

267

A. Keistén

Fantham Street

Pt. Lot 32 D.P. 2320

ENTERED

WF



SPECIFIED DEPARTURE / NO

REFERRED TO DISTRICT PLANNER & ENGINEER FOR REPORT 29/4/1985.

ORDINARY
REFERRED TO TOWN PLANNING MEETING FOR 279 APPROVAL 20 / 5 / 1985.

REFERRED TO Ordinary MEETING FOR 305 APPROVAL 19/5/1986.

RESERVE CONTRIBUTION \$ 6.750 PAID 19/5/1986 . RECEIPT NO. 1013

CONDITIONS:

see Over

(Amalgamation Conditions/Limited Access Approval)

279 Approval Advised to Surveyor ____/____/198 .

Land Transfer Plan Received from Surveyor ____/____/198 .

- i) L.T. Plan returned to Surveyor signed and sealed for lodging with Lands & Survey Office 20/5/1986.
- ii) L.T. Plan returned to Surveyor without Section 306 Certificate (conditions not fully met) / /198 .
- (reasons for ii))

File copy to Technical Clerk 20 / 5 / 1986.

H. Kersten, Intersection Fantham and Albert Streets - proposal to subdivide
Part Lot 32 DP 2320

(Cr Bardsley)

(Cr Shera)

THAT approval under Section 279 (1) (b) and 279 (2) (m) and (n) and Sections 285 and 321 A of the Local Government Act 1974 for the subdivision of Part Lot 32 DP 2320 as shown on a scheme plan described as No. 10.04433 submitted by Service Harrison, Rich & Gilberd, be granted subject to the following conditions:

1. The construction of a sewer as shown on the engineering plan submitted.
2. The entrance strip serving Lots 6 and 7 to be metalled, sealed and formed for the full width of 3m with a kerb on one side and kerb and channel on the other. The construction to be such as to collect all stormwater and to discharge in a location to be approved by the District Engineer.
3. A standard crossing to be constructed to a minimum width of 3m to serve Lots 6 and 7.
4. A contribution towards roading costs, to include the cost of kerbs, channels and footpaths along the entire frontage of the subdivision, and the cost of widening Albert Street by 2 metres on one side only and Fantham Street by 3 metres.
5. Such works as are necessary to discharge surface drainage via a water table to the open drain adjoining the Albert Street Railway Reserve.
6. ✓ The laying of a 100mm water main from Fantham Street to terminate with a hydrant opposite the access to Lots 6 and 7.
7. ✓ The payment of a reserves contribution in accordance with the provisions of Section 285 of the Local Government Act equal to 7.5% of the value of Lots 2 to 8 inclusive being \$6,750.00.

Vet Group Krc 203 m Krc

OUR REF.

1004433

YOUR REF.

29 April 1985

District Manager
Hawera District Council
POBox 39
HAWERA

SERVICE HARRISON RICH & GILBERD

REGISTERED SURVEYORS. LAND DEVELOPMENT CONSULTANTS AND TOWN PLANNERS

WANGANUI	8-9 Bates Street, P.O. Box 168 Tel. 58-229
PALMERSTON NORTH	188 Broadway, P.O. Box 868 Tel. 89-488
HAWERA	117-119 Princes St. P.O. Box 145 Tel. 87-506
MARTON	Wellington Road, P.O. Box 160 Tel. 8637
NEW PLYMOUTH	232 Devon St East, P.O. Box 4095 Tel. 84-925

Hawera Office

Dear Sir

RE: PROPOSED SUBDIVISION-H KERSTEN-FANTHAM STREET

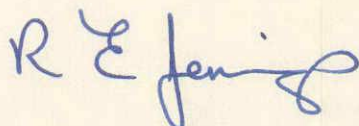
We submit herewith for the approval of your Council a proposed subdivision of Part Lot 32 DP 2320 situated on the corner of Albert Street and Fantham Street.

The proposed subdivision consists of seven lots and includes two rear lots serviced by a proposed right of way off Albert Street.

Although the land being subdivided is generally flat the land can be serviced by a six inch sewer meeting up with the existing sewer running south along Albert Street.

... We attach herewith two copies of the plan for your reference.

Yours faithfully
SERVICE HARRISON RICH & GILBERD



PER: R E Jennings

encl

29-4-85

29 April 1985.

Messrs Service, Harrison, Rich & Gilberd,
Registered Surveyors,
P.O. Box 145,
HAWERA.

Dear Sirs,

Proposed Subdivision : H. Kersten, Fantham Street

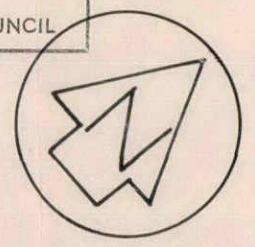
I acknowledge receipt of your letter of 29 April enclosing
scheme plan 10.04433 being the proposed subdivision of
Part Lot 32 D.P. 2320 on the corner of Albert and Fantham
Streets.

Yours faithfully,

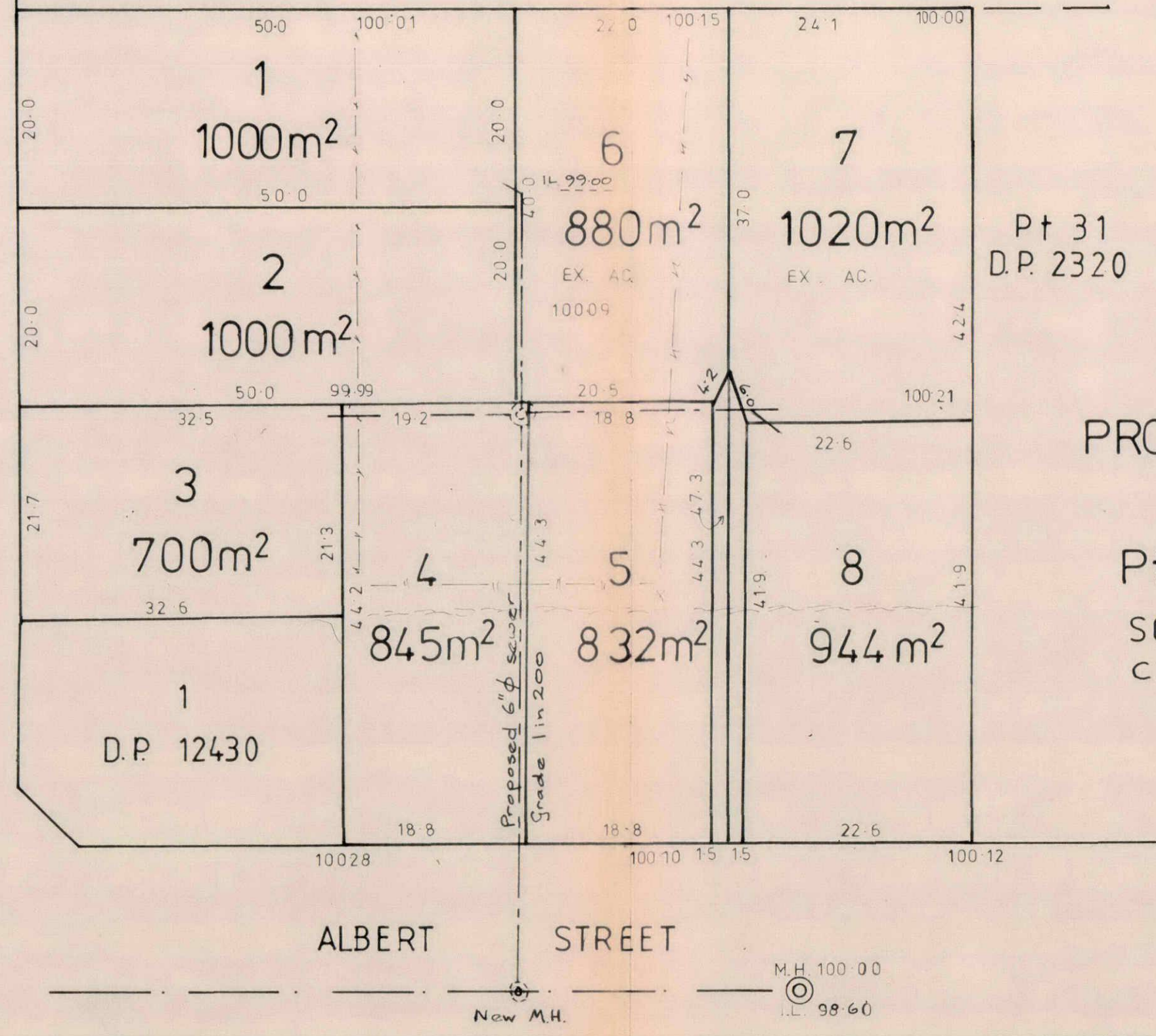
David Stevenson,
District Manager.

30
D.P. 2320

RECEIVED
8 MAY 1985
HAWERA DISTRICT COUNCIL



FANTHAM STREET



Pt 31
D.P. 2320

PROPOSED SUBDN.
OF
Pt. LOT 32 D.P. 2320
SCALE 1:500
C.T. E2/720

Vol. 180m f.c.

I, ROBERT ERNEST JENNINGS, Registered Surveyor hereby certify that this scheme plan has been prepared by me in accordance with the provisions of the Local Government Act, 1974.

R E J
Registered Surveyor

NOTE:
THIS IS A SCHEME PLAN
ONLY - ALL DIMENSIONS
AND AREAS SUBJECT
TO FINAL SURVEY

SERVICE, HARRISON, RICH & GILBERD
Registered Surveyors & Land Development Consultants
117-119 PRINCES STREET P.O. BOX 145 HAWERA
HEAD OFFICE: 8-9 Bates Street, Wanganui
BRANCH OFFICES AT: MARTON, HAWERA, PALMERSTON NORTH, NEW PLYMOUTH
Combined in partnership with PAYNE, SEWELL & PARTNERS
CONSULTING CIVIL, STRUCTURAL & INDUSTRIAL ENGINEERS

10.04433
KERSTEN
24-4-85

Prior C/T C1/1150

19 April 1985

Land and Deeds 69

Transfer No.
N/C. Order No. 246806

SEARCH COPY REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 10th day of February one thousand nine hundred and seventy-eight under the seal of the District Land Registrar of the Land Registration District of TARANAKI

WITNESSETH that BRIAN FREDRICK DEACON of Hawera horse trainer

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 7352 square metres more or less situate in Block V Hawera Survey District being part Lot 32 on Deposited Plan 2320 being part Section 148 Patea District



District Land Registrar

Transfer 248383 of a one half share to Pauline Margaret Deacon of Hawera Married Woman - 27.4.1978 at 11.34 o'clock

Transfer 271291.2 to Herman Gerard Hendrik Kersten of Hawera Retired Farmer and Ida Hendrika Kersten his wife as tenants in common in equal shares - 26.9.1980 at 1.52 o'clock

Mortgage 250918 to Bank of New Zealand - 1.8.1978 at 2.24 o'clock

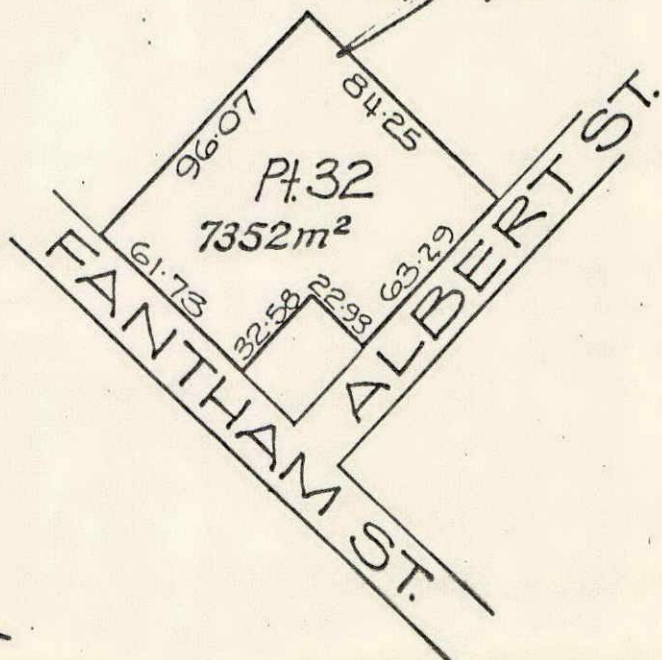
Mortgage 271291.3 to Brian Frederick Deacon and Pauline Margaret Deacon in shares - 26.9.1980 at 1.52 o'clock

Mortgage 294811 to Horner & Burns Securities Limited - 17.11.1982 at 12.11 o'clock

Mortgage 295831 to Horner & Burns Securities Limited - 20.12.1982 at 10.18 o'clock

~~308653.2 Variation of Mortgage 294811~~
26.3.1984 at 2.30 o'clock

~~Entered in Error~~



Measurements are Metric



HAWERA DISTRICT COUNCIL

DEPARTMENT OF PLANNING AND DEVELOPMENT

Please Quote:

Administration Building, Albion Street,
P.O. BOX 39, HAWERA.
Telephone: 88-0

1st May, 1985.

Mr R.E. Jennings,
Service, Harrison, Rich & Gilberd,
P.O. Box 145,
HAWERA.

Dear Sir,


PROPOSED SUBDIVISION - H. KERSTEN, FANTHAM STREET, HAWERA.

Thank you for the scheme plan which you have deposited. Before this can be considered by Council the following information is required.

1. A copy of the current certificate of title.
- X 2. Topographical information showing contours at 0.5m intervals.
3. The location of any trees on the site. *No trees*
4. The position of all existing water, sewer, telephone, gas and electricity services. *N/A*
5. The position of any existing drains or water courses and land subject to flooding.

Your attention is drawn to the requirements of Clause 12.8.1(d) 1 to 12 of the District Scheme unless scheme plans are in accordance with this, they cannot be considered by Council. A copy of the certificate of title will be required as well.

Yours faithfully,


G. Steedman,
DISTRICT PLANNER.

OUR REF.

YOUR REF.

SERVICE HARRISON RICH & GILBERD

REGISTERED SURVEYORS, LAND DEVELOPMENT CONSULTANTS AND TOWN PLANNERS

WANGANUI	8-9 Bates Street, P.O. Box 168 Tel. 58-229
PALMERSTON NORTH	188 Broadway, P.O. Box 868 Tel. 89-488
HAWERA	117-119 Princes St. P.O. Box 145 Tel. 87-506
MARTON	Wellington Road, P.O. Box 160 Tel. 8637
NEW PLYMOUTH	232 Devon St East, P.O. Box 4095 Tel. 84-925

Hawera Office

3 May 1985

District Manager
Hawera District Council
PO Box 39
HAWERA

Dear Sir

RE: PROPOSED SUBDIVISION - H KERSTON, FANTHAM STREET
- M ASH, MANSE STREET

In response from letters received from the District Planner concerning the above subdivisions, and after discussions with yourself, the District Planner and the District Engineer we consider that a reply is warranted regarding the requirements listed in those letters.

Having regard to clause 12.8.1(d) of the Council's District Scheme, we accept that there may be certain circumstances where the provisions of this ordinance are necessary to provide a clearer picture to Council of any features peculiar to a proposed subdivision. We endeavour to meet those requirements where we consider such requirements are pertinent to the particular subdivision. However, we would consider that a site inspection by council officers is essential prior to council making further demands in accordance with clause 12.8.1(d).

With reference to the two scheme plans just submitted we have provided spot heights on these plans in relation to existing sewer manholes and the topography of the land has also been described in the letters submitted with the plans. As both lots being subdivided are virtually flat providing contour intervals at half metre intervals is not possible.

Regarding the location of trees on the sites there are no trees on Mr Kerston's land and the proposed development in Manse Street will preclude the retaining of existing trees.

