **OK**
9. That the right-of-way within Easements A and B is designed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and the design approved by the Group Manager Engineering Services. **OK Approved**
10. That the right-of-way within Easements A and B is constructed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and to the satisfaction of the Group Manger Engineering Services prior to reinstatement of the ground. **OK Inspected 9 Nov 2011.**

General

11. That where required, all necessary easements are shown and registered on the Land Transfer Plan. **OK**
12. That, where installed, electricity, telecommunication and gas distribution lines are installed underground. **OK. No overhead connections.**

Time:
Site visits 1hr
Engineer 1hr

Hamish Stevenson
Development Engineer

RMS11012

Memorandum

To Hamish Stevenson
From Christine Bromell
Date 8 November 2011
Subject Puzzle Design – STAGE 2, Cnr Princes/Rowe &
Albion Streets, Hawera

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 Friday 11th November 2011.

Christine Bromell
Planning Administration Officer



Title Plan - LT 448863

Survey Number LT 448863
Surveyor Reference 10337-2.nzt (Puzzle Design)
Surveyor Ian Michael Dickey
Survey Firm BTW Company (New Plymouth)
Surveyor Declaration

Survey Details

Dataset Description Lots 1, 7 - 12 being a Subdivision of Lot 3 DP 443405
Status Initiated
Land District Taranaki
Survey Class Class A
Submitted Date
Survey Approval Date
Deposit Date

Territorial Authorities

South Taranaki District

Comprised In

CT 554345

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 448863	Fee Simple Title	0.1449 Ha	568202
Lot 7 Deposited Plan 448863	Fee Simple Title	0.0494 Ha	568203
Lot 8 Deposited Plan 448863	Fee Simple Title	0.0292 Ha	568204
Lot 9 Deposited Plan 448863	Fee Simple Title	0.0293 Ha	568205
Lot 10 Deposited Plan 448863	Fee Simple Title	0.0305 Ha	568206
Lot 11 Deposited Plan 448863	Fee Simple Title	0.0301 Ha	568207
Lot 12 Deposited Plan 448863	Fee Simple Title	0.0446 Ha	568208
Area A Deposited Plan 448863	Easement		
Area B Deposited Plan 448863	Easement		
Total Area		<hr/> 0.3580 Ha	

Schedule / Memorandum

Land Registration District

TARANAKI

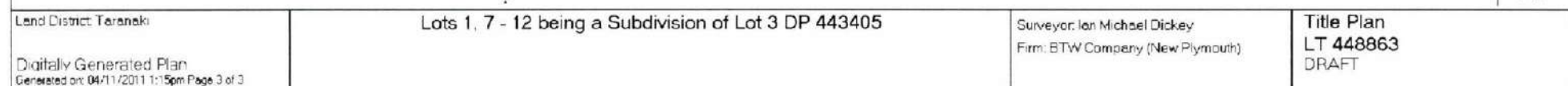
Plan Number

DP 448863

Territorial Authority

South Taranaki District

Memorandum of Easements			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way, Electricity, Water, Telephone, Sewer, Gas	A	Lot 12	Lots 7, 8, 11
	B	Lot 7	Lots 8, 11, 12



04 November 2011



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

Surveyor Ref: 10337-2.nzt (Puzzle Design)

Territorial Authority Ref: RMS 11012

Territorial Authority Notification: LT 448863 South Taranaki District Council TA Certification Division

Surveyor Ian Michael Dickey from Survey Firm BTW Company (New Plymouth) advises that Cadastral Survey Dataset LT 448863 requires TA Certification.

Licensed Cadastral Surveyor

4 November 2011

South Taranaki District Council
Private Bag 908
Hawera
4640
Attention: Maria Cashmore



Dear Maria,

SUBDIVISION PLAN CERTIFICATION – RMS 11012
CONSENT NUMBER: LT 448863

Digital plan LT 448863 has been submitted for signing of the certificates pursuant to Section 223 and 224c of the Resource Management Act.

Compliance with consent conditions follows:

1. A new 63mm rider main has been installed within the easement area to services lots 7-12.
2. All lots have a separate water connection with manifold assemblies
3. A new 100mm sewer line serving lots 7-12 has been installed in accordance with the approved engineering plans. This sewer line is installed within easements A & B.
4. Lots 7-12 all have sewer connections to the sewer main located in the ROW.
5. Storm water for lots 7-12 will be self-sufficient in terms of stormwater disposal. This will not give rise to cross-boundary effects.
6. A new concrete vehicle crossing has been installed to serve Easements A and B, photo included.
7. The new ROW has been constructed in accordance with the approved design plans (designed in accordance with NZS4404:2004), as built plan is attached.
8. An easement schedule is attached
9. Where installed, electricity, telecommunication and gas distribution lines are installed underground.

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

Yours faithfully,

Tim O'Dowd

Surveyor



New Vehicle Crossing



New ROW with swale and soak holes

Land Registration District

TARANAKI

Plan Number

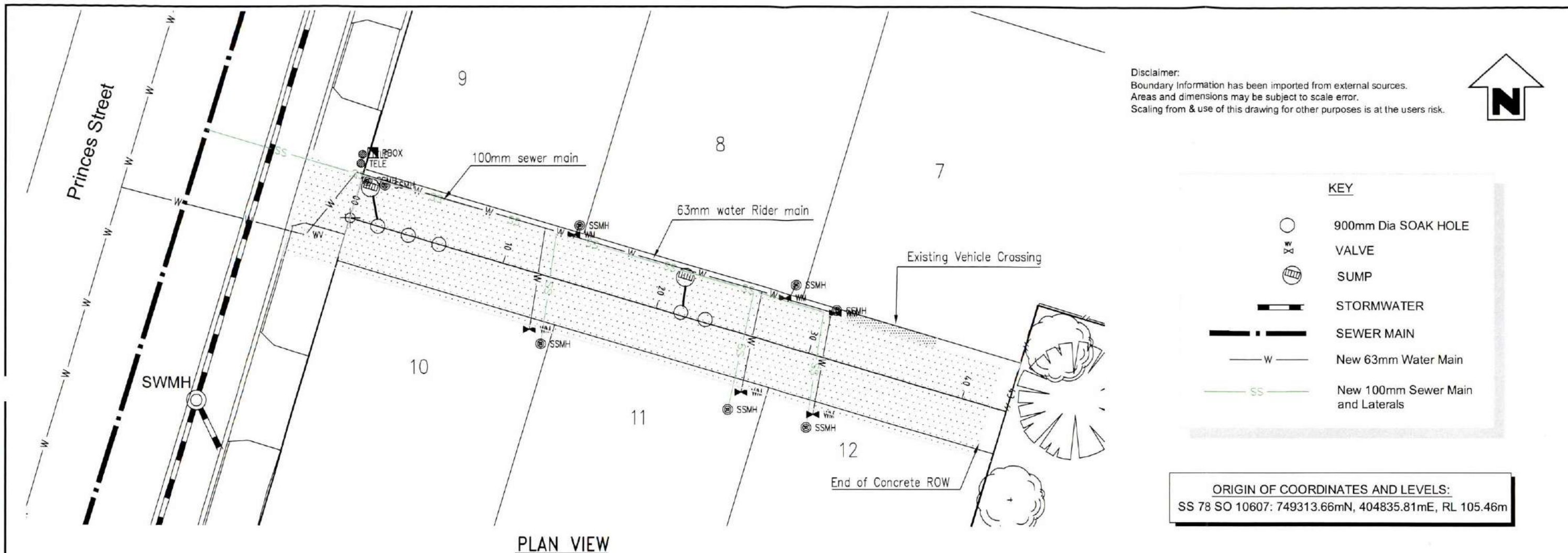
DP 448863

Territorial Authority

South Taranaki District

Memorandum of Easements

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way, Electricity, Water, Telephone, Sewer, Gas	A	Lot 12	Lots 7, 8, 11
	B	Lot 7	Lots 8, 11, 12

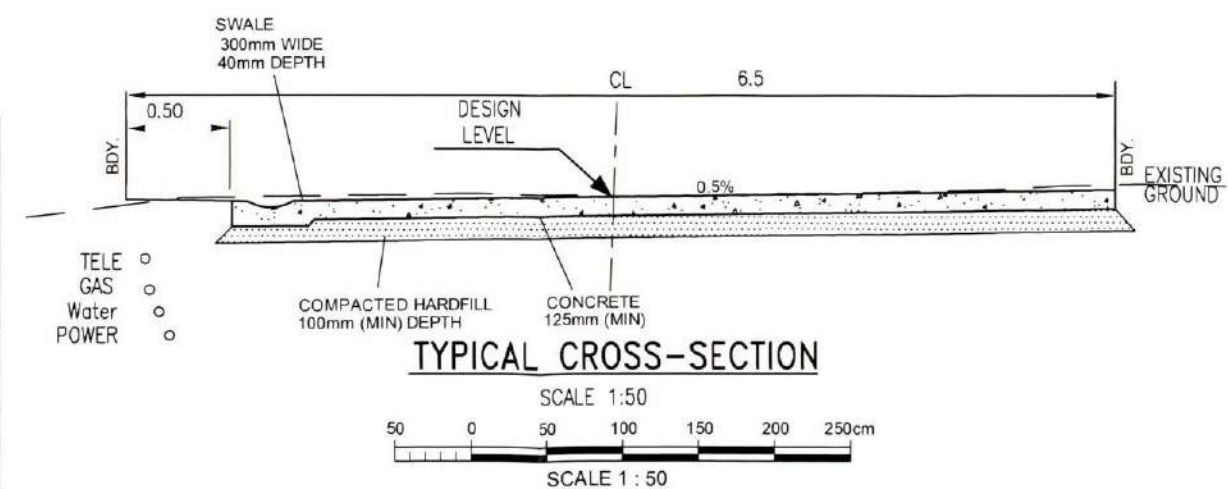


ROW CL
Scales: 1:100 Horz. 1:20 Vert.
DATUM: 105.00

0.5% Finished ROW surface

DESIGN LEVELS	105.73	105.73	105.78	105.84	105.90	105.91	105.91	105.91	105.91
EXISTING LEVELS	105.73	105.82	105.74	105.84	105.85	105.91	105.83	105.91	105.91
CUT/FILL DEPTHS	0.00	0.03	-0.10	-0.05	-0.08	-0.08	-0.08	-0.08	-0.08
CHAINAGE	0.00	10.0	20.0	30.0	31.60	37.42	40.0	40.42	42.9

PROFILE



32 Princess St ✓ 12340-608-00
 20 Princess St ✓ 12340-626-00
 ✓ 12340-609-00

28 July 2011



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

Survey Ref: 10337.nzt (Puzzle Design)

Territorial Authority Ref: RMS11012 Stage 1

Deposit of DP 443405 Taranaki Land District

Cadastral Survey Dataset DP 443405 of Lots 1 - 3 being a Subdivision of Lots 1 and 2 DP 4825, Lot 24 DP 3791, Lot 2 DP 390309, Part Lot 6 DP 3791, Part Lot 3 DP 3364, Part Lot 4 DP 206 and Parts Lot 3 DP 2 Land Registration District of Taranaki lodged by Ian Michael Dickey was deposited on 26/07/2011.

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

Computer Register: 554343 ✓ (608/00)
 Area: 329 square metres
 Legal Description: Lot 1 Deposited Plan 443405

HN P/N
 24946 1002906

Computer Register: 554344 ✓ (609/00)
 Area: 331 square metres
 Legal Description: Lot 2 Deposited Plan 443405

24947 1002907

Computer Register: 554345 ✓ (626/00)
 Area: 3580 square metres
 Legal Description: Lot 3 Deposited Plan 443405

24948 1002908

30100693

	P/N	L/N
✓ Pt Lot 3 DP 2	10085	13804 ✓
✓ Pt Lot 3 DP 3364	10085	13805 ✓
✓ Pt Lot 3 DP 2	10085	13806 ✓
✓ Pt Lot 4 DP 206	10085	13807 ✓
✓ Lot 2 390309	1001862	23895 ✓
✓ Lot 2 DP 4825	10061	13775 ✓
✓ Pt Lot 6 DP 3791	10061	13776 ✓
✓ Lot 24 DP 3791	10061	13777 ✓
✓ Lot 1 DP 4825	10061	13778 ✓

Area Manager
 20 Princess St
 32 Princess St

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>

RMS11012
Your Ref: 10337

7 June 2011

James Tombleson
BTW Company Limited
PO Box 551
New Plymouth 4340

Dear James

Survey Plan – Puzzle Design, Corner Princes/Rowe and Albion Streets, Hawera – Stage 1

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

Attached is an invoice for the approvals.