To provide details of all existing services in the area would be extremely time consuming particularly when such information is generally held by the council. We accept that in certain instances particular services should be shown and we always provide details regarding sewage reticulation as this is a basic criteria in urban subdivisional design.

Having regard to M Ash, Manse Street, we have stated that the land will be filled to footpath level and appreciate that design certificates may be required, however such requirements can be

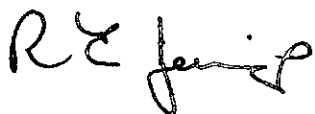
included in the scheme plan approval or in ^{the} decision of the application for planning consent.

With regard to the position of drains and water courses and land subject to flooding again this is a feature that is noted on the scheme plan when relevant.

Our main concern regarding these letters is the fact that our attention has been drawn ^{to} clause 12.8.1(d) of the District Scheme which states that unless scheme plans are in accordance with this clause they cannot be considered by council. After our discussions we are satisfied that this clause is discretionary and will only be used as such. Therefore, we would hope that Mr Kerston's proposed subdivision can be considered at this month's planning meeting.

We are prepared to submit a copy of the relevant certificates of title with scheme plans of subdivision submitted to Council but note that the ordinance only requires the reference to be noted on the plan.

Yours faithfully
SERVICE HARRISON RICH & GILBERD

A handwritten signature in dark ink, appearing to read 'R E Jennings', is written over the typed name.

PER: R E Jennings



HAWERA DISTRICT COUNCIL

DEPARTMENT OF PLANNING AND DEVELOPMENT

Please Quote:

Administration Building, Albion Street,
P.O. BOX 39, HAWERA.

Telephone: 84 466 88-010

The District Manager

ATTENTION: Town Planning Committee

SUBDIVISION OF LAND - INTERSECTION OF FANTHAM AND ALBERT STREET

APPLICANT: H. Kersten
LETTER DATED: 29 April, 1985.
SURVEYOR: Service, Harrison, Rich and Gilberd.
ZONE: Residential
LEGAL DESCRIPTION: Pt. Lot 32 DP 2320
PLAN NO. 10.04433

This is a scheme plan showing 8 lots, two of which are rear lots. The land is generally flat.

The land is zoned residential, all the lots comply with the area, frontage, and shape requirements for the zone.

The area is currently served by a sewer. There are 2 street frontages but both streets require some upgrading.

It is necessary for a 150mm sewer to be laid to connect the lots to the existing sewer in Albert Street.

The proposed right of way will have to be formed and sealed and provided with drainage.

The roads will require widening and providing with channels, in addition footpaths will be required.

Storm water will have to be disposed of away from the site. A water supply will have to be provided.

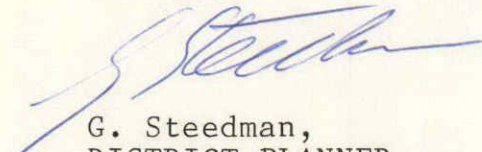
The District Scheme requires that a reserves contribution of 7.5% of the value of the lots created be paid. The value of the lots created is \$105,000.00, it is suggested that the reserves contribution should be based upon the value of Lots 2 to 8 which is \$90,000.00 .

RECOMMENDATION:

That the Scheme plan of subdivision submitted by Service, Harrison,

Rich and Gilbert No. 10.04433 showing a proposed subdivision of land at the corner of Fantham and Albert Street, Hawera be approved under Section 279(1)(b) and 279(2)m and n and Section 285 and 321A of the Local Government Act 1974. Subject to the following conditions:

1. The construction of a sewer as shown on the engineering plan submitted.
2. The entrance strip serving Lots 6 and 7 to be metalled, sealed and formed for the full width of 3m with a kerb on one side and kerb and channel on the other. The construction to be such as to collect all stormwater and to discharge in a location to be approved by the District Engineer.
3. A standard crossing to be constructed to a minimum width of 3m to serve Lots 6 and 7.
4. A contribution towards roading costs, to include the cost of kerbs, channels, and footpaths along the entire frontage of the subdivision, and the cost of widening Albert Street by 2 metres on one side only and Fantham Street by 3 metres.
5. Such works as are necessary to discharge surface drainage via a water table to the open drain adjoining the Albert Street Railway Reserve.
6. The laying of a 100mm water main from Fantham Street to terminate with a hydrant opposite the access to Lots 6 and 7.
7. The payment of a reserves contribution in accordance with the provisions of Section 285 of the Local Government Act equal to 7.5% of the value of Lots 2 to 8 inclusive being \$6,750.00 .


G. Steedman,
DISTRICT PLANNER.

17/5/85



HAWERA DISTRICT COUNCIL

DEPARTMENT OF PLANNING AND DEVELOPMENT

Please Quote:

Administration Building, Albion Street,

P.O. BOX 39, HAWERA.

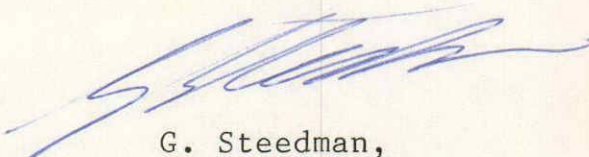
Telephone: ~~84-185~~ 88-070

MEMO TO: District Manager

FROM: District Planner

Re FANTHAM STREET SUBDIVISION

The District Engineer estimates the cost of work for the above subdivision to be \$12,492.00 the Reserves Fund Contribution is recommended at \$6,750.00. It may be advantageous to all parties for Council to carry out the works and take 2 sections from the subdivisions in payment. As it may take some time to realise the value of this land the value of the sections should be discounted by up to 20%, Lots 3 and 4 are estimated to be worth \$10,500.00 and \$12,500.00 if this is discounted by 20% it is \$18,400.00 which is reasonably close to the value of the work etc.


G. Steedman,
DISTRICT PLANNER.

17/5/85

Roading

$$\text{Albert St } 100 \times 2 \text{ m}^2 = 200 \text{ m}^2$$

$$\text{Jantam St } 85 \times 3 \text{ m}^2 = 255 \text{ m}^2$$

$$\frac{455}{2} = 228 \text{ m}^2$$

Roading, excavate-metal seal.

$$228 \text{ m}^2 @ \$17 = 3876.00$$

Kerb & channel =

$$\frac{185}{2} \text{ lin metres} = 92.5 \text{ m} @ \$25 = 2312.50$$

Footpaths

$$\frac{185}{2} \text{ lin metres} = 92.5 \text{ m} @ \$25 = 2312.50$$

Water supply.

$$100 \text{ mm } \phi \text{ } \frac{80}{2} \text{ lin metres } 40 \text{ m } @ \$36 = 1440.00$$

$$9876.00$$

$$\text{Contingencies } 15\% = 1481.40$$

$$11357.40$$

$$\text{Eng. } 10\% = 1135.74$$

$$\text{TOTAL } \$12493.14$$

Sewer and R.O.W. construction costs to be met by the subdividers

Leaf

Memo / District Planner:

Re Klenner Subdivision
Albert - Fantham Sts:

Engineering requirements.

- 1/ Sewer reticulation details - as per engineering plans.
- 2/ R.O.W development.
- 3/ Contribution towards roading costs.
i.e. Kerk channel - roadwidening
footpaths - roadwidening Albert St
one side only 2 metres, Fantham St
widening by 3 metres.
- 4/ Stormwater - surface drainage via
water tables to open drain Albert St
Railway reserve
- 5/ Water supply - 100 mm main from
Fantham St to terminate with
hydrant opposite R.O.W.

Slack.

P.T.O.

22nd May, 1985.

Mr Jennings,
Service, Harrison, Rich & Gilberd,
Princes Street,
HAUERA.

Dear Sir,

D. KERSTEN - FAWHALL ST. SUBDIVISION

Further to your discussion with Mr D. Mischowski and myself,
enclosed herewith is the costing of the works for the above subdivision.

LOADING

Albert Street 100 x 2m2 = 200m2

Fawhall Street 85 x 3m2 = 255m2

455

2

228m2

Loading, excavate, metal & seal 228m2 @ \$17 = \$ 3876.00

Kerb and Channel

185

lin metres =

2

92m @ \$25 = 2300.00

Footpaths

185

lin metres =

2

92m @ \$25 = 2300.00

Water Supply

100 mm ϕ 80 lin metres

2

40m @ \$35 = 1400.00

9876.00

Contingenceis 15% 1481.00

11357.00

Eng. 10% 1135.00

TOTAL \$12492.00

Sewer and R.O.W. construction costs to be met by the subdivider.

Please indicate how your client wishes to proceed with these works.

Yours faithfully,

G. Steedman,
DISTRICT PLANNER.

OUR REF. 1004433 YOUR REF.

11 June 1985

District Manager
Hawera District Council
PO Box 39
HAWERA

SERVICE HARRISON RICH & GILBERD

REGISTERED SURVEYORS, LAND DEVELOPMENT CONSULTANTS AND TOWN PLANNERS

WANGANUI	8-9 Bates Street, P.O. Box 168 Tel. 58-229
PALMERSTON NORTH	188 Broadway, P.O. Box 868 Tel. 89-488
HAWERA	117-119 Princes St. P.O. Box 145 Tel. 87-506
MARTON	Wellington Road, P.O. Box 160 Tel. 8637
NEW PLYMOUTH	232 Devon St East, P.O. Box 4095 Tel. 84-925

Hawera Office

ATTENTION DISTRICT ENGINEER

Dear Sir

RE: H KERSTEN - FANTHAM STREET SUBDIVISION

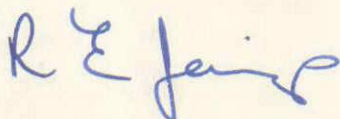
Further to your letter dated 4 June 1985 and a letter dated 22 May 1985 from the district planner we submit herewith three copies of our engineering plan of the proposed right of way to serve lots 6 and 7 and also the proposed sewer design to service the whole subdivision.

The plan is submitted firstly for an engineering approval. Secondly we would be obliged if council could advise on the cost of constructing the proposed right of way and standard crossing with a view to council carrying out this work in conjunction with the proposed road upgrading. Our client could thus include this cost together with that of the road upgrading contribution.

Having regard to the proposed sewer we note that there is an existing sewer along Fantham Street which could serve lots 1-3 and thus avoid the necessity of providing a new line to the west and north of the proposed manhole in lot 4. It would be appreciated if you could advise whether such course of action would be permitted and what the cost would be to obtain connections to the existing sewer.

Please contact us should you have any queries.

Yours faithfully
SERVICE HARRISON RICH & GILBERD



PER: R E Jennings



HAWERA DISTRICT COUNCIL

DEPARTMENT OF PLANNING AND DEVELOPMENT

Please Quote:

Administration Building, Albion Street,
P.O. BOX 39, HAWERA.
Telephone: 84485 88-010

22nd May, 1985.

Mr Jennings,
Service, Harrison, Rich & Gilberd,
Princes Street,
HAWERA.

Dear Sir,

H. KERSTEN - FANTHAM ST. SUBDIVISION

Further to your discussion with Mr B. Mischewski and myself,
enclosed herewith is the costing of the works for the above subdivision.

ROADING

Albert Street 100 x 2m2 = 200m2

Fantham Street 85 x 3m2 = 255m2

455
2 = 228m2

Roading, excavate, metal & seal 228m2 @ \$17 \$ 3876.00

Kerb and Channel

185
2 lin metres = 92m @ \$25 2300.00

Footpaths

185
2 lin metres = 92m @ \$25 2300.00

Water Supply

100 mm ϕ 80
2 lin metres 40m @ \$35 1400.00
9876.00

Contingencies 15% 1481.00
11357.00

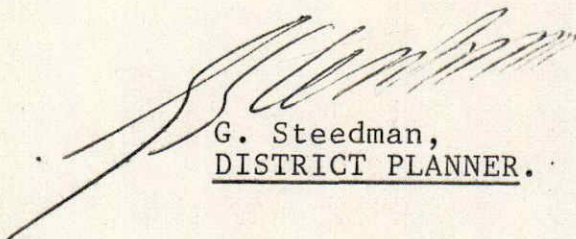
Eng. 10% 1135.00

TOTAL \$12492.00

Sewer and R.O.W. construction costs to be met by the subdivider.

Please indicate how your client wishes to proceed with these works.

Yours faithfully,



G. Steedman,
DISTRICT PLANNER.

EGMONT

ELECTRIC POWER BOARD

PHONE 87 139

P.O. BOX 94

UNION STREET, HAWERA, N.Z.

In reply please quote:

7261 - CFM:AKK

If calling on this
matter please ask for:

Mr C Munn

7 June 1985

Service Harrison Rich & Gilbert
P O Box 145
HAWERA

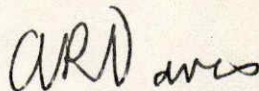
Attention: MR R E JENNINGS

Dear Sir,

As per the conversation of Munn/Jennings we request that a 2.5m x 1.5m plot be subdivided off lot 4 in the Albert Street/Fantham Street subdivision proposal. This is shown on the attached plan.

The cost of providing electricity supply to a distribution pillar to be placed between lots 6 and 7 is estimated to be \$700.00. This should be done in conjunction with sewer, gas, telephone and water.

Yours faithfully



A R DAVIS
GENERAL MANAGER

Encl.....



Hawera District Council

Telephone 84-165 88-010
Administration Building, Albion Street,
P.O. Box 39, Hawera

Please Quote:

2 August 1985.

Messrs Service, Harrison, Rich & Gilberd,
Registered Surveyors,
P.O. Box 145,
HAWERA.

Dear Sirs,

RE : Kersten Subdivision, Albert Street

As requested I advise the costs involved for the above subdivision:-

Accessway & Kerb and Channel

44.0 m x 3.0 m = 132 m² @ \$ 25/m² \$ 3,300.00

Cost of Concrete Crossing

6 m x 3.0 m 600.00

Cost of 150 mm Sewer Line & Fittings

F/s Manholes \$ 900.00 each - 2 Lids 1,800.00

F/s Line 123 m @ \$ 50/m 6,150.00

\$ 11,850.00

Plus contingencies - say \$ 12,000.00 Total

Yours faithfully,

B..C. Mischewski,
District Engineer.

1004433

6 August 1985

Hawera Office

District Manager
Hawera District Council
PO Box 39
HAWERA

Dear Sir

RE: H KERSTEN SUBDIVISION - CNR FANTHAM STREET AND ALBERT STREET

... We attach herewith a copy of our scheme plan being a proposed subdivision of Part Lot 32 DP 2320 for your reference. After consultation with the Egmont Electric Power Board we have been advised that they require a 2.5m x 1.5m lot for utility purposes to be subdivided from Lot 4. We have now added that lot to our scheme plan. Furthermore they have advised us that the estimated cost of providing electricity supply to a distribution pillar to be placed between Lots 6 and 7 would be \$700.

We now refer to your letter dated 4 June 1985 advising of the conditions relating to the approval of the scheme plan and letters dated 22 May 1985 from the District Planner and 2 August 1985 from the District Engineer of which we have attached copies.

The following is your Council's costings relating to each condition:

ie.	1. Sewer construction	\$7,950.00
	2. Right of Way construction	\$3,300.00
	3. Standard Crossing	\$600.00
	4&6. Road upgrading and Water Reticulation	\$12,492.00
	5.	-
	7. Reserves Contribution	\$6,750.00
		<hr/> \$31,100.00
	Total	\$31,100.00
	less sewer construction cost	\$7,950.00
		<hr/> \$23,150.00
	plus E.E.P.B. pillar (lots 6&7)	700.00
	Total	<hr/> \$23,850.00

Having regard to our scheme plan our client is at present offering for sale:

Lot 3	\$13,000.00
Lot 4	\$14,500.00
Total	<u>\$27,500.00</u>

The purpose of this letter is to ask Council if they would be prepared to accept Lots 3 and 4 in lieu of the costs (excluding sewer construction) necessary to comply with the conditions.