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

Tax Invoice/Statement: 9514

GST Reg. No: 52-769-477

Invoice Date: 07 June 2011

Puzzle Design Limited
313 South Road
Hawera 4610

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: RMS11012
Description: 12 Lot Residential Subdivision – (Stage 1)
Owner: Puzzle Design Limited
Location Address: 32 Princes Street Hawera 4610

Charge Description	Charge	GST	Amount
Plan Approval Processing (Engineering)	\$49.78	\$7.47	\$57.25
Site Visit Engineering	\$54.78	\$8.22	\$63.00
Subdivision 223 Certificate Fee	\$99.57	\$14.93	\$114.50
Subdivision 224 Certificate Fee	\$99.57	\$14.93	\$114.50
Total	\$303.70	\$45.55	\$349.25

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: RMS11012
Applicant: Puzzle Design Limited
Amount Due: \$349.25

Client Ref

TA Approvals

Territorial Authority	South Taranaki District Council TA Certification Division	TA Reference	RMS11012 Stage 1
Survey Number	LT 443405	Survey Purpose	LT Subdivision
Surveyor Reference	10337.nzt (Puzzle Design)	Land District	Taranaki
Surveyor	Ian Michael Dickey		
Surveyor Firm	BTW Company (New Plymouth)		
Dataset Description	Lots 1 - 3 being a Subdivision of Lots 1 and 2 DP 4825, Lot 24 DP 3791, Lot 2 DP 390309, Part Lot 6 3791, Part Lot 3 DP 3364, Part Lot 4 DP 206 and Parts Lot 3 DP 2		

TA Certificates

I hereby certify that plan DP 443405 was approved by the South Taranaki District Council pursuant to section 223 of the Resource Management Act 1991 on the 7 day of June 2011.



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 7 day of June 2011



Signature

Signed by Christine Maree Bromell, Authorised Officer, on 07/06/2011 11:05 AM

Receipt Information

Transaction Receipt Number	5547266
Signing Certificate (Distinguished Name)	Bromell, Christine Maree
Signing Certificate (Serial Number)	1019733972
Signature Date	07/06/2011

*** End of Report ***

SURVEY PLAN APPROVAL

via landonline

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

Applicant: Puzzle Design

Application. No: RMS11012

Address of Subdivision: Corner Princes/Rowe and Albion Streets, Hawera

Section 223 Approval – STAGE 1

The then Group Manager Environmental Services acting under delegated authority, approved the above Plan of Subdivision under Section(s) 104, 104B and 108 of the Resource Management Act 1991 on the 21 April 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.

Planning Administration Officer/PA

Approved: Planning Manager



Approved under delegation

Date:



Blair Sutherland
Planning Manager
Authorised Officer

Date: 7/6/11

Section 224 Approval – STAGE 1

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: 7/6/11

Memorandum

To Christine Bromell
From Hamish Stevenson
Date 2 June 2011
Subject **RMS10032 s224 Approval – Winslo Holdings Subdivision, 189 Turuturu Road, Hawera**

Site: Rowe Street / Princes Street, Hawera
Applicant: Puzzle Design Ltd
Surveyor: BTW
Stage 1 of 3 for 12 Lot Residential Subdivision

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

Stage 1 – Lots 1 - 2

Water

1. That Lot 2 has a separate connection to the Council's water main in Princes Street.
OK, done, rider main installed from Princes down Rowe St frontage and manifold connection installed for Lot 2.

Stormwater

2. That Lots 1 and 2 are self-sufficient in terms of the disposal of stormwater and that the provision of this service does not give rise to cross-boundary effects.
OK. Soakholes noted on BC PIM.

General

3. That where required, all necessary easements are shown and registered on the Land Transfer Plan.
There does not appear to be an easement for sewer (Proposed Easement F).
Checked with Surveyor. Sewer for Lots 7-9 will go through Row B. No easement needed at this stage.
4. That, where installed, electricity, telecommunication and gas distribution lines are installed underground.
Ok, all new other service provider connections are underground.

RMS11012

Memorandum

To Hamish Stevenson
From Christine Bromell
Date 30 May 2011
Subject Puzzle Design – Corner Princes/Rowe & Albion Streets,
Hawera – Stage 1.

Satisfaction of Consent Conditions

The Survey Plan for the above subdivision has arrived for Sections 223 & 224(c) Approval for Stage 1.

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 Thursday 2 June 2011.

Christine Bromell
Planning Administration Officer/PA



Title Plan - LT 443405

Survey Number	LT 443405
Surveyor Reference	10337 nzt (Puzzle Design)
Surveyor	Ian Michael Dickey
Survey Firm	BTW Company (New Plymouth)
Surveyor Declaration	

Survey Details

Dataset Description	Lots 1 - 3 being a Subdivision of Lots 1 and 2 DP 4825, Lot 24 DP 3791, Lot 2 DP 390309, Part Lot 6 DP 3791, Part Lot 3 DP 3364, Part Lot 4 DP 206 and Parts Lot 3 DP 2		
Status	Initiated		
Land District	Taranaki	Survey Class	Class A
Submitted Date		Survey Approval Date	
		Deposit Date	

Territorial Authorities

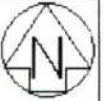
South Taranaki District

Comprised In

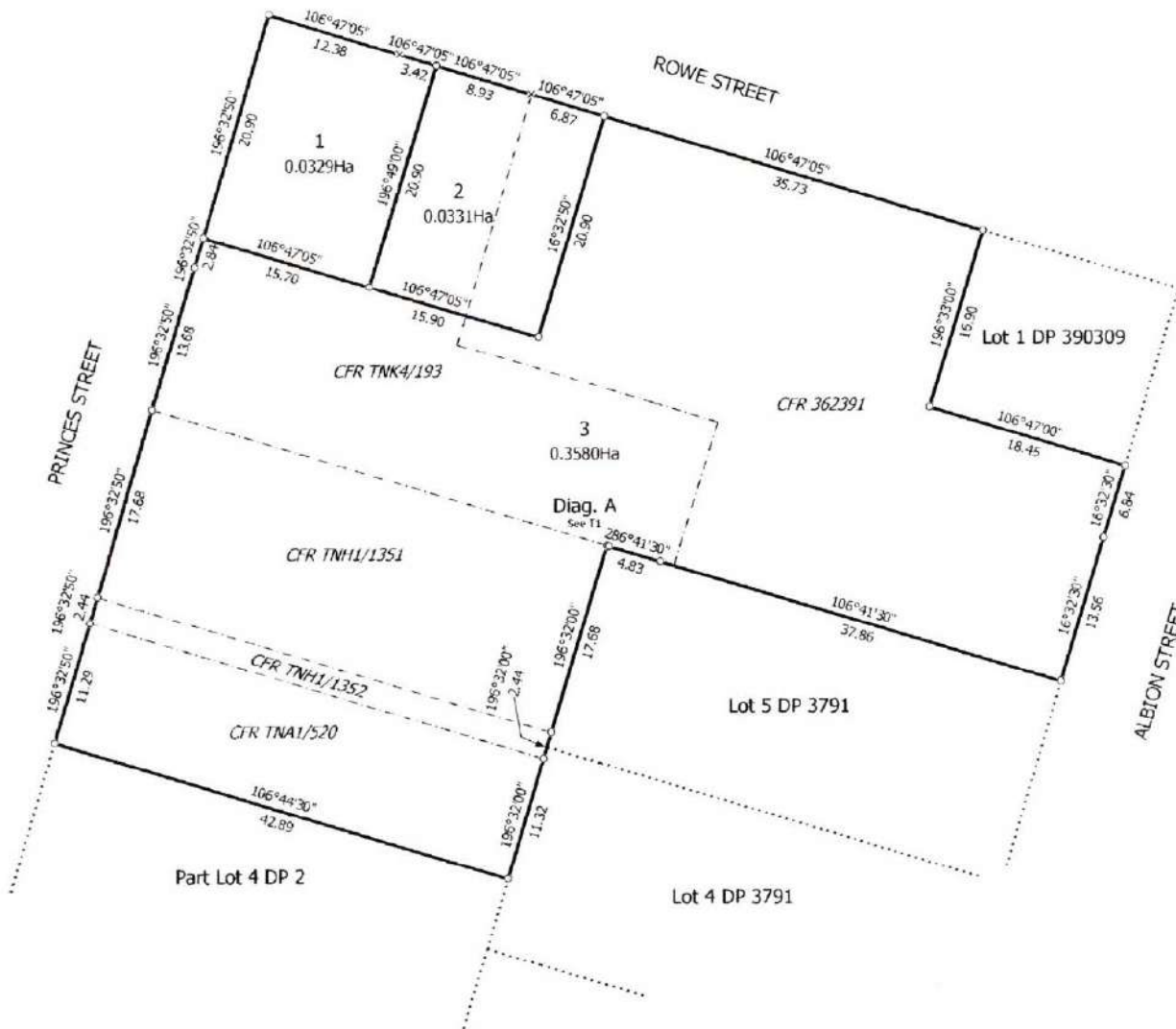
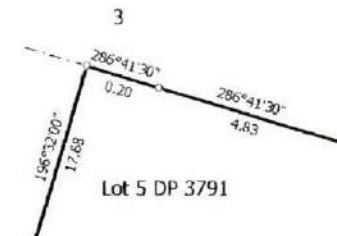
CT TNK4/193
CT 362391
CT TNH1/1352
CT TNA1/520
CT TNH1/1351

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 443405	Fee Simple Title	0.0329 Ha	554343
Lot 2 Deposited Plan 443405	Fee Simple Title	0.0331 Ha	554344
Lot 3 Deposited Plan 443405	Fee Simple Title	0.3580 Ha	554345
Total Area		0.4240 Ha	



Diag. A



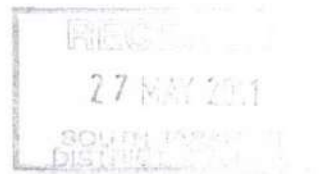
Land District Tararaki	Lots 1 - 3 being a Subdivision of Lots 1 and 2 DP 4825, Lot 24 DP 3791, Lot 2 DP 390309, Part Lot 6 DP 3791, Part Lot 3 DP 3364, Part Lot 4 DP 206 and Parts Lot 3 DP 2	Surveyor Ian Michael Dickey Firm: BTW Company (New Plymouth)	Title Plan LT 443405 DRAFT
Digitally Generated Plan Generated on: 26/05/2011 10:31am Page 2 of 2			

Was unable to access
it until Monday
30 May 2011 - on
London Line.

26 May 2011

Our Ref: 10337

Attention: Christine Bromell
South Taranaki District Council
Private Bag 902
Hawera 4640



Dear Christine,

RE: Application for 223 & 224(c) Certificates – Corner Princes, Row and Albion Street Hawera (Stage 1)

Please find enclosed a copy of the title plan to enable the signing of certificates pursuant to 223 & 224(c) of the Resource Management Act.

The conditions have been met as follows:

Condition 1 – That lot 2 has a separate connection to the Council's water main in Princes Street.

Water connection has been applied for in conjunction with the building consent process.

Condition 2 – That Lot 1 and 2 are self-sufficient in terms of the disposal of stormwater and that the provision of this service does not give rise to cross-boundary effects.

Soak holes have been constructed to deal with any storm water runoff from dwelling. Contours over the site are flat, therefore no cross boundary effects.

Condition 3 – That where required, all necessary easements are shown and registered on the Land Transfer Plan.

No easements required for this stage of the subdivision

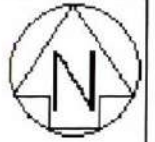
Condition 4 – That, where installed, electricity, telecommunication and gas distribution lines are installed underground.

Complied with. All services installed underground.