We would be obliged if you could provide us with an early reply over this matter as it is now almost 2 months since we wrote requesting right of way costs.

Thanking you.

Yours faithfully
SERVICE HARRISON RICH & GILBERD

REJ
PER: R E Jennings

encl



Hawera District Council

Telephone 84-165 88-010
Administration Building, Albion Street,
P.O. Box 39, Hawera

Please Quote:

22 August 1985.

Messrs Service, Harrison, Rich & Gilbert,
Registered Surveyors,
P.O. Box 145,
HAWERA.

Dear Sirs,

H. Kersten Subdivision - Corner Fantham/Albert Streets

I acknowledge your letter of 6 August 1985 concerning the abovementioned subdivision and offering two sections in settlement of direct Council costs relating to this subdivision.

You will be aware that the Council is involved in numerous subdivisions of its own and at present is endeavouring to sell sections in Tawa Street. The Tawa Street subdivision and others in and around the urban area have already committed a fairly large amount of capital and the Council prefers to not become involved in ownership of additional sections at this point in time.

It is established that the provision of a sewer line to serve the Lots being created in the subdivision is vital so your client will be involved in this cost, and I understand he has already made arrangements for the sewer installation. When the physical work is completed and has been inspected and approved by the Engineer or his nominee, it will be necessary to arrange easements in gross in favour of the Council so that the branch sewer can be declared a public drain. At the same time easements for the laterals serving each Lot in the subdivision should be shown on the plan, and this will simplify registration of easements for the laterals when the sections are finally sold.

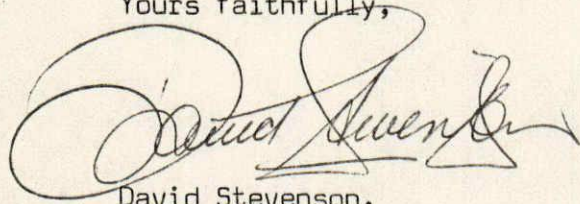
If your client wants to dispose of the sections before the work required by the Council as conditions of the subdivision is completed, Council would probably accept a Bond and arrange for a Completion Certificate. The provision for this is set out in sections 303 to 305 of the Local Government Act 1974. Section 303 empowers the Council to issue a Completion Certificate provided the subdividing owner enters into a Bond through a Bank or Insurance Company for a sum not exceeding twice the estimated cost of the work. In this case the total cost of the development is \$ 31,800 so any Bond arranged would need to be for \$ 63,600 - which is the equivalent to approximately \$ 8,000 per section. The Bond would be registered against the titles pursuant to section 304 of the Local Government Act 1974, and as each section was sold Council would be prepared to partially release the Bond at the rate of \$ 8,000 per section. In other words as Mr Kersten sold a section he would pay the Council \$ 8,000 and obtain partial release, and by the time he had sold three sections the total owing to Council would then be satisfied and the Bond totally released. 4

2.

The other option is for Mr Kersten to install the sewer at his cost, which he intends to do anyway, and arrange to pay the Council the amount of the Engineer's estimate of \$ 23,150, and Power Board \$ 700, thereby transferring the responsibility for the development work direct to Council.

Would you please discuss the abovementioned proposals with your client and advise which of the options he prefers.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'David Stevenson', with a large, looping flourish at the end.

David Stevenson,
District Manager.

Fantham St.

30 DP 2320

Pt 31
DP 2320

Plan of Proposed Sewer
for H Kersten
Proposed Subdivision
of Pt Lot 32 DP 2320
Scale 1 in 500

- Note: - 124 m of 150mm ϕ pipe
- Laying of sewer to be to satisfaction of Hawera District Council
 - The position of all laterals must be logged and recorded and staked once the pipe is backfilled.

Existing Manhole
I.L. 98.41

Proposed New
Manhole I.L. 98.61

Existing Manhole 100.00
I.L. 98.68

35.6
Grade 1 in 230

26.6
Peg R.L. 100.12 Cut 1.51

Albert St.

St.

I, Registered Surveyor hereby certify that this scheme plan has been prepared by me in accordance with the provisions of the Local Government Act, 1974.

Registered Surveyor

NOTE:

THIS IS A SCHEME PLAN ONLY - ALL DIMENSIONS AND AREAS SUBJECT TO FINAL SURVEY

SERVICE, HARRISON, RICH & GILBERD
Registered Surveyors & Land Development Consultants
117-119 PRINCES STREET P.O. BOX 145 HAWERA
HEAD OFFICE: 8-9 Bates Street, Wanganui
BRANCH OFFICES AT: MARTON, HAWERA, PALMERSTON NORTH, NEW PLYMOUTH
Combined in partnership with PAYNE, SEWELL & PARTNERS
CONSULTING CIVIL, STRUCTURAL & INDUSTRIAL ENGINEERS

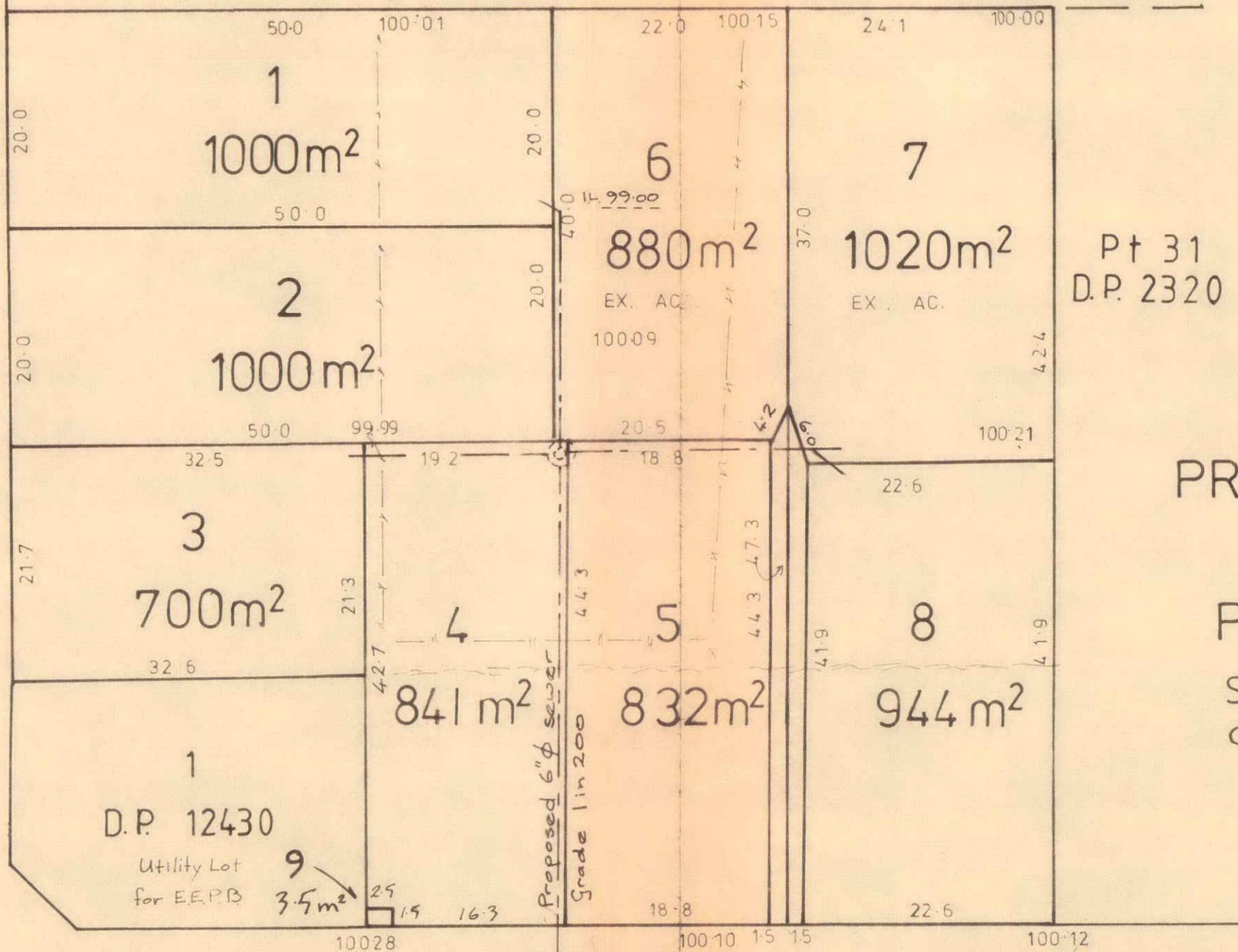
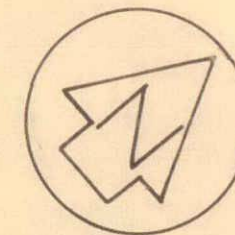
10-04433

H Kersten

10-9-85

FANTHAM STREET

30
D.P. 2320



Pt 31
D.P. 2320

PROPOSED SUBDN.
OF

Pt. LOT 32 D.P. 2320

SCALE 1:500
C.T. E2/720

ALBERT STREET

M.H. 99-95
I.L. 98-30

M.H. 100-13

New M.H.

M.H. 100-00
I.L. 98-60

I, ROBERT ERNEST JENNINGS

Registered Surveyor hereby certify that this scheme
plan has been prepared by me in accordance with
the provisions of the Local Government Act, 1974.

R E J
Registered Surveyor

NOTE:

THIS IS A SCHEME PLAN
ONLY - ALL DIMENSIONS
AND AREAS SUBJECT
TO FINAL SURVEY

SERVICE, HARRISON, RICH & GILBERD
Registered Surveyors & Land Development Consultants
117-119 PRINCES STREET P.O. BOX 145 HAWERA
HEAD OFFICE: 8-9 Bates Street, Wanganui
BRANCH OFFICES AT: MARTON, HAWERA, PALMERSTON NORTH, NEW PLYMOUTH
Combined in partnership with PAYNE, SEWELL & PARTNERS
CONSULTING CIVIL, STRUCTURAL & INDUSTRIAL ENGINEERS

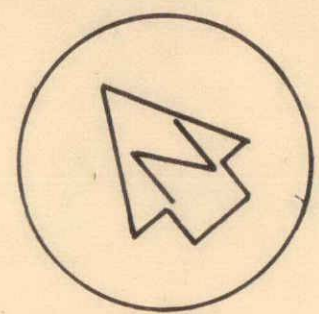
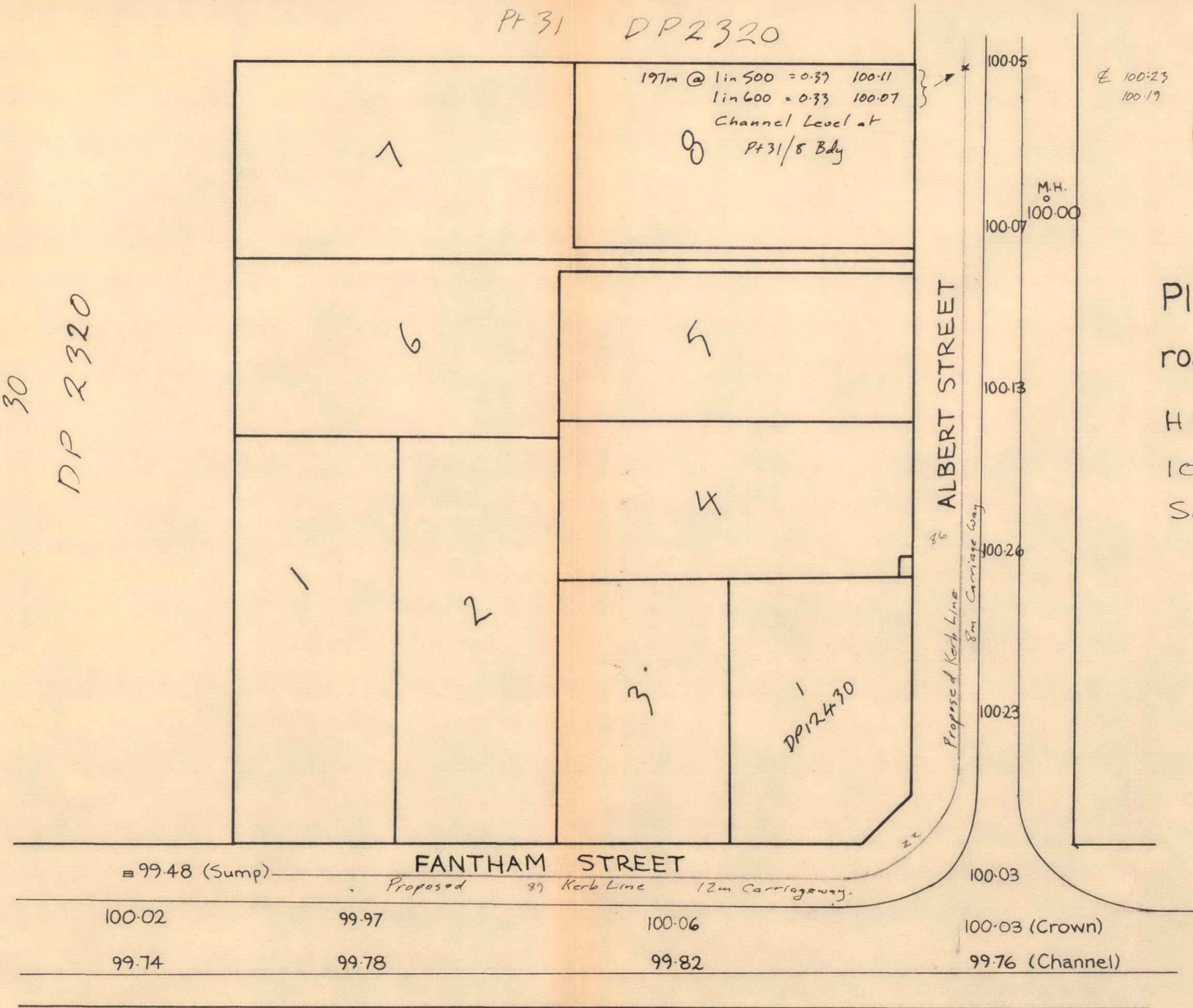
10-04433

KERSTEN

24-4-85

30
DP 2320

Pt 31 DP 2320



Plan of existing
road & kerb levels

H KERSTEN

10-04433

Scale 1 in 500

I, Registered Surveyor hereby certify that this scheme
plan has been prepared by me in accordance with
the provisions of the Local Government Act, 1974.

.....
Registered Surveyor

NOTE:

THIS IS A SCHEME PLAN
ONLY - ALL DIMENSIONS
AND AREAS SUBJECT
TO FINAL SURVEY

SERVICE, HARRISON, RICH & GILBERD

Registered Surveyors & Land Development Consultants

117-119 PRINCES STREET P.O. BOX 145 HAWERA

HEAD OFFICE: 8-9 Bates Street, Wanganui

BRANCH OFFICES AT: MARTON, HAWERA, PALMERSTON NORTH, NEW PLYMOUTH

Combined in partnership with PAYNE, SEWELL & PARTNERS
CONSULTING CIVIL, STRUCTURAL & INDUSTRIAL ENGINEERS

Scale 1:500

Client H.D.C.

13 June 1985.

Messrs Service, Harrison, Rich & Gilberd,
Registered Surveyors,
P.O. Box 145,
HAWERA.

Dear Mr Jennings,

H. Hersten, Fantham Street Subdivision

I acknowledge your letter of 11 June enclosing 3 copies of your engineering plan of the proposed right-of-way to serve Lots 6 and 7, together with the proposed sewer design to service the whole subdivision.

I have handed a copy of the plan to the Assistant Engineer for him to carry out the necessary investigations on the various matters mentioned and you will be advised as soon as possible of what is required in each case.

Yours faithfully,

David Stevenson,
District Manager.

To John Cushen

1004433

11 June 1985

District Manager
Hawera District Council
PO Box 39
HAWERA

Hawera Office

ATTENTION DISTRICT ENGINEER

Dear Sir

RE: H KERSTEN - FANTHAM STREET SUBDIVISION

Further to your letter dated 4 June 1985 and a letter dated 22 May 1985 from the district planner we submit herewith three copies of our engineering plan of the proposed right of way to serve lots 6 and 7 and also the proposed sewer design to service the whole subdivision.

The plan is submitted firstly for an engineering approval. Secondly we would be obliged if council could advise on the cost of constructing the proposed right of way and standard crossing with a view to council carrying out this work in conjunction with the proposed road upgrading. Our client could thus include this cost together with that of the road upgrading contribution.

Having regard to the proposed sewer we note that there is an existing sewer along Pantham Street which could serve lots 1-3 and thus avoid the necessity of providing a new line to the west and north of the proposed manhole in lot 4. It would be appreciated if you could advise whether such course of action would be permitted and what the cost would be to obtain connections to the existing sewer.

Please contact us should you have any queries.

Yours faithfully
SERVICE HARRISON RICH & GILBERD

REJ

PER: R E Jennings

2 August 1985.

Messrs Service, Harrison, Rich & Gilberd,
Registered Surveyors,
P.O. Box 145,
HAWERA.

Dear Sirs,

RE : Kersten Subdivision, Albert Street

As requested I advise ethe costs involved for the above subdivision:-

Accessway & Kerb and Channel

44.0 m x 3.0 m = 132 m² @ \$ 25/m² \$ 3,300.00

Cost of Concrete Crossing

6 m x 3.0 m 600.00

Cost of 150 mm Sewer Line & Fittings

F/s Manholes \$ 900.00 each - 2 Lids 1,800.00

F/s Line 123 m @ \$ 50/m 6,150.00

\$ 11,850.00

Plus contingencies - say \$ 12,000.00 Total

Yours faithfully,

BBC. Mischewski,
District Engineer.

OUR REF. 1004433 YOUR REF.

6 August 1985

District Manager
Hawera District Council
PO Box 39
HAWERA

SERVICE HARRISON RICH & GILBERD

REGISTERED SURVEYORS, LAND DEVELOPMENT CONSULTANTS AND TOWN PLANNERS

WANGANUI 8-9 Bates Street, P.O. Box 168 Tel. 58-229
PALMERSTON NORTH 188 Broadway, P.O. Box 868 Tel. 89-488
HAWERA 117-119 Princes St. P.O. Box 145 Tel. 87-506
MARTON Wellington Road, P.O. Box 160 Tel. 8637
NEW PLYMOUTH 232 Devon St East, P.O. Box 4095 Tel. 84-925

Hawera Office

Dear Sir

RE: H KERSTEN SUBDIVISION - CNR FANTHAM STREET AND ALBERT STREET

... We attach herewith a copy of our scheme plan being a proposed subdivision of Part Lot 32 DP 2320 for your reference. After consultation with the Egmont Electric Power Board we have been advised that they require a 2.5m x 1.5m lot for utility purposes to be subdivided from Lot 4. We have now added that lot to our scheme plan. Furthermore they have advised us that the estimated cost of providing electricity supply to a distribution pillar to be placed between Lots 6 and 7 would be \$700.

We now refer to your letter dated 4 June 1985 advising of the conditions relating to the approval of the scheme plan and letters dated 22 May 1985 from the District Planner and 2 August 1985 from the District Engineer of which we have attached copies.

The following is your Council's costings relating to each condition:

ie.	1. Sewer construction	\$7,950.00
	2. Right of Way construction	\$3,300.00
	3. Standard Crossing	\$600.00
	4&6. Road upgrading and Water Reticulation	\$12,492.00
	5.	-
	7. Reserves Contribution	\$6,750.00
		<hr/> \$31,100.00
	Total	\$31,100.00
	less sewer construction cost	\$7,950.00
		<hr/> \$23,150.00
	plus E.E.P.B. pillar (lots 6&7)	700.00
	Total	<hr/> \$23,850.00

Having regard to our scheme plan our client is at present offering for sale:

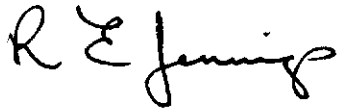
Lot 3	\$13,000.00
Lot 4	\$14,500.00
Total	<u>\$27,500.00</u>

The purpose of this letter is to ask Council if they would be prepared to accept Lots 3 and 4 in lieu of the costs (excluding sewer construction) necessary to comply with the conditions.

We would be obliged if you could provide us with an early reply over this matter as it is now almost 2 months since we wrote requesting right of way costs.

Thanking you.

Yours faithfully
SERVICE HARRISON RICH & GILBERD



PER: R E Jennings

encl



Hawera District Council

Telephone 84-165 88-010
Administration Building, Albion Street,
P.O. Box 39, Hawera

Please Quote:

4 June 1985.

Messrs Service, Harrison, Rich & Gilberd,
Registered Surveyors,
P.O. Box 145,
HAWERA.

Dear Mr Jennings,

At a meeting of the Town Planning Committee held on 6 May 1985 the following subdivision was approved under section 279 of the Local Government Act 1974:-

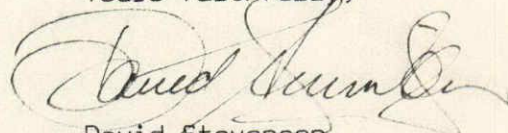
B. Whittington, Main South Road - subdivision of Lot 1 D.P. 2743 subject to the condition that Lot 1 in the proposed subdivision be amalgamated in Title with Lot 31 D.P. 7144. (Council has attended to this requirement and I advise that the document number for reference is 321033). The proposal will be approved under section 305 at the Council meeting on 17 June.

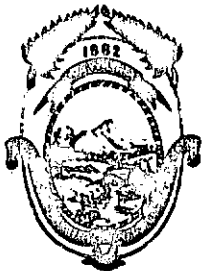
The following subdivision was also approved under section 279 of the Local Government Act 1974 at the Council meeting held on 20 May 1985:-

H. Kersten, Cnr. Fantham and Albert Streets - subdivision of part Lot 32 subject to the following conditions:-

1. The construction of a sewer as shown on the engineering plan submitted;
2. The entrance strip serving Lots 6 and 7 to be metalled, sealed and formed for the full width of 3 metres with a kerb on one side and kerb and channel on the other. The construction to be such as to collect all stormwater and to discharge in a location to be approved by the District Engineer;
3. A standard crossing to be constructed to a minimum width of 3 metres to serve Lots 6 and 7;
4. A contribution towards roading costs, to include the cost of kerbs, channels and footpaths along the entire frontage of the subdivision, and the cost of widening Albert Street by 2 metres on one side only and Fantham Street by 3 metres;
5. Such works as are necessary to discharge surface drainage via a water table to the open drain adjoining the Albert Street Railway Reserve;
6. The laying of a 100 metre water main from Fantham Street to terminate with a hydrant opposite the access to Lots 6 and 7;
7. The payment of a reserves contribution in accordance with the provisions of Section 285 of the Local Government Act equal to 7.5% of the value of Lots 2 to 8 inclusive, being \$ 6,750.00.

Yours faithfully,


David Stevenson,
District Manager.



HAWERA DISTRICT COUNCIL

DEPARTMENT OF PLANNING AND DEVELOPMENT

Please Quote:

Administration Building, Albion Street,
P.O. BOX 39, HAWERA.
Telephone: 84-185

88-010

22nd May, 1985.

Mr Jennings,
Service, Harrison, Rich & Gilberd,
Princes Street,
HAWERA.

Dear Sir,

H. KERSTEN - FANTHAM ST. SUBDIVISION

Further to your discussion with Mr B. Mischewski and myself,
enclosed herewith is the costing of the works for the above subdivision.

ROADING

Albert Street 100 x 2m2 = 200m2

Fantham Street 85 x 3m2 = 255m2

455

= 228m2

Roading, excavate, metal & seal

228m2 @ \$17 = \$ 3876.00

Kerb and Channel

185

2 lin metres =

92m @ \$25 = 2300.00 ✓

Footpaths

185

2 lin metres =

92m @ \$25 = 2300.00

Water Supply

100 mm ϕ 80
2 lin metres

40m @ \$35 = 1400.00 ✓

Contingencies 15%

Eng. 10%

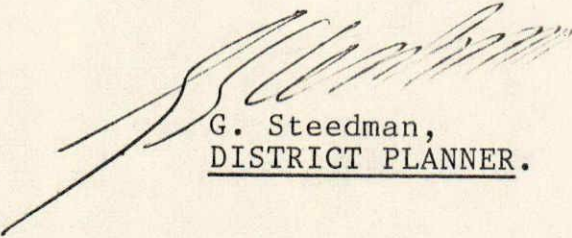
TOTAL

9876.00
10744.00
1611.00
1481.00
11357.00
12355.00
1135.00
13590.00
\$12492.00

Sewer and R.O.W. construction costs to be met by the subdivider.

Please indicate how your client wishes to proceed with these works.

Yours faithfully,



G. Steedman,
DISTRICT PLANNER.



Hawera District Council

Telephone 84-165 88-010
Administration Building, Albion Street,
P.O. Box 39, Hawera

Please Quote:

2 August 1985.

Messrs Service, Harrison, Rich & Gilberd,
Registered Surveyors,
P.O. Box 145,
HAWERA.

Dear Sirs,

RE : Kersten Subdivision, Albert Street

As requested I advise the costs involved for the above subdivision:-

Accessway & Kerb and Channel

44.0 m x 3.0 m = 132 m² @ \$ 25/m² \$ 3,300.00

Cost of Concrete Crossing

6 m x 3.0 m . 600.00

Cost of 150 mm Sewer Line & Fittings

F/s Manholes \$ 900.00 each - 2 Lids 1,800.00

F/s Line 123 m @ \$ 50/m 6,150.00

\$ 11,850.00

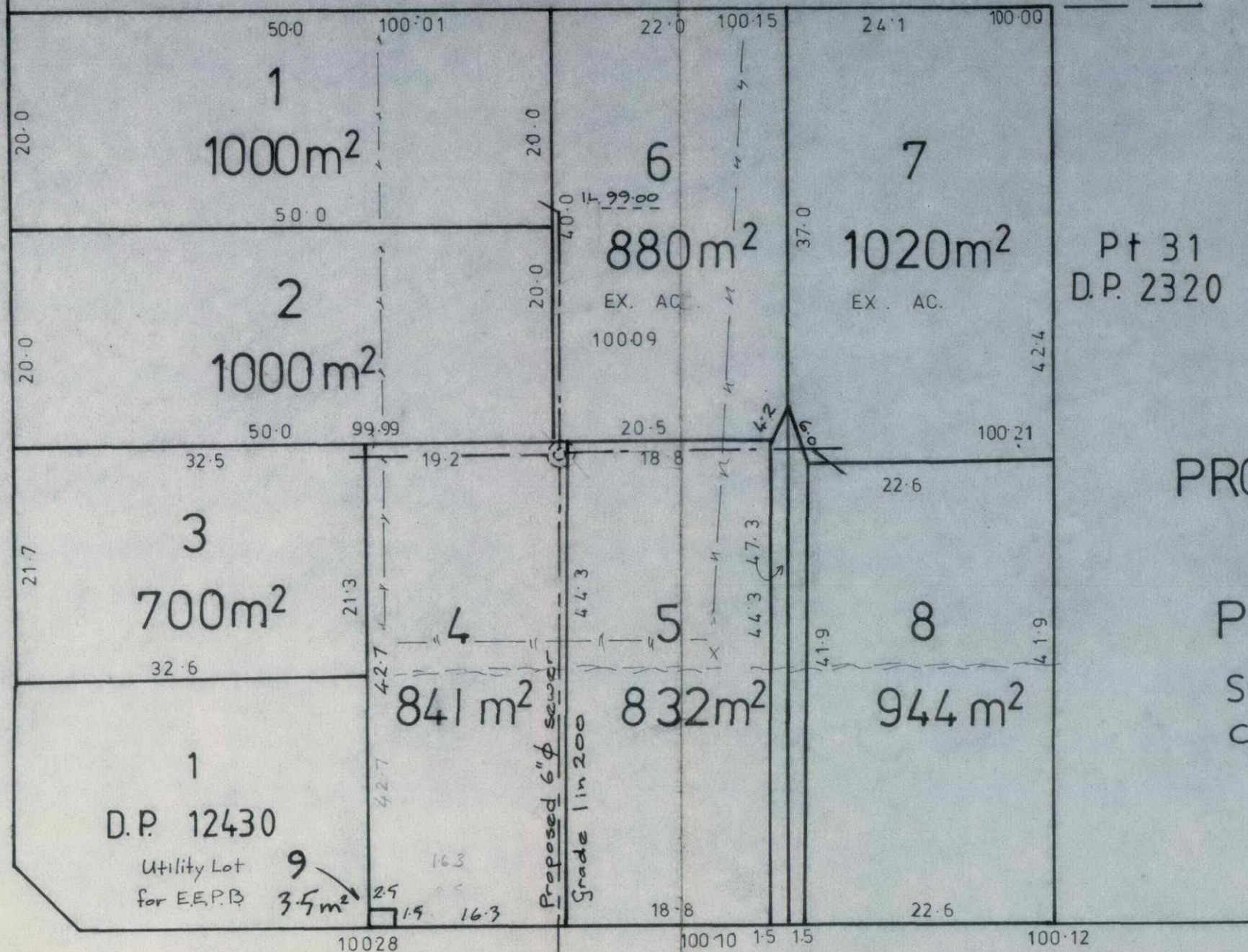
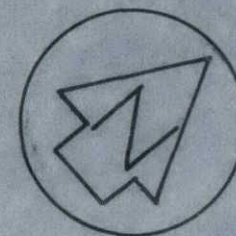
Plus contingencies - say \$ 12,000.00 Total

Yours faithfully,

B.C. Mischewski,
District Engineer.

FANTHAM STREET

30
D.P. 2320



Pt 31
D.P. 2320

PROPOSED SUBDN.
OF
Pt. LOT 32 D.P. 2320
SCALE 1:500
C.T. E2/720

ALBERT STREET

M.H. 99.95
I.L. 98.30

M.H. 100.13

New M.H.

M.H. 100.00
I.L. 98.60

I, ROBERT ERNEST JENNINGS

Registered Surveyor hereby certify that this scheme
plan has been prepared by me in accordance with
the provisions of the Local Government Act, 1974.

R E J
Registered Surveyor

NOTE:

THIS IS A SCHEME PLAN
ONLY - ALL DIMENSIONS
AND AREAS SUBJECT
TO FINAL SURVEY

SERVICE, HARRISON, RICH & GILBERD
Registered Surveyors & Land Development Consultants
117-119 PRINCES STREET P.O. BOX 145 HAWERA
HEAD OFFICE: 8-9 Bates Street, Wanganui
BRANCH OFFICES AT: MARTON, HAWERA, PALMERSTON NORTH, NEW PLYMOUTH
Combined in partnership with PAYNE, SEWELL & PARTNERS
CONSULTING CIVIL, STRUCTURAL & INDUSTRIAL ENGINEERS

10.04433

KERSTEN

24-4-85

22 August 1985.

Messrs Service, Harrison, Rich & Gilberd,
Registered Surveyors,
P.O. Box 145,
HAWERA.

Dear Sirs,

H. Kersten Subdivision - Corner Fantham/Albert Streets

I acknowledge your letter of 6 August 1985 concerning the abovementioned subdivision and offering two sections in settlement of direct Council costs relating to this subdivision.