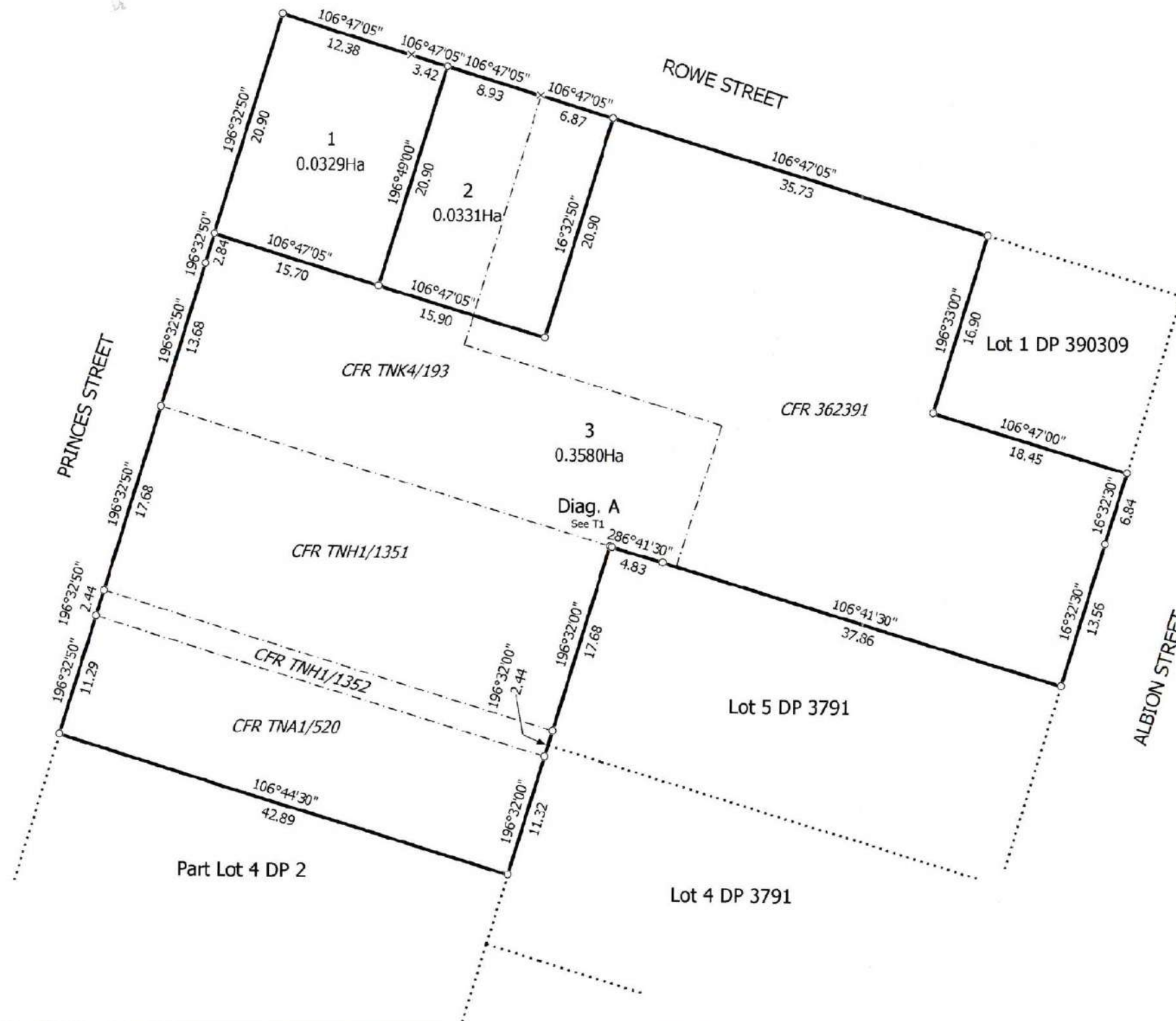
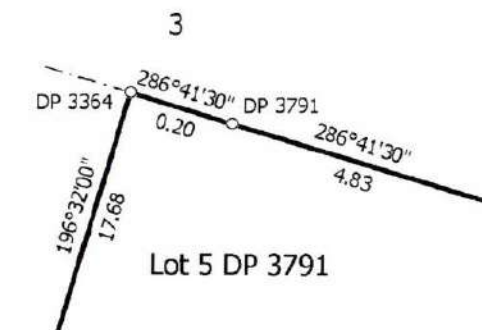
If you require any further information please do not hesitate to contact me.

Kind Regards

James Tombleson
Graduate Surveyor



Diag. A



Land District: Taranaki

Digitally Generated Plan
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Lots 1 - 3 being a Subdivision of Lots 1 and 2 DP 4825, Lot 24 DP 3791, Lot 2 DP 390309, Part Lot 6 DP 3791, Part Lot 3 DP 3364, Part Lot 4 DP 206 and Parts Lot 3 DP 2

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

CSD Plan
LT 443405

T 1/1

26 May 2011



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

Surveyor Ref: 10337.nzt (Puzzle Design)

Territorial Authority Ref: *RM511012*

Territorial Authority Notification: LT 443405 South Taranaki District Council TA Certification Division

Surveyor Ian Michael Dickey from Survey Firm BTW Company (New Plymouth) advises that Cadastral Survey Dataset LT 443405 requires TA Certification.

Licensed Cadastral Surveyor

Tax Invoice/Statement: 9379

GST Reg. No: 52-769-477

Invoice Date: 27 April 2011

Puzzle Design Limited
313 South Road
Hawera 4610

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: RMS11012
Description: 12 Lot Residential Subdivision
Owner: Puzzle Design Limited
Location Address: 32 Princes Street Hawera 4610

Charge Description	Charge	GST	Amount
Planning Decision Fee	\$99.57	\$14.93	\$114.50
Resource Consent Administration Charge	\$17.83	\$2.67	\$20.50
Engineering Assessment	\$398.26	\$59.74	\$458.00
Site Visit Planning	\$54.78	\$8.22	\$63.00
Site Visit Engineering	\$82.17	\$12.33	\$94.50
Planning Assessment	\$497.83	\$74.67	\$572.50
Decision Correspondence	\$49.78	\$7.47	\$57.25
Valuation Report	\$960.00	\$144.00	\$1,104.00
Total	\$2,160.22	\$324.03	\$2,484.25

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: RMS11012
Applicant: Puzzle Design Limited
Amount Due: \$2,484.25

Client Ref

Subdivision Consent Report

RMS11012

To	Blair Sutherland, Planning Manager
From	Andrea Te Puni, Planner
Date	21 April 2011
Subject	Proposed 12 Lot Residential Subdivision with Yard Dispensations, Puzzle Design Limited, corner Princes, Rowe and Albion Streets, Hawera

Zone: Residential
Type of Subdivision: Discretionary
Type of Land Use: Discretionary
Date of Site Visit: 18 March 2011

DISTRICT PLAN REQUIREMENTS - SUBDIVISION

8.01.4 Discretionary Activities

- (d) Any activity, other than an activity listed in Section 8.01.5, which cannot meet the performance standards set out or referred to in Section 8.02.

Performance Standards – Utilities and Services

8.02.1 Utilities and Services

- 1 Where public water, sewerage and/or drainage services are available within 200 metres of any boundary lot or a proposed subdivision, all lots shall be connected to such available services at the time of subdivision, unless it can be demonstrated that there is a more sustainable option.
- 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.

DISTRICT PLAN REQUIREMENTS – LAND USE

Section 4 – Residential Zone

4.01.4 Discretionary Activities

- (a) Any activity, other than an activity listed in Sections 4.01.5 or 4.01.6 below which cannot meet the performance standards set out or referred to in Sections 4.02 and 4.03 below which and has not been granted a resource consent as a controlled activity.

Performance Standards

4.02.01 Bulk and Location

1. Front sites directly adjacent to a public road:
 - (a) A building (other than an accessory building), shall be located no closer than:
 - (i) 1.5 metres to its side boundaries; and
 - (ii) 4.5 metres to its road boundary; and
 - (iii) 5 metres to its rear boundary.
2. Rear sites not directly adjacent to a public road:
 - (a) A building other than an accessory building shall be located no closer than:
 - (ii) 3 metres to any site boundary.
5. No part of any building may extend above the natural ground level at the nearest site boundary by more than 3 metres plus the horizontal distance between that part of the building being measured and the nearest site boundary.

Section 2 – Objectives and Policies

2.07 Subdivision

2.07.1 Objective

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

2.07.2 Policies

To provide for the subdivision of land throughout the district provided that it:

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

- (b) Offsets any effects on the existing roading network through upgrade works, where appropriate.
- (c) Offsets any additional pressure on reserves through a financial contribution, where appropriate.
- (d) Provides adequate independent reticulated or non-reticulated services for each lot.
- (e) Is designed taking into account existing utilities and services and avoiding, remedying or mitigating any adverse effects on such facilities.

2.04.1 Residential Zone Objectives

- (a) Maintain and improve the character and amenity values of residential neighbourhoods ensuring:
 - * Activities do not detract from those amenity values
 - * Access to privacy, open space around buildings, adequate living space; and

2.04.2 Policies

- (a) To control the bulk and location of buildings to maximise the penetration of daylight and sunlight to adjacent sites, the availability of open space around dwelling units and the accessibility of dwelling units for vehicles.

APPLICATION

The applicant, Puzzle Design Ltd, is proposing to subdivide the properties at the corner of Princes, Rowe and Albion Streets, Hawera into 12 lots. There are five allotments associated with the properties which have recently been linked together.

The applicant wishes to undertake the subdivision as a staged proposal which would see the creation of lot sizes varying from 302m² to 470m². Stage one would see two lots and a balance area created with direct access from Princes and Rowe Streets. Stage two would see the creation of six more lots with access onto Princes Street via a right of way and a balance area. The balance area would be developed as part of Stage three which involves four lots with access onto Rowe and Albion Streets. Stage three would follow once stages one and two have been sold.

The Lots would be sized as follows:

Stage One – Lots 1 - 2

- Lot 1 = 330 m²
- Lot 2 = 330 m²
- Balance area of 3574²

Stage Two – Subdivision of balance into Lots 7 - 12

- Lot 7 = 470 m² (incl right-of-way)
- Lot 8 = 303 m²
- Lot 9 = 304 m²
- Lot 10 = 306 m²
- Lot 11 = 302 m²
- Lot 12 = 444 m² (incl right of way)
- Balance area of 1445 m²

Stage Three – Subdivision of balance into Lots 3 - 6

- Lot 3 = 330 m²
- Lot 4 = 335 m²
- Lot 5 = 386 m² (incl right of way)
- Lot 6 = 394 m²



The property is located within the Residential Zone and is opposite an existing Commercial Zone. The surrounding environment is well established with mainly residential housing. Directly north of the property is Pak n Save, and to the west is Smith and Smith Glass, the Hawera Municipal Band clubrooms and the Department of Corrections facility.

Despite the property's close proximity to the Commercial Zone, the District Plan does not have any performance standards that would enable reverse sensitivity effects to be considered when subdivision takes place in the Residential Zone nearby.

There are currently two dwellings being constructed, one on Lot 7 and the other on Lot 2. A resource consent has been issued with respect to the dwelling on Lot 2 as it did not comply with the bulk and location requirements of the District Plan and this subdivision changes that area of non-compliance so further yard dispensations are required for both Lots 2 and 7. Where the bulk and location requirements are not met, the application is treated as a Discretionary Activity.

The application requires assessment as a Discretionary Activity because the access for Lot 1 would not comply with the applicable requirements of the District Plan with respect to sight distances for access from an intersection.

Overall the application has been assessed as a Discretionary Activity.

EVALUATION

Vehicle Access

The District Plan requires that all lots have vehicle access to a formed legal road while also ensuring appropriate sight and separation distances as laid out in Section 9 – Parking and Transportation.

At the time of stage one, proposed Lots 1 and 2 would be served by existing vehicle crossings onto Rowe Street. Subsequent land-use development may result in the replacement of these vehicle crossings with new ones, but the existing vehicle crossings are sufficient to meet the District Plan's requirements for the purpose of the proposed subdivision.

At the time of stage two, a right-of-way would be established off Princes Street to provide access to Lots 7, 8, 11 and 12. Lots 9 and 10 would have direct access through existing vehicle crossings onto Princes Street. The Development Control Engineer has stated that the existing vehicle crossing that partially serves the right of way would need to be extended in order to provide appropriate access in accordance with the Council's Commercial Vehicle Entrance specifications. The right of way itself, would also need to be designed and constructed in accordance with NZS4404:2004 Land Development and Subdivision Engineering Standards.

At the time of stage three, Lots 3 and 6 would require Urban Property Vehicle Entrances in accordance with the Council's specification. Lots 4 and 5 have existing vehicle crossings onto Rowe and Albion Streets respectively.

The applicant has requested ongoing conditions for the construction of these vehicle crossings to coincide with the future building activity on each lot. This approach has been used on several other applications and would meet the Council's requirements in terms of ensuring appropriate vehicle crossings are provided, and the applicant's requirements in terms of providing enough flexibility for the layout of the new lots to be determined before the vehicle crossings are installed. The construction of the vehicle crossings would occur at the time of building or two years after the survey plan being approved, this would provide sufficient time for lots to be sold and developed. I consider that any longer time period would not offer enough certainty for Council as to when these vehicle crossings would be provided.

In accordance with a previous application I consider it appropriate to apply a second ongoing condition of consent that requires the provision of temporary vehicle crossings to be used during construction to ensure that the kerb and channel of Rowe and Albion Streets are not damaged.