You will be aware that the Council is involved in numerous subdivisions of its own and at present is endeavouring to sell sections in Tawa Street. The Tawa Street subdivision and others in and around the urban area have already committed a fairly large amount of capital and the Council prefers to not become involved in ownership of additional sections at this point in time.

It is established that the provision of a sewer line to serve the Lots being created in the subdivision is vital so your client will be involved in this cost, and I understand he has already made arrangements for the sewer installation. When the physical work is completed and has been inspected and approved by the Engineer or his nominee, it will be necessary to arrange easements in gross in favour of the Council so that the branch sewer can be declared a public drain. At the same time easements for the laterals serving each Lot in the subdivision should be shown on the plan, and this will simplify registration of easements for the laterals when the sections are finally sold.

If your client wants to dispose of the sections before the work required by the Council as conditions of the subdivision is completed, Council would probably accept a Bond and arrange for a Completion Certificate. The provision for this is set out in sections 303 to 305 of the Local Government Act 1974. Section 303 empowers the Council to issue a Completion Certificate provided the subdividing owner enters into a Bond through a Bank or Insurance Company for a sum not exceeding twice the estimated cost of the work. In this case the total cost of the development is \$ 31,800 so any Bond arranged would need to be for \$ 63,600 - which is the equivalent to approximately \$ 8,000 per section. The Bond would be registered against the titles pursuant to section 304 of the Local Government Act 1974, and as each section was sold Council would be prepared to partially release the Bond at the rate of \$ 8,000 per section. In other words as Mr Kersten sold a section he would pay the Council \$ 8,000 and obtain partial release, and by the time he had sold three sections the total owing to Council would then be satisfied and the Bond totally released.

2.

The other option is for Mr Kersten to install the sewer at his cost, which he intends to do anyway, and arrange to pay the Council the amount of the Engineer's estimate of \$ 23,150, and Power Board \$ 700, thereby transferring the responsibility for the development work direct to Council.

Would you please discuss the abovementioned proposals with your client and advise which of the options he prefers.

Yours faithfully,

David Stevenson,
District Manager.

OPEN MEETING:

SUBJECT : H. Kerston : Subdivision - Fantham/Albert Streets

Mr Kersten submitted a subdivision in April last creating 8 sections on his property on the corner of Fantham and Albert Streets, comprising 7,352 m². The conditions placed on the subdivision when it was approved under section 279 on 20 May 1985 were that he was to construct a sewer to serve the Lots, connected to the existing reticulation in Albert Street; develop a right-of-way off Albert Street serving two Lots; contribute towards the costs of widening the carriageway in both Albert and Fantham Streets; and paying a proportion of the cost of kerb and channel and footpaths; ensuring that satisfactory stormwater drainage requirements are provided for.

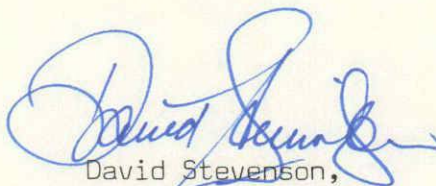
With the exception of the stormwater his share of the work required has been costed at \$ 31,800, and if the sewer is included the amount payable to the Council would be \$ 31,100, and to the Power Board the balance of \$ 700.

I have already explained to Mr Jennings of Service, Harrison, Rich and Gilberd, acting as Mr Kersten's agent, that Council would be prepared to approve the plan under section 305 if a Bond for twice the cost of the subdivision is arranged - by Mr Kersten.

Halliwell's have now written suggesting that Council carry out the work and receive payment for it from section sales. I suggest this may be satisfactory if the full cost of the work is paid in advance; and if this is not possible Mr Kersten should consider arranging a Bond.

The Council has a precedent for undertaking the work on behalf of the subdivider - which it did for Mrs Fowlie, corner Glover Road and Rata Street - but in that case she paid full cost for the work before asking for section 305 approval.

It is therefore suggested that council agree to carry out the work on behalf of the subdivider provided he pays the full estimated cost prior to obtaining section 305 approval.



David Stevenson,
District Manager.

18 October 1985.

31 October 1985.

Halliwells,
Barristers & Solicitors,
P.O. Box 26,
HAWERA.

Dear Sirs,

H. Kersten Subdivision - Corner Fantham and Albert Streets

Your letter of 16 October requesting Council to carry out the development work required for this subdivision, and to make payment for it from sale of sections was referred to Council at a recent meeting.

I have already advised Mr Jennings of Service, Harrison, Rich & Gilbert that Council is prepared to accept a Bond for twice the cost of the work and thereby obtain approval of the plan under section 305 of the Local Government Act. Apparently your letter is an alternative to the proposal to 'bond' Mr Kersten.

The Council has decided that it would agree to carry out work on behalf of your client, on the basis of the estimated referred to you by Mr Jennings, which now includes the sewer and amounts to \$ 31,100 - provided he pays the full estimated cost prior to the Council commencing the work. Please note that the \$ 700 payable to the Power Board for a distribution pillar between Lots 6 and 7, and costed at \$ 700, is not included in the abovementioned amount.

The District Engineer advises that this work can be programmed within 4 to 6 weeks of Council receiving confirmation of this arrangement. Once the amount of \$ 31,100 is paid I shall submit the plan for approval under section 305.

Yours faithfully,

David Stevenson,
District Manager.

PAYNE SEWELL LTD

CONSULTING ENGINEERS · SURVEYORS · PLANNERS
117-119 Princes St Hawera P O Box 145 Tel (062) 87-506

28 February 1986

District Manager
Hawera District Council
P O Box 39
HAWERA

Dear Sir

RE: RE-SUBDIVISION, H KERSTEN, FANTHAM STREET, HAWERA

We submit herewith for your Council's approval the land transfer plan being Lots 1-9 being subdivision of Part Lot 32 DP 2320.

We are aware that the contribution to meet the requirements of conditions 2-4 and 6 plus 7 is

2) R O W Construction	3300	2380
3) Std Crossing	600	600
4 + 6) Road upgrading & Water Reticulation	12492	13500
7) Reserves Contribution	6750	6750
	<hr/>	<hr/>
	23142	24440
plus E E P B pillar	700	700
	<hr/>	<hr/>
	\$ 23842	25140

However we would be obliged if you would confirm what is necessary to meet the requirements of condition 5, ie Stormwater disposal.

... We attach a copy of the plan for your reference.

Yours faithfully
PAYNE SEWELL LIMITED

R E Jennings

PER: R E Jennings

Encl:



6 March 1986

District Manager
Hawera District Council
P O Box 39
HAWERA

Dear Sir

RE: SUBDIVISION RAILWAY HOUSES, TURUTURU ROAD

We submit herewith for your approval the land transfer plan being Lot 1 being a subdivision of Part Lot 14 and 15 DP 1980 and Part Lot 1 DP 3459.

... We attach a copy of the plan for your records.

Yours faithfully
PAYNE SEWELL LIMITED

PER: R E Jennings

Encl:

279 approval 5/8/85
305 approval. 19/8/85.

HALLIWELLS

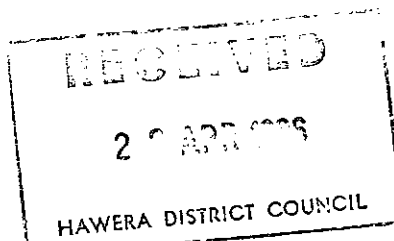
BARRISTERS & SOLICITORS

ALAN DOUGLAS HORNER, LL.B.
PRESTON EDWARD BULFIN, LL.M.
HAROLD BRUCE MILLARD, LL.B.
ALAN JOHN CLARK, LL.B.
KENNETH ALAN HORNER, LL.B.
JAMES WILLIAM EDMONDSTON, LL.B.

ASSOCIATE
ROBYN JANE LOVERSIDGE, LL.B.

TELEPHONE: (062) 851114; P.O. BOX 26
TELEGRAMS: HALLIWELLS
REGENT STREET, HAWERA
NEW ZEALAND

The District Manager
Hawera District Council
P.O. Box 39
HAWERA



24th April 1986

Dear Sir

re: H. Kersten, Fantham Street

Mr Kersten for whom we act has referred to us a copy of your advice of the 22nd inst. to Mr Jennings indicating the costs for the contribution required to meet the Council's conditions on our clients subdivision in Fantham Street approximating \$25,140-00.

We hold investments on behalf of Mr Kersten covering this sum and if the Council is able to proceed weather permitting with the work we undertake to reimburse the costs thereof from the investments as requested - presumably in substantial installments.

Would you kindly advise if this proposal is acceptable and will facilitate commencement of the work.

Yours faithfully

HALLIWELLS

Per:

22 April 1986.

Payne Sewell Ltd.,
P.O. Box 145,
HAWERA.

Dear Mr Jennings,

Subdivision : H. Kersten, Fantham Street

You recently rang Mrs Cann seeking confirmation of costs for the contribution required to meet Council's conditions on the abovementioned subdivision. These have been re-costed and are now as follows :-

Right-of-way construction	\$ 3,500
Standard Crossing	600
Road upgrading and water reticulation	13,590
Reserves Contribution	6,750
	<hr/>
Plus E.E.P.B. Pillar	\$ 24,440
	700
	<hr/>
	\$ 25,140
	<hr/>

I understand you have discussed the question of stormwater disposal with Mr Moody, the Acting Engineer, and that the kerb and channel required along the frontage of both Fantham and Albert Streets can discharge into the already installed sump in Fantham Street, and into the open drain in Albert Street. This will be achieved by a change in grade in Albert Street with the high point opposite the transformer lot - Lot 9. This means there will be no extra cost to your client for condition 5 as it is included in the figures mentioned above.

If Mr Kersten is prepared to pay the contributions to Council I confirm that the work required to satisfy the conditions can commence within four weeks - that is provided the weather holds good.

Yours faithfully,

David Stevenson,
District Manager.

Inset 1 by 19/2/86 6750 Paid 19.5.86.
2 " 20/6/86 10000
3 " later 7690

2 May 1986.

Halliwells,
P.O. Box 26,
HAWERA.

Dear Sirs,

Subdivision : H. Kersten, Fanthen Street

I acknowledge your letter of 24 April 1986 advising that you hold investments on behalf of Mr Kersten covering the cost of developing his subdivision. I advise that your undertaking to reimburse Council for the costs, set out in my letter to Payne, Sewell Ltd. dated 22 April, is acceptable, and I confirm that work will commence on or about 19 May.

Your proposal to reimburse Council in substantial instalments is also acceptable, but I suggest that the reserve contribution which was included in the figures, amounting to \$ 6,750, be paid within the next fortnight and I shall arrange for the section 305 approval of the L.T. plan to be submitted at the Council meeting on the 19th.

Yours faithfully,

David Stevenson,
District Manager.

HAWERA DISTRICT COUNCIL

P.O. BOX 39 HAWERA

Phone 88 - 010

DATE

REC. NO. Chq/Cash

AMOUNT

19.05.86	801813M	CHQ.	*****6758.00 A
----------	---------	------	----------------

HAWERA DISTRICT COUNCIL

HALLIWELLS

BARRISTERS & SOLICITORS

ALAN DOUGLAS HORNER, LL.B.
PRESTON EDWARD BULFIN, LL.M.
HAROLD BRUCE MILLARD, LL.B.
ALAN JOHN CLARK, LL.B.
KENNETH ALAN HORNER, LL.B.
JAMES WILLIAM EDMONDSTON, LL.B.

TELEPHONE: (062) 85114; P.O. BOX 26
TELEGRAMS: HALLIWELLS
REGENT STREET, HAWERA
NEW ZEALAND

14th May 1986

760102.

The District Manager
Hawera District Council
P.O. Box 39
HAWERA.

RECEIVED

18 MAY 1986

HAWERA DISTRICT COUNCIL

Dear Sir,

Re: Subdivision H.G. Kersten, Fantham Street.

Thank you for your letter of the 2nd instant in respect of the abovementioned and as requested we now enclose our Trust account cheque in your favour for the amount of \$6,750-00, same representing instalment due in respect of reserve contribution.

Yours faithfully
HALLIWELLS

Per:

(L.C. Baker)

634

19 August 1986.

The Manager,
Hawera Gas Company Ltd.,
P.O. Box 60,
HAWERA.

Dear Sir,

Invoice No. 3036

The attached invoice for the cost of reticulating the Kersten subdivision in Albert Street has been added to the Council's account, folio no. 2298. The responsibility for installing gas services in this subdivision is Mr Kersten's not the Council's and I would be pleased if you would refer the account to him for settlement. I understand Halliwells are holding funds on Mr Kersten's behalf to settle any accounts for the subdivision and it may be advisable for you to refer it to them rather than direct to him at his Fantham Street address.

Yours faithfully,

David Stevenson,
District Manager.

CODE	011301	JOS	Right of Way - Kersten Subdivision.									
NAME	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	TOTAL	RATE
	24/6	25/6	26/6	27/6	27/7	27/7	14/8				NAME	
Shepard	4	5	2								14	9.00
Christie	8	5	2								15	8.21
Gillman			2 1/2				3				5 1/2	9.75
Butler				2 1/2	2 1/2						5	8.61
Hiroa				4	2 1/2	2	2				10 1/2	9.70
Smith				1 1/2	2 1/2						4	9.00
Cowley						2					2	9.16

LABOUR TOTAL.

502.00

PLANT No.												
No. 24	5	2	2								9	20.00
No. 1	1	2	1								4	20.00
No. 17			2	1 1/2	1						4 1/2	28.00
No. 25				2			2				4	40.00
No. 6				2	1	1					4	28.00
No. 20				1 1/2							1 1/2	45.00
No. 4							1 1/2				1 1/2	15.00

PLANT TOTAL.

748.00

MATERIALS - OUTSIDE SERVICES.

	QUANT.	RATE	EXTENSION.		QUANT.	RATE	EXTENSION.
No. 6571 Anticut			56.18				
16" Sand	25.00		400.00				
3" X 40mm	26.00		1378.00				
4 X 7ines	15.00		60.00				
15 X 40mm	26.00		390.00				

TOTALS.

LABOUR.

502.00

PLANT.

748.00

MATERIALS.

2284.18

% SUP.

TOTAL

3534.18

Road 173 m K+C
R.O.W. 42 m as below

PHONE 28-372

15 KATE STREET,

NORMANBY, 10

7

1986

M/1 Hawera District Council

P.O. Box 39

Hawera

DR. TO . . .

K. L. & D. C. ARNESEN

Concrete Contractors — Machine Laid Kerb and Channelling

SHORE PRINT 5/83

STRICTLY MONTHLY

To Account Rendered

3 months	2 months	1 month
----------	----------	---------

To supply and lay kerbing as required
in Farnham and Albert Streets.