Utilities and Services

The District Plan's objectives and policies for subdivision aim to provide for subdivision in as flexible a manner as possible to facilitate development without compromising the quality of the environment in which it takes place. In order to achieve this, the District Plan's performance standards provide guidance when assessing the level of effects that would arise from an application.

The Council's Development Control Engineer, Hamish Stevenson, has confirmed that there are reticulated water and sewerage services in the area. There are stormwater mains on Princes and Rowe Streets although no connections would be permitted to these.

The Development Control Engineer has assessed the proposal and provided advice in accordance with the proposed stages of development.

Water

There are water mains located within the Rowe Street and Princes Street road reserves. There is an existing water connection in the Princes Street frontage for Lot 1 of Stage One. Lot 2 would need a new connection.

At the time of stage two, proposed Lots 7, 8, 9, 10, 11 and 12 would also require separate connections to the water main in Princes Street by way of a 50mm rider main within the right-of-way (Easements A and B). The rider main would need to be designed in accordance with NZS4404:2004 Land Development and Subdivision Engineering Standards. Appropriate easements would need to be provided accordingly.

The Development Control Engineer has also noted that water connections incorporating a manifold assembly to serve each of the lots would be required.

At the time of stage three, proposed Lots 3, 4 and 6 would require separate manifold connections to the water main within Rowe Street by way of a 40mm rider main within the right-of-way (Easement C). As above, the rider main would need to be designed in accordance with NZS4404:2004 Standards and easements created accordingly. Lot 5 already has an existing water connection within the frontage of Rowe Street.

Effluent Disposal

At the time of stage one, there would be no further requirements for connections given Lots 1 and 2 already have existing sewer connections.

The Development Control Engineer has advised that at the time of stage two individual connections would be required for Lots 7, 8, 10, 11 and 12 through a new 100mm common sewer main to be installed within Easements A and B as shown on the scheme plan. Lot 9 has an existing sewer connection in the Princes Street frontage. The common sewer main would require design and construction certificates in accordance with NZS 4404:2004 Land Development and Subdivision Engineering specifications. Upon completion, the common sewer main would remain in private ownership.

At the time of stage three, proposed Lots 3, 4 and 6 would require separate connections to the existing sewer main in Rowe Street by way of a new 100mm common sewer main to be installed within Easements D and E as shown on the scheme plan. Lot 5 has an existing sewer connection on the Albion Street frontage. As above, the common sewer main would require design and construction certificates in accordance with NZS 4404:2004 specifications. As above, upon completion, the common sewer main would remain in private ownership.

Stormwater

The Development Control Engineer has stated that while the lots are of a small size, that there would be satisfactory soil absorption to ensure that each of the lots could provide for stormwater disposal that is self-sufficient (by way of soakholes) without giving rise to any cross-boundary effects.

In accordance with objective 2.07.1(a) of the District Plan, subdivision of land should occur in as flexible manner as possible while ensuring that the surrounding environment is not compromised. Policy 2.07.2(h) states that all subdivision should provide adequate services for each lot and Policy 2.03.2(iii) seeks to ensure that individual sites have access to utilities and services as well as appropriate access to a road. The conditions of consent would ensure these provisions are satisfied while the ongoing condition would provide a vehicle crossing for each lot at an appropriate date.

Bulk and Location

The District Plan requires dwellings on front sites to be located at least five metres from the rear boundary, 4.5 metres from the front (road) boundary and 1.5 metres from the side boundaries. The District Plan also requires that the height of any dwelling does not extend above the natural ground level by more than three metres plus the horizontal distance between the building and the boundary.

Proposed Lot 2 would be a front site and the dwelling which is currently under construction would be 3.5 metres from the northern (road) boundary, 1.05 metres from the side eastern (side) boundary, 1.5 metres from the western (side) boundary and two metres from the southern (rear) boundary. The dwelling already has a dispensation in respect of the setback from the road boundary.

Dwellings on rear sites should be located at least three metres from any boundary. As above, the height requirements are the same.

Proposed Lot 7 would be a rear lot and the dwelling which has been constructed 1.6 metres from the eastern boundary. The dwelling is at least 3 metres from northern, western and southern property boundaries as created by the proposed subdivision.

In assessing the environmental effects of the yard reductions, objective 2.04.1(a) and policy 2.04.2(a) of the Plan should be considered. This objective and policy seek to ensure that development maintains open street frontages and the character and amenity of the environment are preserved. The wider environment is mixed commercial and residential in nature. Pak n Save is located immediately north and Smith and Smith Glass to the west of the property, both of which are located in the Commercial Zone.

The dwellings would be used for residential purposes and would change the appearance of the bare land which has been that way for some years. The proposal would be of similar character and scale to other surrounding residential buildings and I consider that the proposed dwellings would not be inconsistent with the objectives and policies of the District Plan. I consider that the proposal would not give rise to more than minor effects on the interfacing Commercial Zone properties.

The District Plan encourages landscaping of front yards where the effects can be mitigated. In my opinion, the impact of the proposed Lot 7 non-compliance in terms of amenity of the street frontage would be minor because the proposed dwelling would be setback significantly from both roads.

In my opinion, the non-compliance in terms of the side and front yards for Lot 2 on the amenity of the street frontage would be relatively small and subsequently would not be readily noticeable. In my opinion, the front yard non-compliance is relatively small and a landscaping requirement would be too onerous.

Policy 2.04.2(a) relates to ensuring penetration of daylight into adjacent sites and access to open space. The dwellings would provide sufficient distance for the penetration of daylight into the adjoining properties. Given the nature of the development from the other boundaries, access to open space and daylight would not be restricted and the yard reductions would not detract from the amenity of the immediate environment.

There are no affected parties for this application.

Financial Contributions

The subdivision of residential land attracts the payment of financial contributions where new allotments are created. The contribution is for the provision and maintenance of parks and reserves. In the case of this application there is only a small area of land involved and it is not considered appropriate that land be set aside for this purpose; a monetary contribution is an appropriate option. The Council's practice has been to take 7.5% of the value (land only) of any new lot created.

Hutchins and Dick, valuation and property consultants have assessed the application.

The proposed subdivision would create four additional lots. It is at the time of Stage Three that these additional lots would be created and it would be at that time that attracts the payment of a financial contribution. The subdivision would therefore attract the payment of a financial contribution as follows:

- Lot 3 \$71,000.00
- Lot 4 \$62,500.00
- Lot 5 \$55,000.00
- Lot 6 \$57,500.00

The total Reserve Fund Contribution equates to \$18,450.00

Part II of the Resource Management Act 1991

When considering the application, the Council must consider the purpose and principles of the Resource Management Act.

Section 5 outlines the requirement for activities to avoid, remedy or mitigate any adverse effects on the environment. I consider that the existing environment could receive yard reductions without giving rise to any adverse effects that are more than minor. The conditions imposed on the consent, if granted, would ensure the effects of the subdivision on the surrounding environment would be avoided, remedied or mitigated.

Sections 6(e),(f) and (g) of the Resource Management Act 1991 take into consideration the preservation and protection of national and cultural matters from the effects of subdivision and land development. This application does not involve any matters of national importance or known cultural issues.

Section 7 outlines the requirement to ensure the ongoing maintenance and enhancement of amenity values and the quality of the environment. I consider that the proposal would maintain the amenity values and quality of the environment for the reasons outlined within the evaluation section of this report.

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

CONCLUSION

I consider that the yard reductions of the dwelling would not give rise to any adverse environmental effects that are more than minor as the activity is not inconsistent with the applicable objectives and policies of the District Plan and the purpose and principles of the Resource Management Act 1991.

I consider that the proposed subdivision would not compromise the character and amenity of the residential environment or give rise to any adverse environmental effects that are more than minor due to the nature of the subdivision.

The District Plan's provisions are in place to ensure that subdivision can occur in a flexible manner while ensuring that the effects on the environment are avoided, mitigated or remedied. I consider that the proposed subdivision and development of the lots would not compromise the environment due to the nature of the proposal in relation to the surrounding area.

Overall the application has been assessed as a Discretionary Activity. Given the nature of the application, it is appropriate to require the applicant to provide connections to reticulated water and sewer services.

RECOMMENDATIONS

THAT consent be granted to Puzzle Design Ltd to subdivide the properties (Part Lot 3 DP 2, Part Lot 3 DP 3364, Part Lot 4 DP 206, Lots 1 and 2 DP 4825, Part Lot 6 DP 3791, Lot 24 DP 379 and Lot 2 DP390309) at the corner of Princes, Rowe and Albion Streets, Hawera into 12 Lots in three stages pursuant to Sections 104, 104B and 108 of the Resource Management Act 1991.

Stage 1 consists of Lot 1 of 330m², Lot 2 of 330m² and Lot 3 (balance area) of 35742m².

Stage 2 consists of Lot 7 of 470m², Lot 8 of 303m², Lot 9 of 304m², Lot 10 of 306m² and Lot 11 of 302m², Lot 12 of 444 m² and Lot 13 (balance area) of 1445 m².

Stage 3 consists of Lot 3 of 330m², Lot 4 of 335m², Lot 5 of 386m² and Lot 6 of 394m².

THAT consent be granted to Puzzle Design Ltd to construct a dwelling 1.6 metres from the eastern (rear) boundary of Lot 7 of the above subdivision.

THAT consent be granted to Puzzle Design Ltd to construct a dwelling 1.05 metres from the side (eastern) boundary and 2 metres from the southern (rear) boundary of Lot 2 of the above subdivision

For the following reasons:

1. The proposal is consistent with the objectives and policies of the District Plan.
2. The proposal is consistent with Part II of the Resource Management Act 1991.
3. There are no parties affected by the yard dispensations.

Subject to the following conditions:

Stage 1 – Lots 1 - 2

Water

1. That Lot 2 has a separate connection to the Council's water main in Princes Street.

Stormwater

2. That Lots 1 and 2 are self-sufficient in terms of the disposal of stormwater and that the provision of this service does not give rise to cross-boundary effects.

General

3. That where required, all necessary easements are shown and registered on the Land Transfer Plan.
4. That, where installed, electricity, telecommunication and gas distribution lines are installed underground.

Stage 2 – Lots 7 - 12

Water

5. That a 50mm NB rider main to serve Lots 7-12 is designed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and the design approved by the Group Manager Engineering Services prior to its installation.
6. That the rider man is installed within Easements A and B in accordance with NZS4404:2004 Land Development and Subdivision Engineering and inspected by the Group Manager Engineering Services prior to reinstatement of the ground.
7. That separate water connections (incorporating manifold assemblies) to serve Lots 7-12 are installed in the right-of-way.

Sewer

8. That a 100mm NB sewer pipe to serve Lots 7-12 is designed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and the design approved by the Group Manager Engineering Services prior to its installation.
9. That the sewer pipe is installed within Easements A and B in accordance with NZS4404:2004 Land Development and Subdivision Engineering and inspected by the Group manger Engineering Services prior to reinstatement of the ground.
10. That individual sewer connections to serve Lots 7-12 are installed to the new common sewer pipe in the right-of-way.

Stormwater

11. That Lots 7-12 are 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

12. That the existing vehicle crossing partially serving Easements A and B is upgraded to comply with the Councils Commercial Vehicle Entrance Specifications.
13. That the right-of-way within Easements A and B is designed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and the design approved by the Group Manager Engineering Services.
14. That the right-of-way within Easements A and B is constructed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and to the satisfaction of the Group Manger Engineering Services prior to reinstatement of the ground.

General

15. That where required, all necessary easements are shown and registered on the Land Transfer Plan.
16. That, where installed, electricity, telecommunication and gas distribution lines are installed underground.

Stage 3 – Lots 3-6

Water

17. That a 40mm NB rider main to serve Lots 3, 4 and 6 is designed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and the design approved by the Group Manager Engineering Services prior to its installation.
18. That the rider main is installed within Easements C and H in accordance with NZS4404:2004 Land Development and Subdivision Engineering and inspected by the Group manager Engineering Services prior to reinstatement of the ground.
19. That separate water connections (incorporating manifold assemblies) to serve Lots 3, 4 and 6 are installed.

Sewer

20. That a 100mm NB sewer pipe to serve Lots 3, 4 and 6 is designed in accordance with NZS4404:2004 Land Development and Subdivision Engineering and the design approved by the Group Manager Engineering Services.
21. That the sewer pipe is installed within Easements D and E in accordance with NZS4404:2004 Land Development and Subdivision Engineering and inspected by the Group manager Engineering Services prior to reinstatement.
22. That individual sewer connections to serve Lots 3, 4 and 6 are installed to the new common sewer pipe.