Albert/Farnham Lds. 378 m @ \$19.90 m

\$ 7522.20

Right of Way

44 m Kerb only @ 17.80 m

\$ 783.20

41.8 m K.O.B. @ \$19.90 m

\$ 831.82

PAYMENT APPROVED

011301 = R.O.W. = \$ 1615.02

011201/14 Farnham St. = \$ 3582.00

011201/11 Albert St = \$ 3940.20

011212/11/ 3940.20

011212/14/ 3582.00

011312 / 1615.02

PLEASE PAY ON THIS INVOICE
AS NO STATEMENT WILL BE ISSUED

PAID

PLEASE TICK HERE IF
RECEIPT REQUIRED ☐

C
3 940.20 +
3 582.00 +
1 615.02 +
9 137.22 *

	UNIT.	QUANT.	RATE.	SUB. TOTAL.	TOTAL.
<u>KERSTON. SUBDN.</u>					
<u>R.O.W.</u>					
KORB ONLY.	M.	44.	21.8275	960.41	
KORB. AND CHANNEL.	M.	42.	"	916.76	
FORM. - PREPARE FOR SEAL.	M ² .	109.	10.217	1113.65	
Seal.	M ² .	109.	1.6709	182.13	3172.95
<i>Superior 10%</i>					317.29
<u>Street Works.</u>					347.29
reinstale and remove shoulders. prepare and seal.					
Albion St. in Fartham St	M ² .	511	10.217	5220.89	
Sealing.	M ² .	511	1.6709	853.83	6074.72
<i>Superior 10%</i>					607.47
<u>KERSTON. FRONTAGE.</u>					
WATER MAIN.	M.	105	70.4444	7396.66	7396.66
<i>Superior 10%</i>					739.66
					8136.32
<u>VET. GROUP</u>					
KORB. AND CHANNEL	M.	204.	21.8275	4,452.81	4452.81
<u>STREET WORKS.</u>					
Reinstale in front K.G.C.	M ² .	581	10.217	5936.08	
Sealing.	M ² .	581	1.6709	970.79	6906.87
CROSSINGS - reinstatement.	M ² .	130	10.217	1328.21	
Sealing.	M ² .	130.	1.6709	217.22	1545.43
Balance area. Street works.	M ² .	1,089	10.217	11,126.31	
Seal.	M ² .	1,089.	1.6709	1,819.61	12,945.92

Kersten Subdivision:

Right-of-way

Kerb only	44m @ 21.8275	\$ 960.41	
Kerb and channel	42m @ 21.8275	916.76	
Form & prepare for seal	109 m ² @ 10.217	1,113.65	
Seal	109 m ² @ 1.6709	<u>182.13</u>	
		3,172.95	
	Supervision 10%	<u>317.29</u>	3,490.24

Street Works

Reinstate and remove shoulders, prepare and seal Albert Street-			
Fantham Street	511 m ² @ 10.217	5,220.89	
Seal	511 m ² @ 1.6709	<u>853.83</u>	
		6,074.72	
	Supervision 10%	<u>607.47</u>	6,682.19
Water Main - 105m @ 70.4444		7,396.66	
	Supervision 10%	<u>739.66</u>	8,136.32

\$ 18,308.75

Not sent

Welsh McCarthy & Co.

Barristers Solicitors
and Notaries Public

J. B. McCarthy LL.B. Notary Public
T. P. G. Cope LL.B.
M. M. McCarthy LL.B.
D. G. Iggulden LL.B.

P.O. Box 434
Telephone (062) 85-039 (3 Lines)
46 High Street
Hawera N.Z.

When replying please quote GC:WB

5 September 1986

The Manager
Hawera District Council
P O Box 39
HAWERA

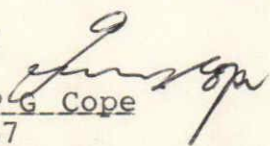
Dear Sir,

Re: H.G.H. and I.H. Kersten Subdivision

We enclose herewith in duplicate Grant of Easement in Gross regarding right to convey sewage for the benefit of Council regarding Kersten's subdivision at the corner of Fantham and Albert Streets, Hawera. Please execute and return to our office as soon as convenient.

Yours faithfully
WELSH MCCARTHY & CO

Per


T. P. G. Cope
9747

Encl :

DELIVERED

9 September 1986.

Messrs Welsh, McCarthy & Co.,
District Council Solicitors,
P.O. Box 434,
HAWERA.

Dear Sirs,

H.G.H. & I.H. Kersten Subdivision

As requested in your letter of 5 September I return
the Grant of Easement in Gfoss document (in duplicate)
duly executed by Council.

Yours faithfully,

David Stevenson,
District Manager.

PAYNE SEWELL LTD

117-119 Princes St Hawera PO Box 145 Tel (062) 87-606
OFFICES WANGANUI PALMERSTON NORTH LEVIN MARTON NEW PLYMOUTH HAWERA

10-04433

13 October 1986

The District Manager
Hawera District Council
P.O. Box 39
HAWERA

ATTENTION MR R MOODY

Dear Sir

RE: SEWER RETICULATION
KERSTEN SUBDIVISION

We hold a copy of Mr Moody's letter dated 7 October 1986 to Mr H Kersten and refer to the last paragraph in that letter.

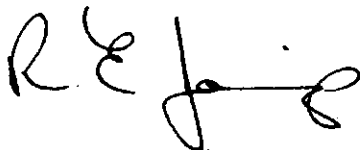
You will recall that shortly after our telephone conversation when the writer suggested he would ring Mr H Darbyshire, he telephoned Mr Moody and advised that, upon studying the Kersten file, the plan of sewer reticulation clearly stated that the sewer had to be "laid to the satisfaction of the Hawera District Council." Mr Jennings then advised that the problem was clearly a matter to be settled between the Council and Mr Darbyshire.

We understand that Mr Darbyshire has suggested to Mr Moody that he is not sure as to whether or not Mr Mischewski took levels. Surely if he had he would have detected the flatpipe.

We are aware that Mr Darbyshire has admitted to Mr H Kersten that he has laid the pipe wrong but that as the Council "passed" the pipe it is now the Council's responsibility.

It is our opinion that any reputable drainlayer should be aware of the difficulties of laying sewer pipes at such a shallow grade and should therefore ensure the pipes are checked by survey before backfilling. Mr Darbyshire has failed to do so.

Yours faithfully
PAYNE SEWELL LIMITED



PER: R E Jennings

HALLIWELLS

BARRISTERS & SOLICITORS

ALAN DOUGLAS HORNER, LL.B.
PRESTON EDWARD BULFIN, LL.M.
HAROLD BRUCE MILLARD, LL.B.
ALAN JOHN CLARK, LL.B.
KENNETH ALAN HORNER, LL.B.
JAMES WILLIAM EDMONDSTON, LL.B.

TELEPHONE: 85114, P.O. BOX 26
TELEGRAMS: HALLIWELLS
REGENT STREET, HAWERA
NEW ZEALAND

16th October 1985

The District Manager
Hawera District Council
P.O. Box 39
HAWERA

RECEIVED

18 OCT 1985

HAWERA DISTRICT COUNCIL

Dear Sir

re: H. Kersten Subdivision - Cnr Fantham & Albert Streets

Mr Kersten has discussed with us the proposed subdivision of his property on the corner of Fantham and Albert streets and he asks us to advise that he desires the Council to accept responsibility for the development work on the basis of the estimates referred to in your letter of the 22nd August to Messrs Service Harrison Rich & Gilbert with payment of this liability being made from the sale of sections.

Kindly confirm the Council's acceptance of this proposal so that presumably approval of the subdivision can be granted by the Council and the survey proceeded with. We undertake to remit the proceeds of sale from the sections against settlement.

Yours faithfully

HALLIWELLS

Per:



16/1

Attention Mr A.D. Horner:

30 September 1986.

Halliwells,
P.O. Box 26,
HAWERA.

Dear Sirs,

Subdivision - H. Kersten, Fantham Street

On 24 April 1986 you advised that you were holding investments on behalf of Mr Kersten to cover the cost of developing his subdivision at the corner of Fantham and Albert Streets, and offered to pay substantial instalments as the work progressed.

Council has now completed construction of the right-of-way, installation of kerbs and channels, upgrading of road carriageways and water reticulation for the subdivision. Work yet to be completed is:-

- a) Installation of standard crossing;
- b) Installation of footpaths;
- c) Filling behind kerbs and channels and reinstatement of berms.

I have no information on the pillar to be installed by the Egmont Power Board and suggest this is a matter either Mr Kersten or your Firm should take up with the Board direct.

In the costing given to Payne, Sewell Ltd. on 22 April 1986 Mr Kersten's share of the development work was estimated at \$ 25,140 of which \$ 700 covered the cost of the Power Board pillar, leaving \$ 24,440 for the Council. The reserves contribution of \$ 6,750 was paid on 19 May 1986 so the balance left is then \$ 17,690.

The standard crossing estimated at \$ 600 and the footpath/berms component of the estimate was \$ 2,484 - leaving \$ 14,606 to cover the work now completed. I now claim this amount as a progress payment against the amount held.

Yours faithfully,

David Stevenson,
District Manager.

WORKS COMMITTEE:

SUBJECT : Kersten Subdivision - Fantham/Albert Streets

In May 1985 Council approved a subdivision for H. Kersten creating 8 Lots fronting Fantham and Albert Streets. The subdivider was required to construct a sewer, contribute towards the development of roading, water, footpaths etc. and of course to pay the reserves contribution on the extra Lots created.

After considerable negotiation with the former District Engineer Mr Kersten decided he would install the sewer himself and he engaged H.G. Darbyshire Ltd. to fulfil this condition.

The sewer was installed and apparently checked by the District Engineer early in 1986. It has now been found that one branch of the sewer serving two Lots of the subdivision has been laid at a flat grade and will not work satisfactorily.

The Acting Engineer has consulted Mr Kersten and Payne Sewell Ltd. who acted as Consulting Engineers for the sewer installation contract. The Acting Engineer has also spoken to Mr Darbyshire who stated that the former District Engineer inspected the sewer and passed it as an acceptable job. All extensions to the Council's system are tested when they are installed and it is suggested that Mr Mischewski tested the pipe but probably did not check it for levels.

The requirement from Payne Sewell Ltd., upon which the contract price was calculated, stated that the sewer had to be laid to the satisfaction of the Hawera District Council; and in the opinion of the Acting Engineer and the writer, Darbyshire is responsible for correcting the now inoperative section of the sewer.

Negotiations with Mr Darbyshire to have him relay the 43 metres which are suspect are currently under action, and Mr Kersten has been advised that no building permits will be issued for the Lots served by the defective portion of the drain.

Darbyshire is selling his business and if perchance he "escapes" before the sewer is relaid Council will no doubt have to correct the problem at its cost.

David Stevenson,
District Manager.

17 October 1986.

HALLIWELLS

BARRISTERS & SOLICITORS

ALAN DOUGLAS HORNER, LL.B.
PRESTON EDWARD BULFIN, LL.M.
HAROLD BRUCE MILLARD, LL.B.
ALAN JOHN CLARK, LL.B.
KENNETH ALAN HORNER, LL.B.
JAMES WILLIAM EDMONDSTON, LL.B.

ASSOCIATE
ROBYN JANE LOVERSIDGE, LL.B.

TELEPHONE: (062) 85114; P.O. BOX 26
TELEGRAMS: HALLIWELLS
REGENT STREET, HAWERA
NEW ZEALAND

14th October 1986

The Manager
District Council
P.O. Box 39
Hawera

Dear Sir

re: Subdivision - H. Kersten, Fantham Street

With reference to your letter herein of 30th September we enclose our cheque for the progress payment of \$14,606-00 relating to the development work on the above subdivision.

Yours faithfully

HALLIWELLS
per:

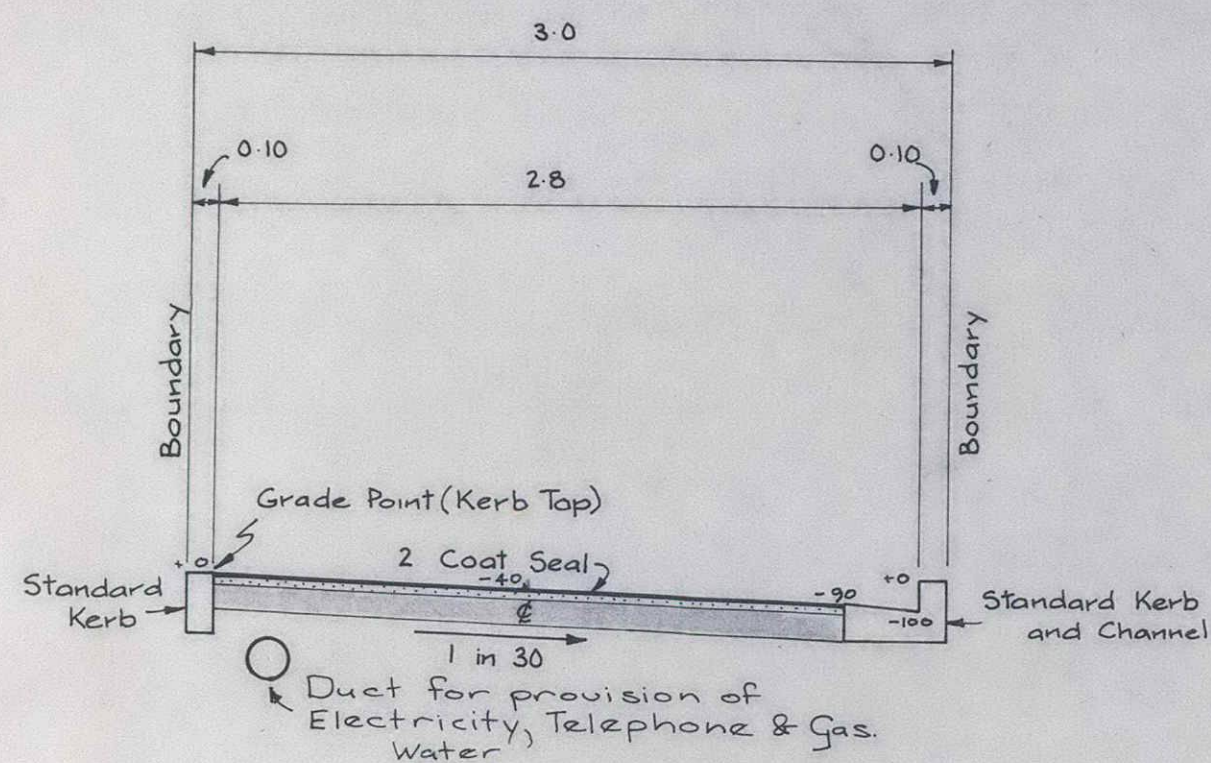
B. Latson

Encl
111

760002 . Load name also

~~760000~~ + return to mike

026102



Typical Cross Section through R.O.W.

Scale - 1:30

ASSUMED
DATUM.

Existing Manhole
R.L. Lid 100.00
R.L. Inv 98.68

Proposed New MH
Calc. I.L. 98.57

Approx 15.2m to Bdy

Proposed 150mm ϕ Sewer Grade 1 in 200 (58.2m) 43m from Bdy.

- Total Length of 150mm ϕ pipe
= 123.2m
- 2 new manholes to be constructed
Approx 1.5 x 1.3 deep.