Stormwater

23. That Lots 3-6 are 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

- 24. That vehicle crossings to serve Lots 3 and 6 are constructed in accordance with the Council's Urban Property Specifications within two years from the date of approval of the survey plan or at the time of building on the lot, whichever occurs sooner, and that this forms an on-going condition under Section 221 of the Resource Management Act 1991.
- 25. That the specific location of vehicle crossings for Lots 3 and 6 are determined on the site layout plans that accompany any building consent application and that this forms an on-going condition under Section 221 of the Resource Management Act 1991. During the building process, temporary crossings are to be formed to the satisfaction of the Council.
26. That temporary vehicle crossings for Lots 3 and 6 are formed to the satisfaction of the Council during the building process.

Reserve Fund Contribution

27. That a Reserve Fund contribution of 7.5% of the value (land only) of Lots 3, 4, 5 and 6 are paid to the South Taranaki District Council; being \$18,450.00

General

28. That where required, all necessary easements are shown and registered on the Land Transfer Plan.
29. That, where installed, electricity, telecommunication and gas distribution lines are installed underground.

Advice Notes (All Stages):

1. *Subject to any legal requirements of the Police, Historic Places Act 1993, and any other governing legislation, should a Waahi Tapu or archaeological site be uncovered during earthworks or other construction work, work in the affected area shall stop immediately the consent holder shall seek advice from Tangata Whenua, the Historic Places Trust and/or the Police (as appropriate) to determine what further actions are appropriate to safeguard the site or its contents before work recommences.*

3. Construction, supervision and certification of works

Although compliance with NZS4404:2004 Land Development and Subdivision Engineering is required, the Council would emphasize the following notification, inspection, and completion documentation and reporting requirements:

The consent holder or their appointee shall:

- *Notify the Council of contracts and phases of work, in accordance with clause 1.5.5 of NZS4404:2004 Land Development and Subdivision Engineering;*
- *call for inspections to be carried out by Council's authorised representative in accordance with clause 1.5.5.2 of NZS4404:2004 Land Development and Subdivision Engineering;*
- *provide completion documents, including completion certificates and as-built drawings in electronic format.*

4. Connection to Council Services:

Connection to the Council's existing reticulated services requires an application (with the appropriate fee) must be made to the Council's Engineering Services Group. If approved, the connection(s) is made by a Council approved contractor at the applicant's cost.

5. Vehicle Crossings:

For all new vehicle crossings, an application (with the appropriate fee) must be made to the Council's Engineering Services Group.


6. Common Sewer Mains

Upon completion, the new common sewer mains would remain in private ownership.

RMS11012: Puzzle Design Limited, corner Princes, Rowe and Albion Streets, Hawera



Andrea Te Puni
Planner



[Seen by]
Hamish Stevenson
Development Control Engineer

[**Approved**/~~Not Approved~~]



Blair Sutherland
Planning Manager

Date: 21/4/11



15 April 2011

Department of Planning
South Taranaki District Council
Private Bag 902
HAWERA 4640

ATTENTION Andrea Te Puni

**RE: RESIDENTIAL SUBDIVISION – PRINCES STREET, ROWE STREET AND
ALBION STREET, HAWERA**

Thank you for your instructions to provide land values for the 12 lots to the above subdivision, we inspected these on 14 April 2011 and now report as follows:

- Summary -

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

• **Brief Description:**

Subdivision of 4273m² residentially zoned block of vacant land between Princes Street and Albion Street and to the southern side of Rowe Street to the periphery of the Hawera central business area.

• **Summary:**

Market Value:

Lot 1 – land value	330m ²	\$76,000
Lot 2	330m ²	\$71,000
Lot 3	330m ²	\$71,000
Lot 4	335m ²	\$62,500
Lot 5	386m ²	\$55,000
Lot 6	394m ²	\$67,500
Lot 7	470m ²	\$61,000
Lot 8	303m ²	\$60,000
Lot 9	304m ²	\$70,000
Lot 10	306m ²	\$70,000
Lot 11	302m ²	\$60,000
Lot 12	444m ²	\$60,000

All values are assessed inclusive of GST and do not include any structural improvements.

Valuation Policies and Special Conditions, see pages 7 - 8 of this report.

- Valuation & Property Report -

- **Legal Description:**

The 12 lot subdivision is a subdivision of five adjoining titles which have a composite land area of 4273m² more or less and are scheduled as follows:

- (a) An estate in fee simple described in the Computer Register as Part Lot 3 on Deposited Plan 2 which contains a land area of 756 square metres more or less. The title identifier is TNH1/1351 of the Land Registration District Taranaki.
- (b) An estate in fee simple described in the Computer Register as Lot 24 and Part Lot 6 on Deposited Plan 3791 and Lots 1 to 2 on Deposited Plan 4825 which contains a land area of 1254 square metres more or less. The title identifier is TNK4/193 of the Land Registration District Taranaki.
- (c) An estate in fee simple described in the Computer Register as Lot 2 on Deposited Plan 390309 which contains a land area of 1633 square metres more or less. The title identifier is 362391 of the Land Registration District Taranaki.
- (d) An estate in fee simple described in the Computer Register as Part Lot 3 on Deposited Plan 3364 which contains a land area of 104 square metres more or less. The title identifier is TNH1/1352 of the Land Registration District Taranaki.
- (e) An estate in fee simple described in the Computer Register as Part Lots 3 and 4 on Deposited Plan 206 which contains a land area of 481 square metres more or less. The title identifier is TNA1/520 of the Land Registration District Taranaki.

Instruments registered to these titles include party wall rights created by Transfer 52362, encumbrance to Foodstuffs Wellington Co-operative Society Limited as in Transfer 7916400.1.

We attach search copies of the Register.

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

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

The proposed residential use is a permitted activity within this zoning environment.

- **Situation and Location:**

The subdivision is situated to the eastern side of Princes Street, the western side of Albion Street and to the southern side of Rowe Street, but excludes a water supply lot to the southwestern corner of Rowe Street and Albion Street. This and neighbouring properties are located to the southern periphery of the Hawera central business area

with neighbouring land to the northern side of Rowe Street being zoned commercially and developed as part of a large supermarket complex. High Street, being the main arterial traffic route through the central business area, is approximately 400 metres north via Princes Street. As such, the central business area and its associated community facilities are within easy walking distance.

Neighbouring properties beyond the western, eastern and southern boundaries continue to be used for residential purposes with a diverse range of housing. This includes older styled early colonial villas and bungalows on large sections and more intensively developed townhouses and owner occupier units on small infill housing sites. Historically the location has had good saleability when compared with other residential parts of Hawera.

- **Land Description:**

The 12 lots to the proposed subdivision are highlighted in the subdivision plan appended. Three lots have direct access to the eastern side of Princes Street and a further three lots have direct access to the southern side of Furlong Street, while a single lot has frontage to Albion Street. The remaining five sites are either accessed via rights of way off the eastern side of Princes Street or via an ingress strip to the western side of Albion Street. Land contour for the total site is near flat, although there are some excavations which will require filling in association with landscaping as individual sites are developed. Utility services to the respective street frontages include electricity, gas, sewer and community water.

- **Individual Lot Descriptions:**

Lot 1 - 330m²:

This rectangular shaped lot has a 15.8 metre frontage to Rowe Street and extends for a depth of 20.9 metres being also in effect the Princes Street frontage. Land contour is near flat and a future dwelling will have an outlook over the adjoining roads to the Pak N Save supermarket development, the central business area and potentially a distant view of Mt Egmont National Park to the northwest.

Lot 2 - 330m²:

This rectangular shaped lot has a 15.8 metre frontage to Rowe Street and extends for a depth of 20.9 metres. Land contour is near flat with a slight drop below street level. A dwelling in the course of construction has an outlook to the neighbouring supermarket complex and central business area.

Lot 3 - 330m²:

This rectangular shaped lot has a 15.9 metre frontage to Rowe Street and extends for a depth of 20.9 metres. Land contour is flat and a future dwelling will have an outlook to neighbouring residential properties and the previously mentioned supermarket complex across Rowe Street.

Lot 4 - 335m²:

This lot is also rectangular in shape and has a 19.8 metre frontage to Rowe Street and extends for a depth of 16.9 metres. Land contour is flat and we note there is a sewer easement running parallel to the western boundary. A future dwelling will have an

outlook across Rowe Street to the supermarket but the eastern outlook is partially obscured by a large water tank associated with the Pak N Save supermarket complex on the immediate neighbouring eastern title.

Lot 5 - 386m²:

This rectangular shaped lot includes a four metre wide ingress strip accessing the neighbouring rear western lot. Net of this access way of some 80m² this section has an area of 306m² being 16.4 metres in width and 18.9 metres in depth. Land contour is flat. A future dwelling will have an outlook to neighbouring residential properties but its northerly outlook will be somewhat obscured by the previously mentioned water tank and a future dwelling will be somewhat restricted in area due to the neighbouring ingress strip to the rear western lot.

Lot 6 - 394m²:

This near square shaped lot gains access via a four metre wide and 18.9 metre long right of way ingress strip over the northern side of lot 5 from the Albion Street frontage. The actual lot has a width of 20.4 metres and extends for a depth of 19.3 metres. Land contour is flat. We note there is a sewer easement running parallel to the western boundary. A future dwelling will have an outlook to neighbouring residential properties, while the previously mentioned tank will obscure outlook to the northeastern quarter.

Lot 7 - 470m²:

This near rectangular shaped lot is accessed via an ingress strip and right of way. Net of this ingress strip of 128m² the lot has an area of 342m². The section is irregular in shape, having a 15.9 metre northern boundary extending initially for a depth of 16.1 metres, then tapering in width by 4.4 metres, leaving an 11.8 metre frontage to the three metre wide and 22 metre long ingress strip. Land contour is flat and the near completed dwelling has an outlook to neighbouring vacant sections.

Lot 8 - 303m²:

This rectangular shaped lot also gains access via the above-mentioned ingress strip to lot 7. It has a width of 14.9 metres and extends for a depth of 20.4 metres. Land contour is flat and the future dwelling will have an outlook to neighbouring residential properties.

Lot 9 - 304m²:

This lot is also rectangular in shape. It has a 20.5 metre frontage to Princes Street and extends for a depth of 14.9 metres. Land contour is flat. The lot does not have access via the ingress strip to the southern boundary, but has a wide frontage to Princes Street over which it has an outlook to neighbouring residential properties.

Lot 10 - 306m²:

This rectangular shaped lot has a 21.5 metre frontage to Princes Street and extends for a depth of 14.2 metres. Land contour is flat and the lot is accessed off Princes Street as opposed to the neighbouring northern ingress strip accessing neighbouring rear lots. The future dwelling will have an outlook over Princes Street to residential property and the central business area.

Lot 11 - 302m²:

This rectangular shaped lot has a 14 metre frontage to a neighbouring lot's ingress strip over which it has rights of way. It extends for a depth of 20.6 metres. Land contour is flat and a future dwelling will have an outlook to neighbouring residential properties when developed.

Lot 12 - 444m²:

This rear rectangular shaped lot gains access via a 42 metre long and three metre wide ingress strip. Net of this ingress strip the lot has an area of 316m², being 14.6 metres in width and extending for a depth of 21.6 metres. Land contour is flat and a future dwelling will have an outlook to neighbouring residential properties.

- Market Considerations:**

To assess a land value for the individual lots to this 12 lot subdivision, we have analysed a diverse range of vacant section sales which have occurred throughout Hawera over the previous 12 month period. Sale properties used for comparison include:

Address/Land Area	Date of Sale	Consideration
Lot 5, Nikau Grove - 923m²	February 2010	\$112,500
11 Ramanui Avenue - 980m²	February 2010	\$70,000
300 High Street - 532m²	January 2010	\$160,000
306 High Street - 532m²	May 2010	\$155,000
18 Egmont Street - 867m²	May 2010	\$57,000
Lot 6, Nikau Grove - 846m²	July 2010	\$110,000
5 Reremoana Close - 757m²	December 2010	\$72,000
198 Glover Road - 753m²	December 2010	\$85,000
300A High Street - 532m²	February 2011	\$162,000

When analysing these sales, there is obviously a diverse range of sale prices paid per square metre or on a unit metre frontage basis. It is noteworthy that the lower priced larger sections tend to be on rear sites on more peripheral locations, whereas sales to the periphery of the central business area have achieved premiums particularly in new subdivisions such as those properties which have sold off High Street.

Rates per square metre for these sections tend to be in the range of \$70 to \$300 per square metre but with major variations for size, contour and location. When applying this information to the subject sections acknowledging their location adjacent to the central business area but not in as sought after a location as those sections which have

sold to High Street, we have adopted rates per square in the range of \$170 to \$220 with adjustments reflecting accessibility, outlook and to a lesser degree section size and shape.

You will appreciate that after a particularly buoyant 2004 – 2008 period for the Taranaki residential real estate market, there has been a substantial downward adjustment over the previous two years. This adjustment reflected the international collapse of financial markets, substantial changes in the local economy and more stringent requirements with regard to mortgage lending. As a result, there has been a downward adjustment in values for most classes of residential property being in the range of 10% to 20%. However, in recent months the market decline has steadied to a point where property values have now adjusted to a new level. There is now some stability in the market, although there is at present little indication of an improvement in values. We anticipate these market conditions to remain in a fickle state for the next six months reflecting a more cautious approach being adopted by mortgage lenders, investors and purchasers.

- **Valuation Details:**

Having considered the above market information and in particular the resource consent application information forwarded with your instructions, we assess a market value for the respective lots to the 12 lot subdivision as follows:

Lot 1	330m ²	\$76,000
Lot 2	330m ²	\$71,000
Lot 3	330m ²	\$71,000
Lot 4	335m ²	\$62,500
Lot 5	386m ²	\$55,000
Lot 6	394m ²	\$67,500
Lot 7	470m ²	\$61,000
Lot 8	303m ²	\$60,000
Lot 9	304m ²	\$70,000
Lot 10	306m ²	\$70,000
Lot 11	302m ²	\$60,000
Lot 12	444m ²	\$60,000

(All values are assessed inclusive of GST)

Market valuations are carried out in accordance with the Valuation Standards and Guidance Notes recommended by the New Zealand Institute of Valuers and the Property Institute of New Zealand, where the definition of market Value is "the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arms length transaction after proper marketing wherein the parties have each acted knowledgeably, prudently and without compulsion".

No allowances are made in our valuations for any expenses of realisation or to reflect the balance of any outstanding mortgages either in respect of capital or interest accrued thereon.

The value provided in this valuation report is our opinion of the current market value on a willing buyer/willing seller basis. That value may change in the future due to market conditions and changes to the state of the subject property. Any decision to lend should take these factors into account and allow a reasonable and prudent margin between the amount advanced and the current market value given in this valuation. Additionally the margin should also recognise the consequences and costs of a forced sale. Where there is no recommendation contained in the report this has been omitted at the express request of the instructing party.

We confirm that as at this date we have no objection to the distribution of this report to intending lenders within the context of this specific application for first mortgage loan monies. This report should not be used for Contributory Mortgage lending.

We hereby declare that the undersigned is a registered valuer within the meaning of the Valuers Act 1948, and holds an annual practising certificate.

- **Special Conditions:**

- Our individual lot values are assessed assuming that separate freehold titles will be registered for these respective lots as per the subdivision plan and resource consent information forwarded with your instructions;
- Our valuation is assessed net of any structural improvements that either have more recently been constructed or remain on the individual lots at time of subdivision;
- Our valuation anticipates that all sections will be serviced to the respective street frontage or access ways with electricity, gas, sewer and community water.

- **Statement of Limiting Conditions and Valuation Policy:**

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.

Boundaries

We have made no survey of the property and its boundaries and assume no responsibility in connection with such matters. Unless otherwise stated it is assumed that all improvements lie within the title boundaries. Any sketch, plan or map in this report is included to assist the reader in visualising the property and should not be relied upon as being definitive.

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:**

General Responsibility

No responsibility is assumed for legal matters, questions of survey, opinions of title, hidden or unapparent conditions of the property, soil or sub-soil conditions, engineering or other technical matters, which might render the property more or less valuable than as stated herein. If, as the result of our investigation and analysis, it came to our attention that certain problems may exist, a cautionary note has been entered in the body of the report.

GST

Unless otherwise stated, all figures shown in this report are inclusive of GST, if any.

When analysing the sales and/or leasing evidence relied upon for this valuation, it is noted that we have attempted to ascertain whether or not the sale price/rental is inclusive or exclusive of Goods and Services Tax (GST). The national database of sales evidence does not currently identify whether or not the sale price is inclusive or exclusive of GST. Where we have not been able to verify the matter of GST, we have assumed that the national database record of sale price is inclusive of GST (if any) for residential properties and plus GST (if any) for non residential properties. Should this not be the case for any particular sale or rental used as evidence, we reserve the right to reconsider our valuation.

PINZ Standards

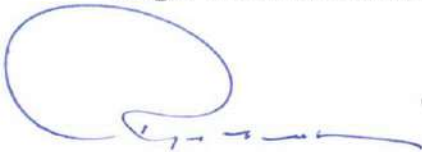
We certify that this valuation and report complies with the Property Institute of New Zealand (PINZ) Valuation Reporting Standards revised in 2009.

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



New townhouse Lot 7



Lot 10 to Princes Street



Accessway & frontage to Albion Street



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)	Lot 12	Lots 7, 8 & 11
Electricity	(B)	Lot 7	Lots 8, 11 & 12
Water	(C)	Lot 5	Lot 6
Telephone	(D)	Lot 6	Lots 3 & 7
Sewer	(E)	Lot 4	Lots 3, 6 & 7
Gas	(F)	Lot 2	Lot 8
	(G)	Lot 1	Lots 2, 8 & 9

4 0 4 8 12 16 20m
 SCALE 1 : 400



LOCAL BODY: South Taranaki District Council

APPLICANT: PUZZLE DESIGN

COMPRISED IN: CTs K4/193, H1/1351, H1/1352, A1/520, 362391

SCALE: 1:400

Lots 1 - 12 Being a Proposed Subdivision of
 Lots 1 & 2 DP 4825, Lot 24 DP 3791, Pt Lot 6 DP 3791,
 Pt Lot 3 DP 2, Pt Lot 3 DP 3364, Pt Lot 4 DP 206 & Lot 2 DP 390309

Prepared by:

Drawn by: RJG

Date: 22/09/10

I.M. Dickey

Checked by: IMD

Date: 16/02/11

Licensed Cadastral Surveyor

Date: Feb. 2011

Job No. 10337

Drawing No. 10337-03-Rev 2



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier TNH1/1351
Land Registration District Taranaki
Date Issued 12 December 1986

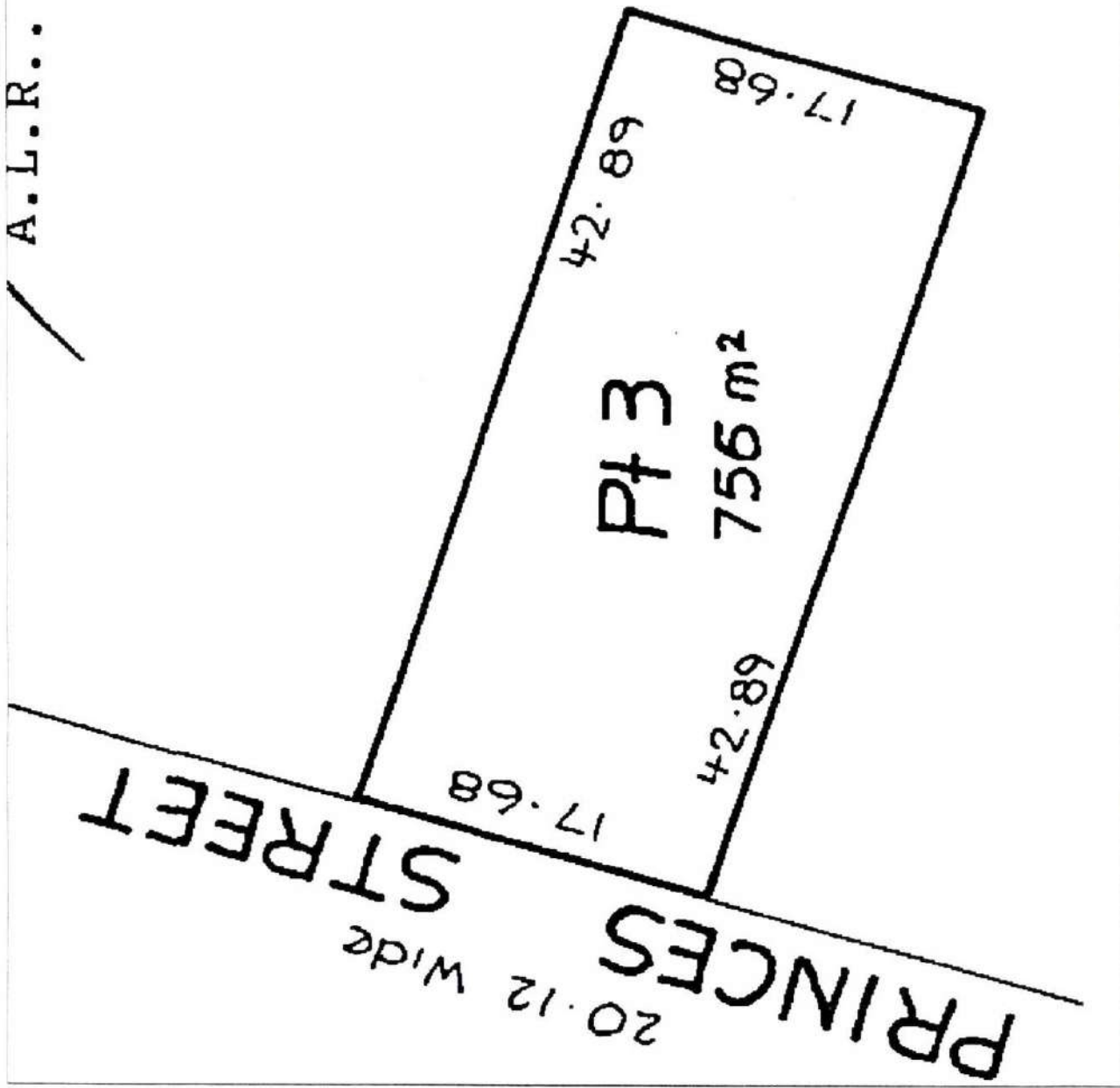
Prior References
TN85/196

Estate Fee Simple
Area 756 square metres more or less
Legal Description Part Lot 3 Deposited Plan 2
Proprietors
Puzzle Design Limited

Interests

7916400.1 Encumbrance to Foodstuffs (Wellington) Co-operative Society Limited - 25.8.2008 at 9:00 am
8557356.2 Mortgage to Foodstuffs Properties (Wellington) Limited - 23.8.2010 at 2:04 pm
8703954.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS COMPUTER REGISTER IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS 362391 and TNK4/193) - 24.2.2011 at 7:00 am

A.L.R..





COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier **TNK4/193**
Land Registration District **Taranaki**
Date Issued 05 June 1997