Proposed New MH
I.L. 98.88
Gd Level approx 100.10

Existing 150 mm Dia. Sewer
Proposed Kerb and Channel

ALBERT ST

Proposed Kerb and Channel

Boxthorn Hedge on Bdy

Proposed Std Crossing 6m x 3m

8.0 m

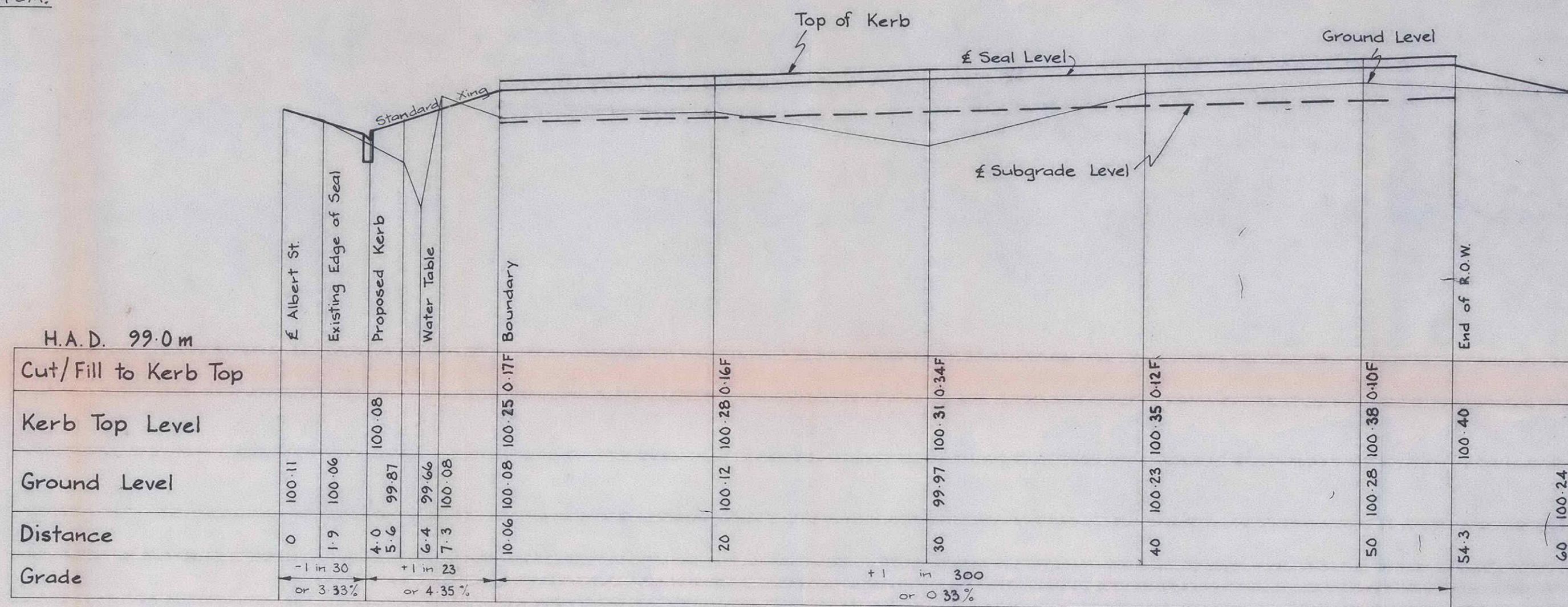
KERB

KERB AND CHANNEL

Plan of R.O.W. and Sewer

Scale - 1:200

PROPOSED R.O.W. AND SEWER FOR H. KERSTEN, ALBERT ST



Longitudinal Section of R.O.W.

Scales - Horiz. 1:200
Vert. 1:20

SERVICE, HARRISON, RICH & GILBERD
Registered Surveyors - Town Planners - Land Development Consultants
P.O. BOX 145 HAWERA
BRANCH OFFICES AT:- MARTON WANGANUI PALMERSTON NORTH
Combined in partnership with PAYNE, SEWELL & PARTNERS CONSULTING ENGINEERS

10-04433
KERSTEN
7-06-85

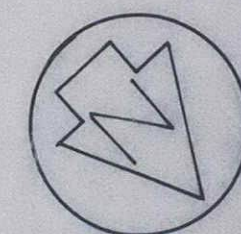
165

FINAL PLAN

2

1 in 200
22m to serve Lots 1 & 6
I.L. 99.00 at termination

100.22



7

1 in 200
19m to serve
Lots 2 & 3
I.L. 99.00 at
termination.

1 in 200
24m to serve Lots 7 & 8
I.L. 99.02 at termination.

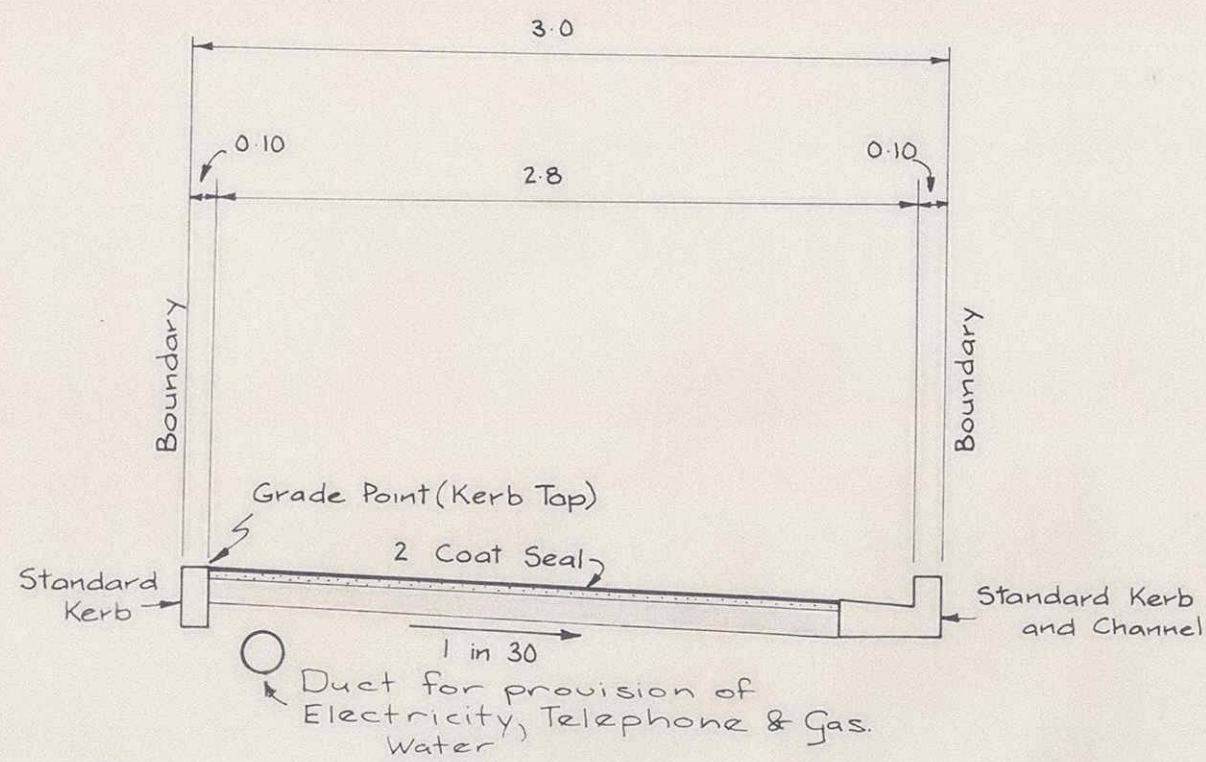
100.25

100.20

99.99

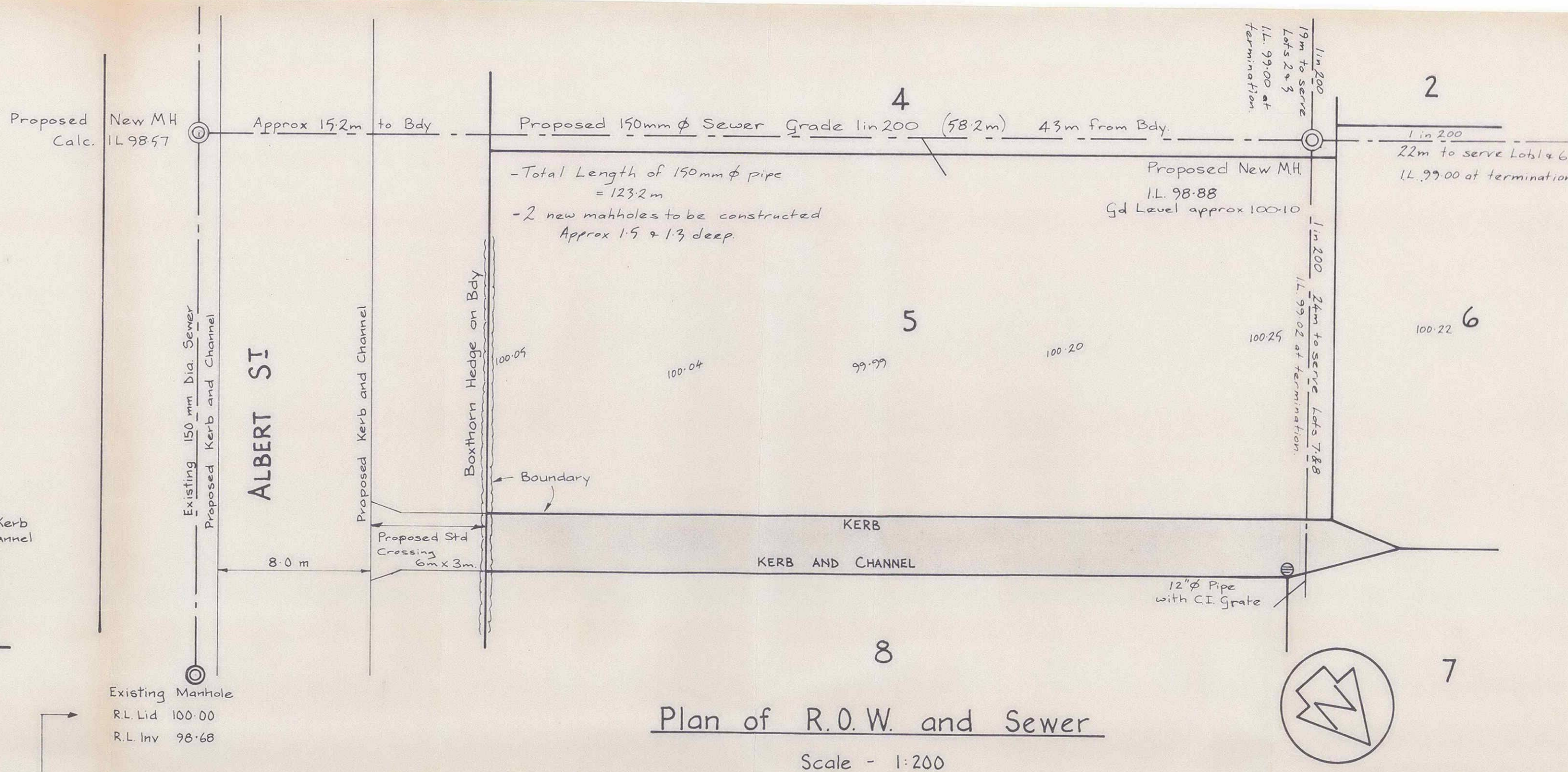
100.04

100.05



Typical Cross Section through R.O.W.

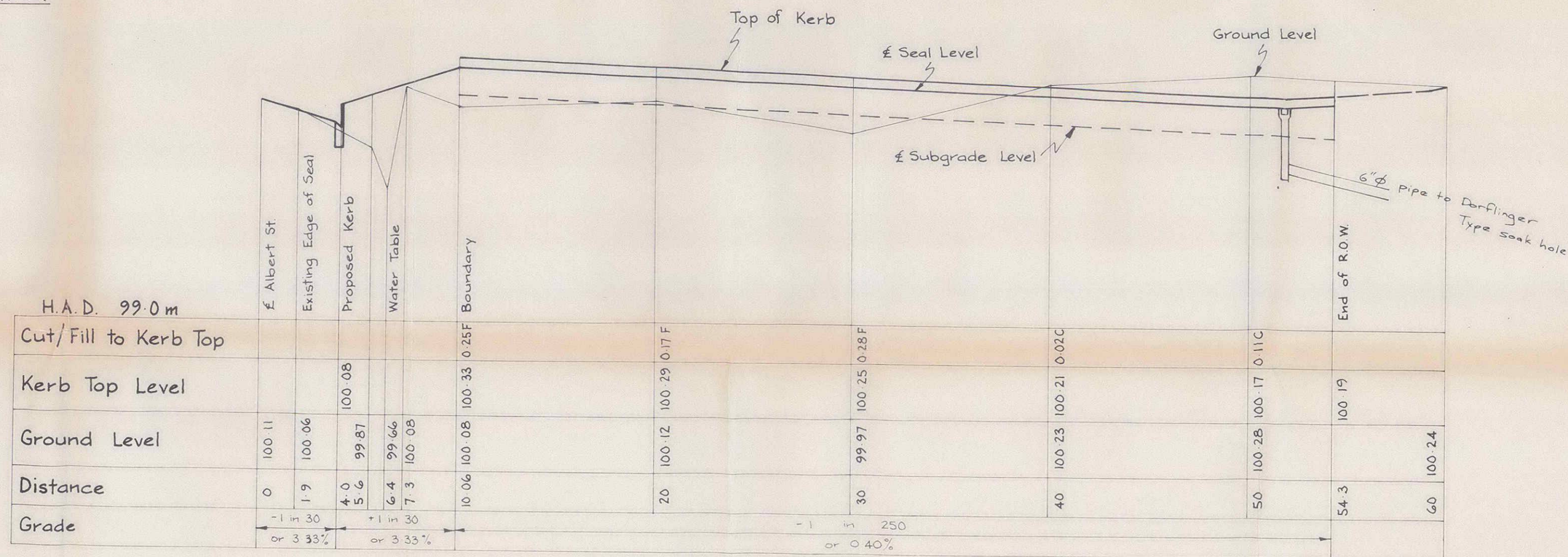
Scale - 1:30



Plan of R.O.W. and Sewer

Scale - 1:200

PROPOSED R.O.W. AND SEWER FOR H. KERSTEN, ALBERT ST



Longitudinal Section of R.O.W.

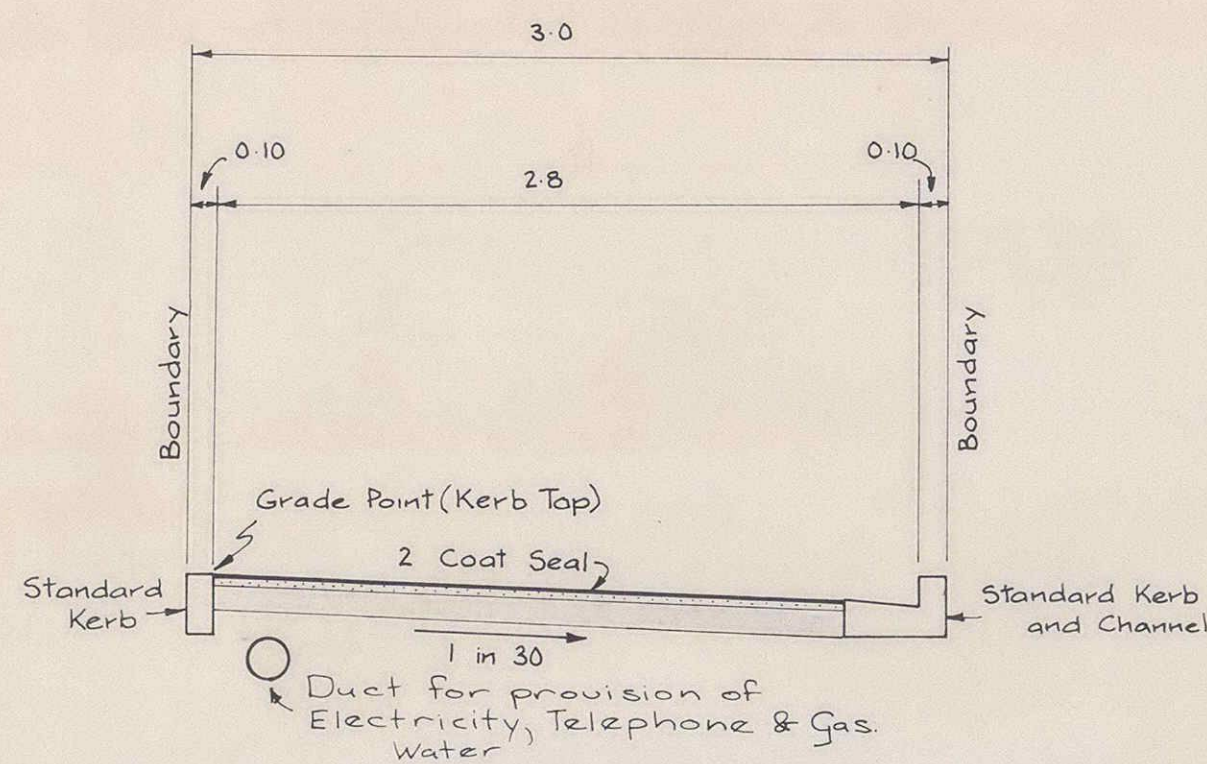
Scales - Horiz. 1:200
Vert. 1:20

SERVICE, HARRISON, RICH & GILBERT
Registered Surveyors - Town Planners - Land Development Consultants
P.O. BOX 145 HAWERA
BRANCH OFFICES AT:- MARTON WANGANUI PALMERSTON NORTH
Combined in partnership with PAYNE, SEWELL & PARTNERS CONSULTING ENGINEERS

10-04433

KERSTEN

7-06-85



PROPOSED R.O.W. AND SEWER FOR
H. KERSTEN, ALBERT ST

ASSUMED
DATUM.