Prior References

TNE1/180 TNE1/181 TNE1/182

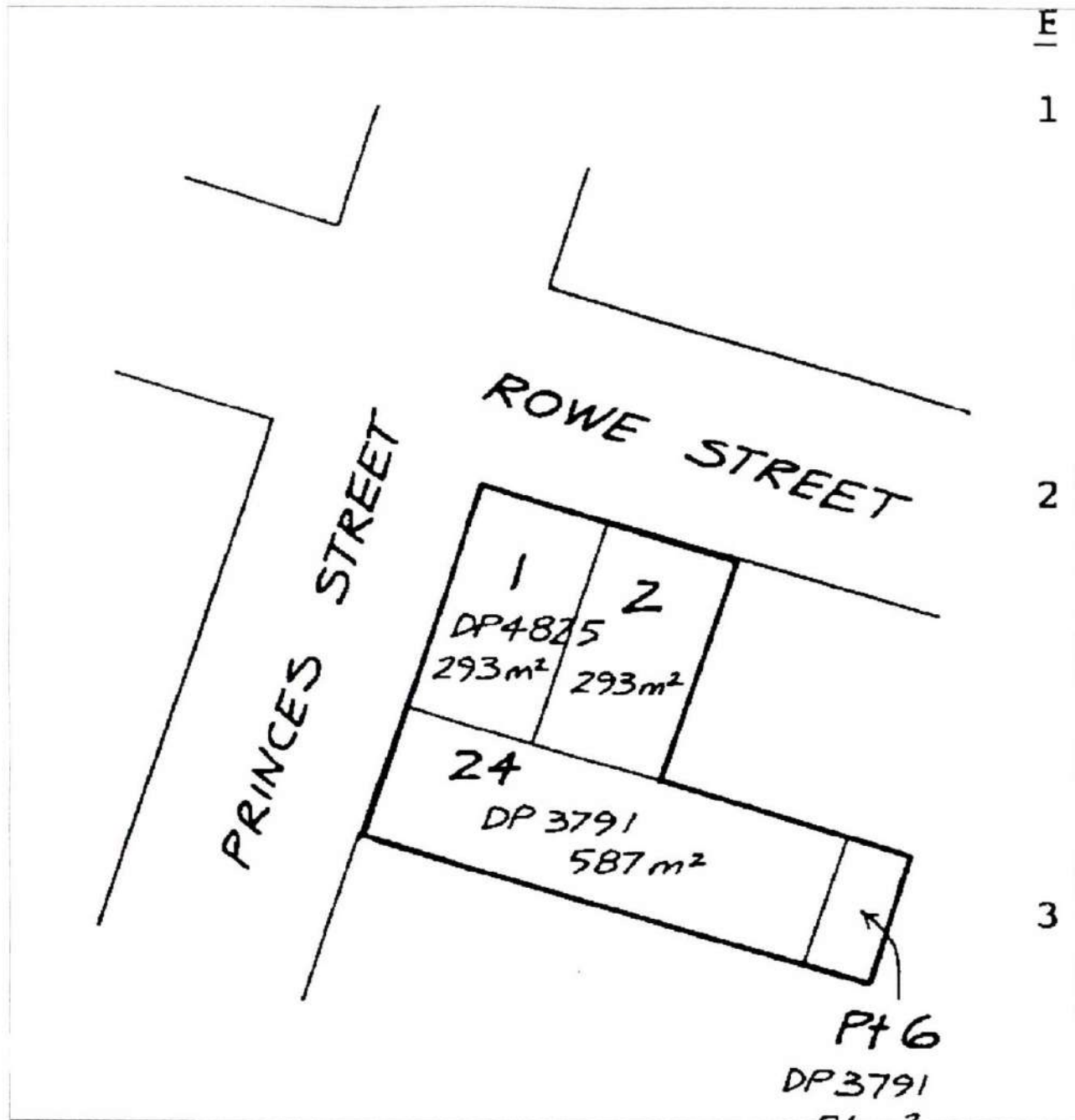
Estate	Fee Simple
Area	1254 square metres more or less
Legal Description	Lot 24 and Part Lot 6 Deposited Plan 3791 and Lot 1-2 Deposited Plan 4825

Proprietors

Puzzle Design Limited

Interests

Subject to a party wall right over part created by Transfer 52362 - 20.8.1927 at 11.15 am
7916400.1 Encumbrance to Foodstuffs (Wellington) Co-operative Society Limited - 25.8.2008 at 9:00 am
8557356.2 Mortgage to Foodstuffs Properties (Wellington) Limited - 23.8.2010 at 2:04 pm
8703954.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS COMPUTER
REGISTER IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS 362391 and
TNH1/1351) - 24.2.2011 at 7:00 am





COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier **362391**
Land Registration District **Taranaki**
Date Issued 04 February 2008

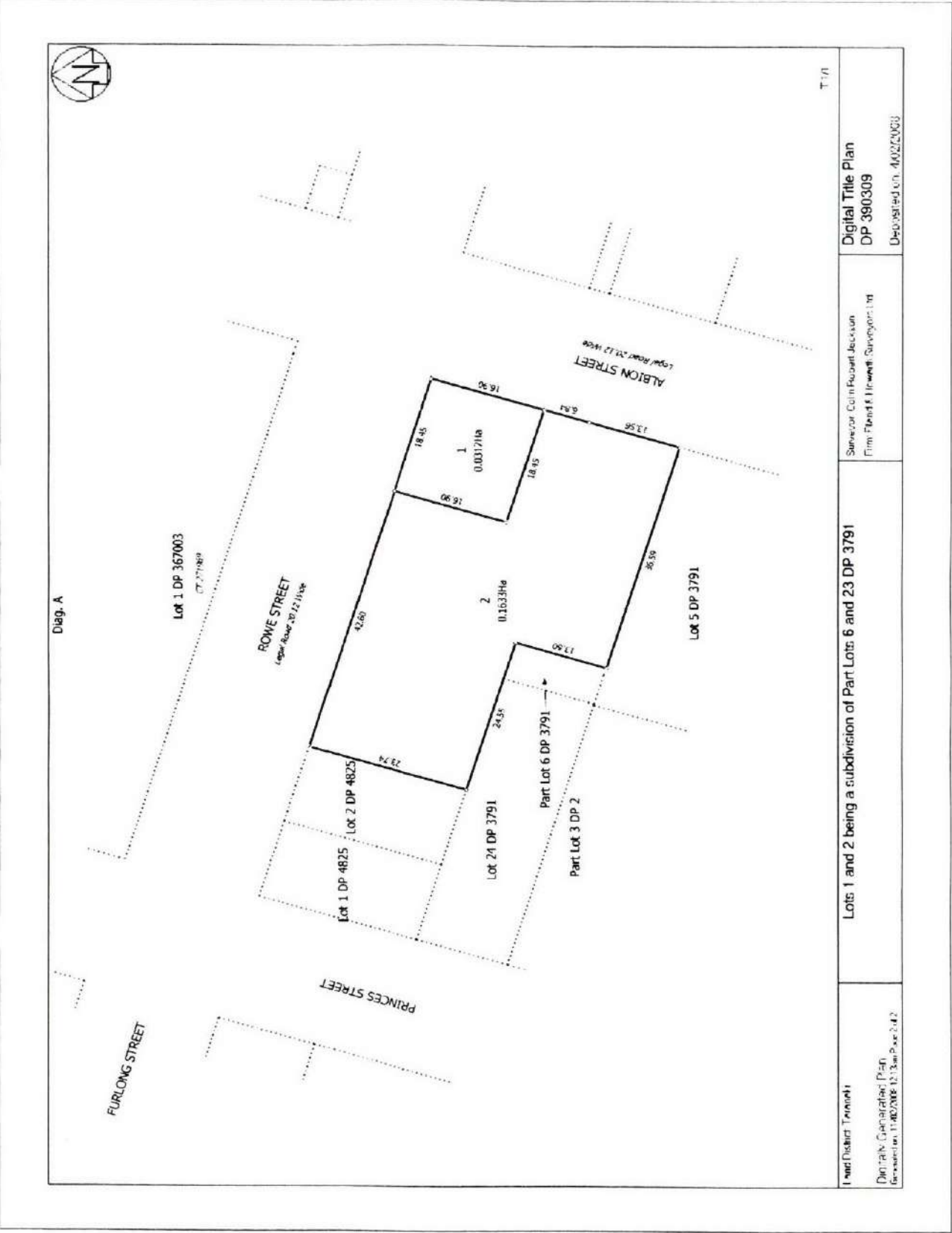
Prior References

TN110/227

Estate	Fee Simple
Area	1633 square metres more or less
Legal Description	Lot 2 Deposited Plan 390309
Proprietors	
Puzzle Design Limited	

Interests

7916400.1 Encumbrance to Foodstuffs (Wellington) Co-operative Society Limited - 25.8.2008 at 9:00 am
8557356.2 Mortgage to Foodstuffs Properties (Wellington) Limited - 23.8.2010 at 2:04 pm
8703954.1 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS COMPUTER REGISTER IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS TNH1/1351 and TNK4/193) - 24.2.2011 at 7:00 am





COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier **TNH1/1352**
Land Registration District **Taranaki**
Date Issued 12 December 1986

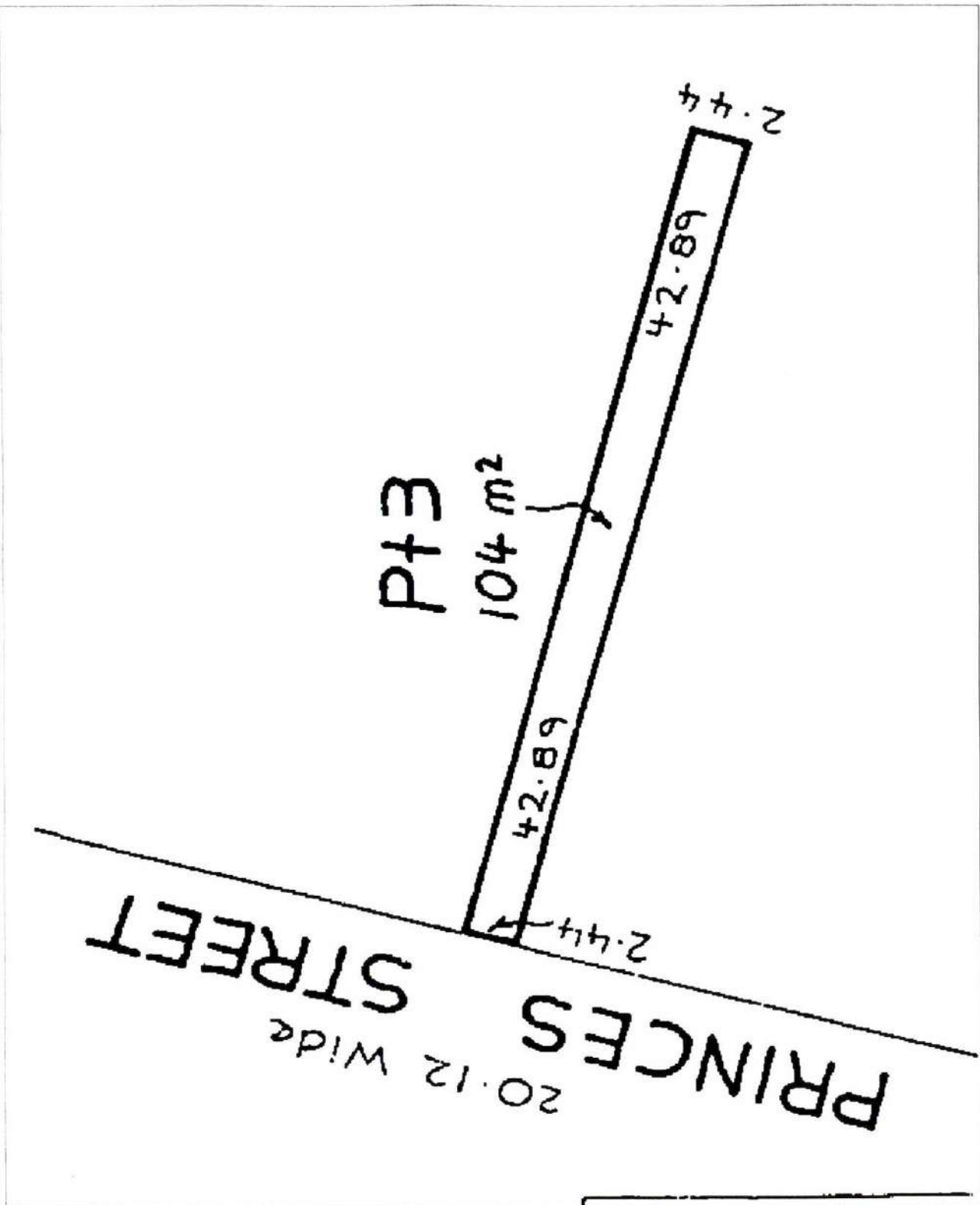
Prior References
TN85/195

Estate Fee Simple
Area 104 square metres more or less
Legal Description Part Lot 3 Deposited Plan 3364

Proprietors
Puzzle Design Limited

Interests

7916400.1 Encumbrance to Foodstuffs (Wellington) Co-operative Society Limited - 25.8.2008 at 9:00 am
8557356.2 Mortgage to Foodstuffs Properties (Wellington) Limited - 23.8.2010 at 2:04 pm





COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy


R. W. Muir
Registrar-General
of Land

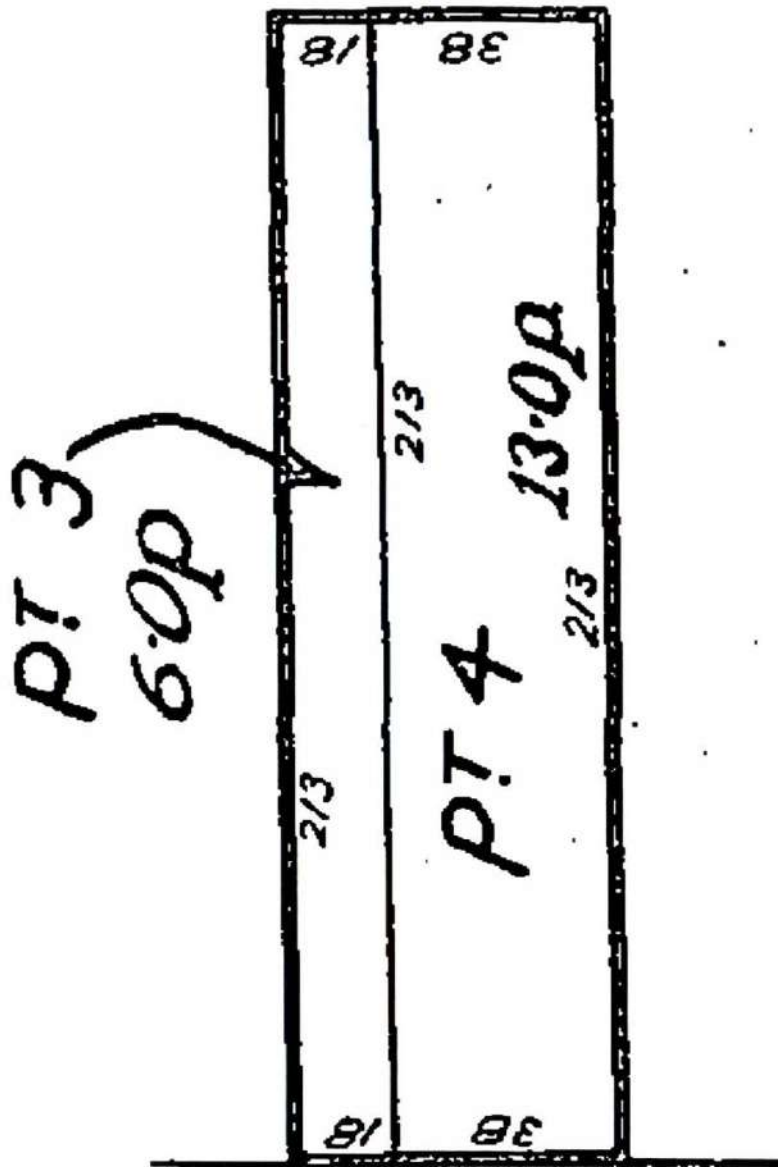
Identifier **TNA1/520**
Land Registration District **Taranaki**
Date Issued 04 February 1963

Prior References
TN6/19

Estate	Fee Simple
Area	481 square metres more or less
Legal Description	Part Lot 4 Deposited Plan 206 and Part Lot 3 Deposited Plan 2 and Defined On Deposited Plan 206

Proprietors
Puzzle Design Limited

Interests
7916400.1 Encumbrance to Foodstuffs (Wellington) Co-operative Society Limited - 25.8.2008 at 9:00 am
8557356.2 Mortgage to Foodstuffs Properties (Wellington) Limited - 23.8.2010 at 2:04 pm



PRINCES STREET

Memorandum

To Andrea Te Puni
From Hamish Stevenson
Date 29 March 2011
Subject RMS11012 Engineering Recommendations

Engineering conditions for Puzzle Design Limited's subdivision at 20-32 Princes Street and Rowe Street, Hawera, of Pt Lot 3 DP 2, Pt Lot 3 DP 3364, Pt Lot 4 DP 206, Lot 1 and 2 DP 4825 Pt Lot 6 DP 3791 Lot 24 DP 379, and Lot 2 DP 390309 into twelve lots over three stages are discussed below:

Stage 1: Lots 1 and 2
Stage 2: Lots 3, 4, 5 and 6
Stage 3: Lots 7, 8, 9, 10, 11 and 12

Existing Reticulation

There are water mains on Princes and Albion Streets and sewer mains on Princes, Rowe and Albion Streets. There are stormwater mains on Princes and Rowe Streets although no connections to these will be permitted.

Existing Access

Off Albion Street there is a double slot crossing at the south end of Lot 5. Off Rowe Street there is a double slot crossing midway along Lot 4, and three single bridge crossings, one aligning with Lot 2 and the others with Lot 1. Off Princes Street is a single dish crossing aligning with Lot 9 and two double dish crossings, one aligning half with Lot 9 and half with ROW B and the other with Lot 10.

Stage 1

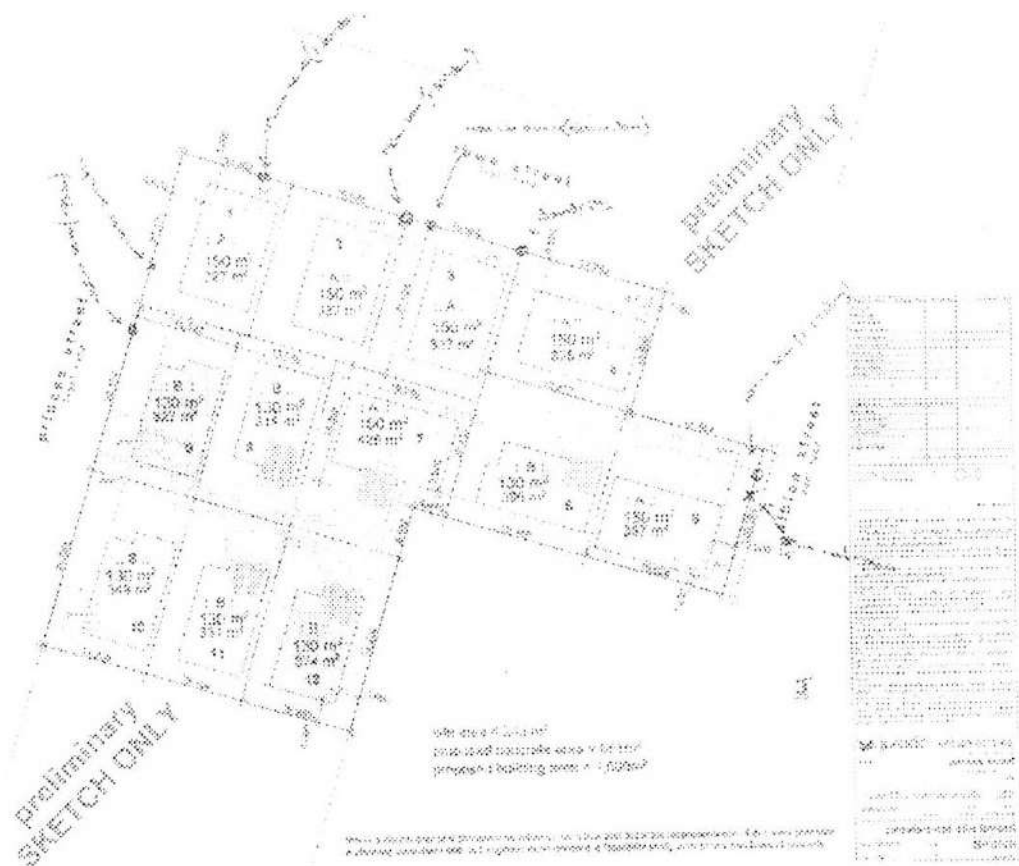
Water

There is an existing water connection on the Princes Street frontage of Lot 1.

Lot 2 will need its own connection. A water connection application was been placed on the PIM for Lot 2. As there is no water main on Rowe Street the Lot 2 connection would need to be made at Princes Street. The best way to achieve this is to run a water line to Lot 2 through Easement G.

Sewer

There are existing sewer connections on the Rowe Street frontage of both Lots 1 and 2. See below:



Stormwater

The application states that stormwater will be disposed of to soakholes within each site. Although the lots are relatively small I believe that this will be satisfactory as soakholes are typically 0.9m wide and thus have a small lateral footprint. Soil absorption in this part of Hawera is favourable relative to the northwest part of town where layers of peat impair drainage.

That Lots 1 and 2 are 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

Both lots are served by existing vehicle crossings. Access from Rowe Street for these lots is preferred as it is significantly less busy than Princes Street. The existing westernmost vehicle crossing on the frontage of Lot 1 should be removed as it is too close to the intersection of Rowe Street / Princes Street.

The westernmost vehicle crossing along the frontage of Lot 1 shall be removed.

Is this not the one they want drop for??

Stage 2

Water

There are no existing water connections on the Princes Street frontage. Each of Lots 7 to 12 will require separate domestic (manifold) connections. The recommended way to provide this is to have a 50mm rider main within ROW AB

That a 50mm NB rider main to serve Lots 7-12 is designed in accordance with NZS4404: 2004 and the design approved by the Group Manager Engineering Services.

That the rider main is installed within Easement AB in accordance with NZS4404: 2004 and inspected by the Group manager Engineering Services prior to reinstatement.

That water connections incorporating a manifold assembly to serve Lots 7-12 are installed along ROW frontage.

Sewer

There is an existing sewer connection on the Princes Street frontage of Lot 9. Lots 7, 8 and 10-12 will require new connections. The recommended way to achieve this is to install a common sewer within Easement AB.

That a 100mm NB sewer pipe to serve Lots 7-12 is designed in accordance with NZS4404: 2004 and the design approved by the Group Manager Engineering Services.

That the sewer pipe is installed within Easement AB in accordance with NZS4404: 2004 and inspected by the Group manager Engineering Services prior to reinstatement.

That sewer connections to serve Lots 7-12 are installed to the new common sewer pipe along the ROW frontages.

Stormwater

The application states that stormwater will be disposed of to soakholes within each site. Although the lots are relatively small I believe that this will be satisfactory as soakholes are typically 0.9m wide and thus have a small lateral footprint. Soil absorption in this part of Hawera is favourable relative to the northwest part of town where layers of peat impair drainage.

That Lots 7-12 are 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

Lots 9 and 10 have existing vehicle crossings off Princes Street. ROW AB aligns with the south half of an existing double crossing.

That the existing vehicle crossing partially serving ROW AB is extended south in to provide access for the ROW in accordance with the Councils Commercial Vehicle Entrance Specification.

That ROW AB is designed in accordance with NZS4404: 2004 and the design approved by the Group Manager Engineering Services.

That ROW AB is constructed in accordance with NZS4404: 2004 and to the satisfaction of the Group Manager Engineering Services prior to reinstatement.

Stage 3

Water

There is an existing water connections within the frontage of Lot 5. Lots 3, 4 and 6 will require separate domestic (manifold) connections. The recommended way to provide this is to have a 40mm rider main within Easement C and create a further easement extending from Easement C to along the north boundary of Lot 6 (Easement H?).

That a 40mm NB rider main to serve Lots 3, 4 and 6 is designed in accordance with NZS4404: 2004 and the design approved by the Group Manager Engineering Services.

That the rider man is installed within Easement CH in accordance with NZS4404: 2004 and inspected by the Group Manger Engineering Services prior to reinstatement.

That water connections incorporating a manifold assembly to serve Lots 3-6 are installed.

Sewer

There is an existing sewer connection on the Albion Street frontage of Lot 5. Lots 3, 4 and 6 will require new connections. The recommended way to achieve this is to install a common sewer within Easement DE.

That a 100mm NB sewer pipe to serve Lots 3, 4 and 6 is designed in accordance with NZS4404: 2004 and the design approved by the Group Manager Engineering Services.

That the sewer pipe is installed within Easement DE in accordance with NZS4404: 2004 and inspected by the Group manger Engineering Services prior to reinstatement.

That sewer connections to serve Lots 3,4 and 6 are installed to the new common sewer..

Stormwater

The application states that stormwater will be disposed of to soakholes within each site. Although the lots are relatively small I believe that this will be satisfactory as soakholes are typically 0.9m wide and thus have a small lateral footprint. Soil absorption in this part of Hawera is favourable relative to the northwest part of town where layers of peat impair drainage.

That Lots 3-5 are 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

Lot 5 and Lot 4 have existing vehicle crossings off Albion Street and Rowe Street respectively. Lot 6 will require a new crossing that will align with Easement C. Lot 3 will require a new crossing off Rowe Street.

That vehicle crossings to serve Lots 3 and 6 are installed in accordance with the Councils Urban Property Vehicle Entrance Specification.

Access All Stages

I consider having on-going conditions for the new vehicle crossings required to be acceptable.

Temp crossings?

Engineer 3.⁴75hrs; Site Visits 0.75hrs

Hamish Stevenson
Development Engineer

Cristina Gonzales
Project Engineer

22 March 2011

Malthus Roger & Associates (2008) Ltd Reg. Valuer
Roger Malthus
PO Box 935
New Plymouth

Dear Roger

Request for Valuation Services

Please find enclosed information relating to a 12 Lot residential subdivision of a site on the corner of Rowe Street, Albion Street and Princes Street. The site is in the Residential Zone.

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

Please provide a report detailing land values only (i.e. not improvements or capital value) of the lots. Given the complexity of the lots, it would be useful to understand the values of all of the lots.

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

Your assistance is always appreciated and I look forward to hearing from you by 1 April 2011.

Yours sincerely

Andrea Te Puni
Planner

andrea.tepuni@stdc.govt.nz