H.A.D. 99.0 m

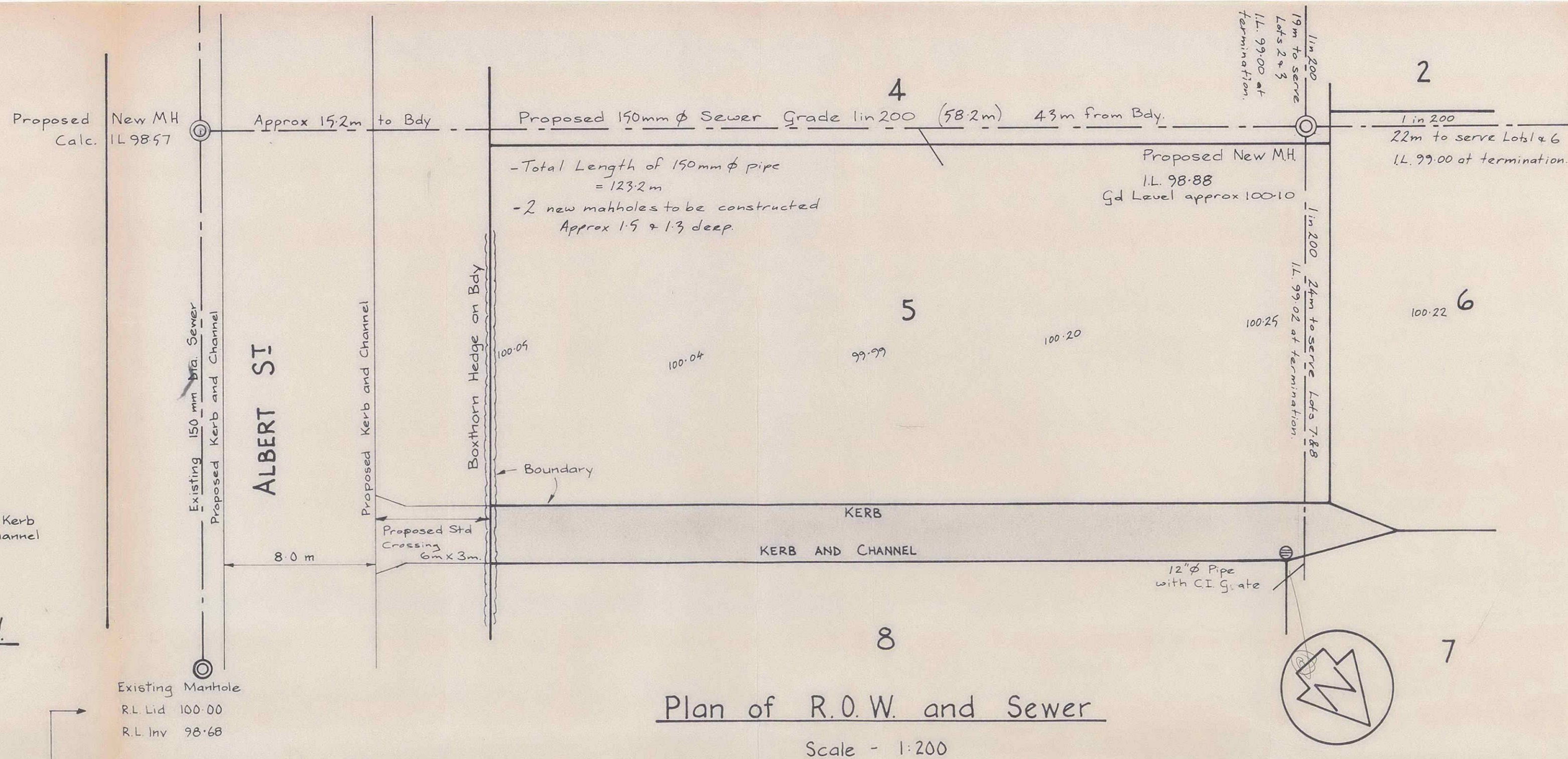
	£ Albert St	Existing Edge of Seal	Proposed Kerb	Water Table	Boundary					End of R.O.W.
Cut/Fill to Kerb Top					0.25 F		0.17 F	0.28 F	0.02 C	
Kerb Top Level			100.08		100.33	100.29	100.25	100.21	100.19	
Ground Level	100.11	100.06	99.87	99.66 100.08	100.08	100.12	99.97	100.23	100.28	100.24
Distance	0	1.9	4.0 5.6	6.4 7.3	10.06	20	30	40	50	54.3 60
Grade	-1 in 30 or 3.33%		+1 in 30 or 3.33%			-1 in 250 or 0.40%				

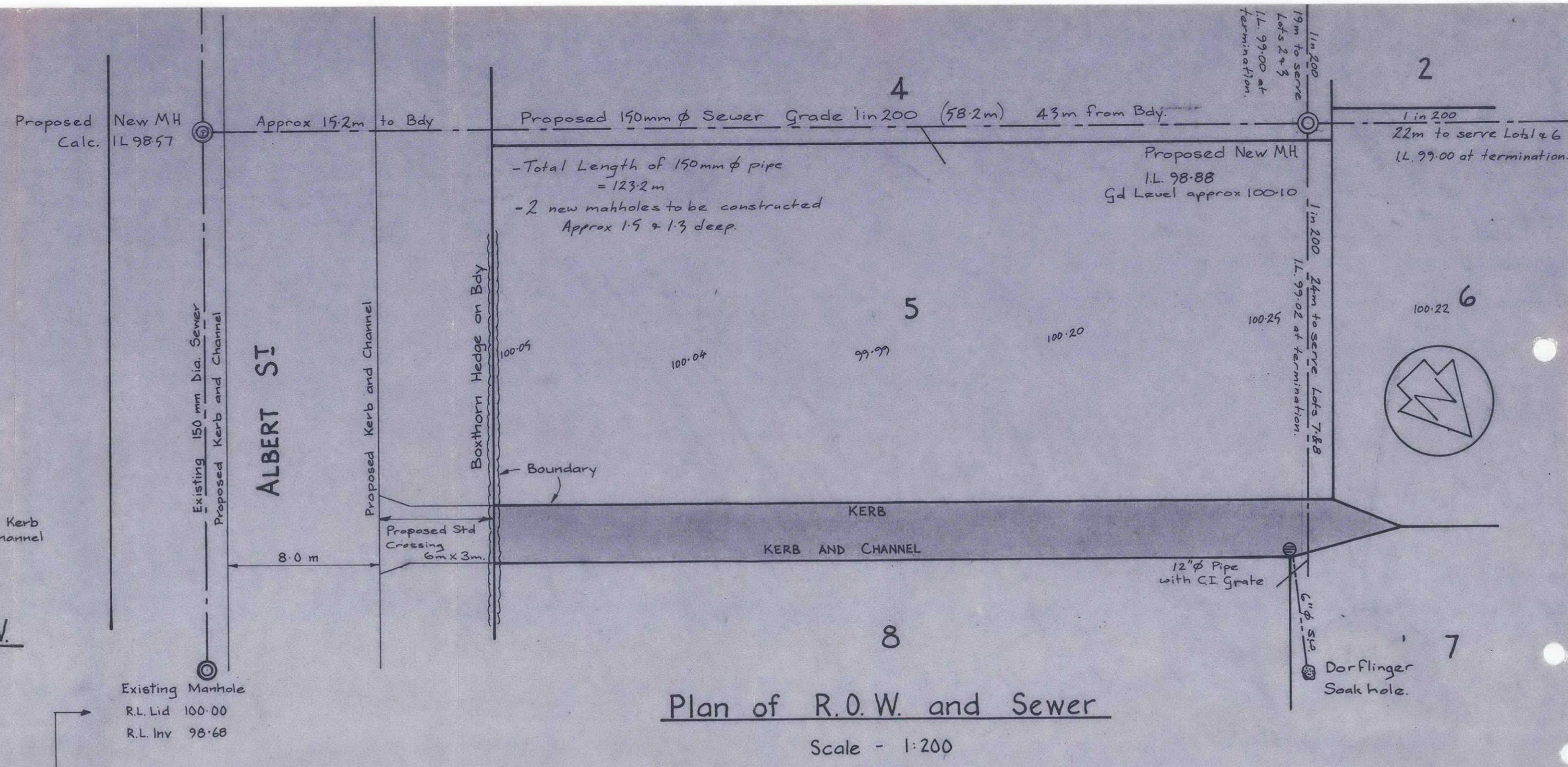
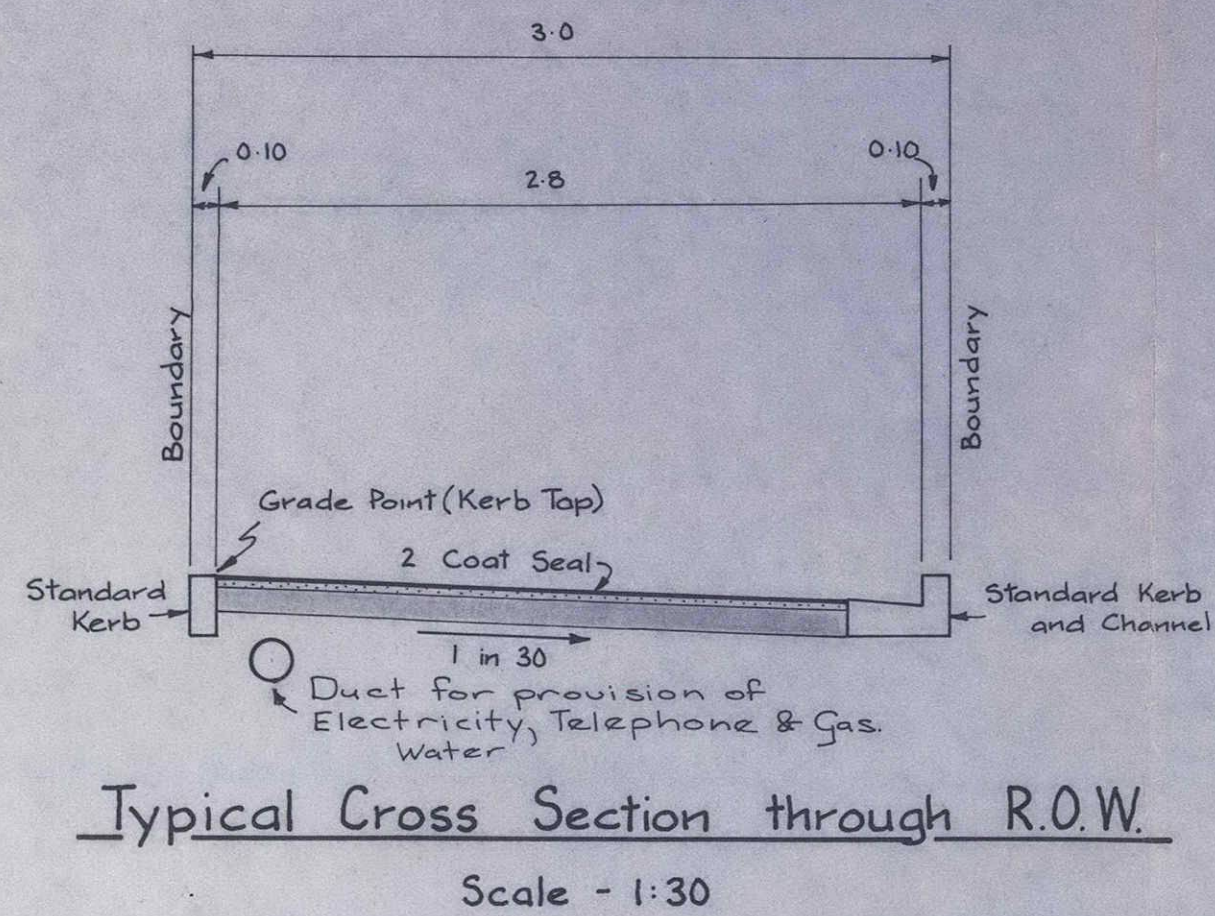
Longitudinal Section of R.O.W.

Scales - Horiz. 1:200
Vert. 1:20

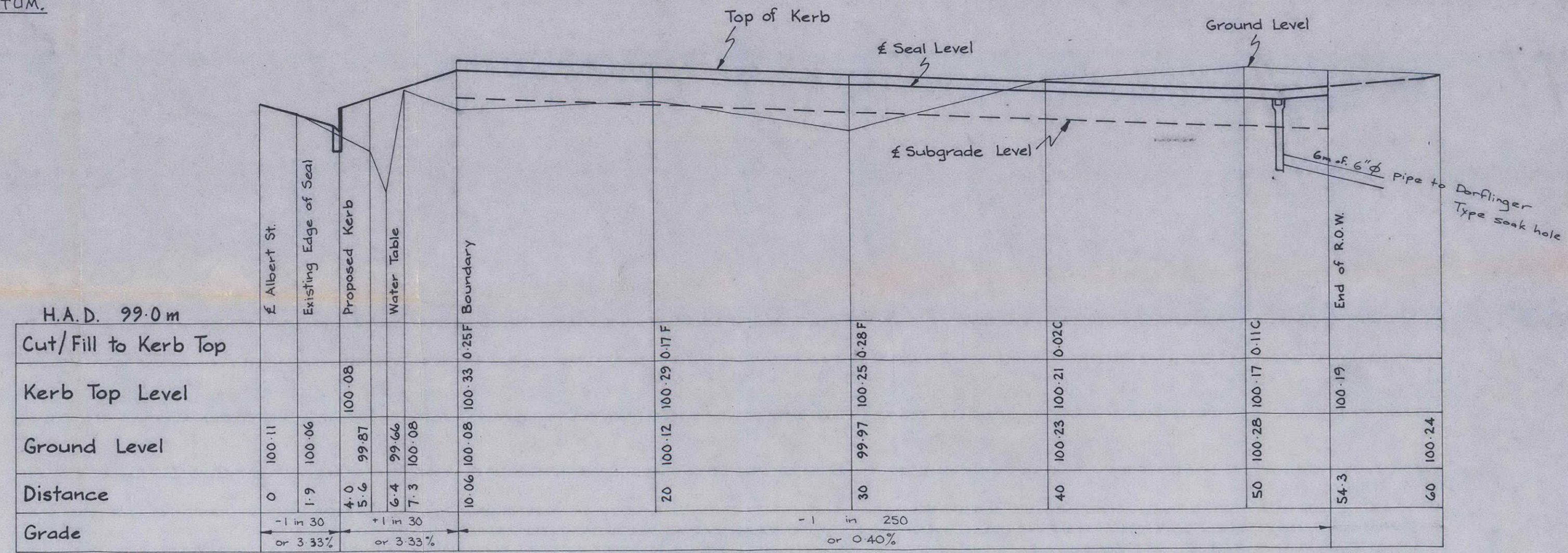
SERVICE, HARRISON, RICH & GILBERD
Registered Surveyors - Town Planners - Land Development Consultants
P.O. BOX 145 HAWERA
BRANCH OFFICES AT:- MARTON WANGANUI PALMERSTON NORTH
Combined in partnership with PAYNE, SEWELL & PARTNERS CONSULTING ENGINEERS

10-04433
KERSTEN
7-06-85

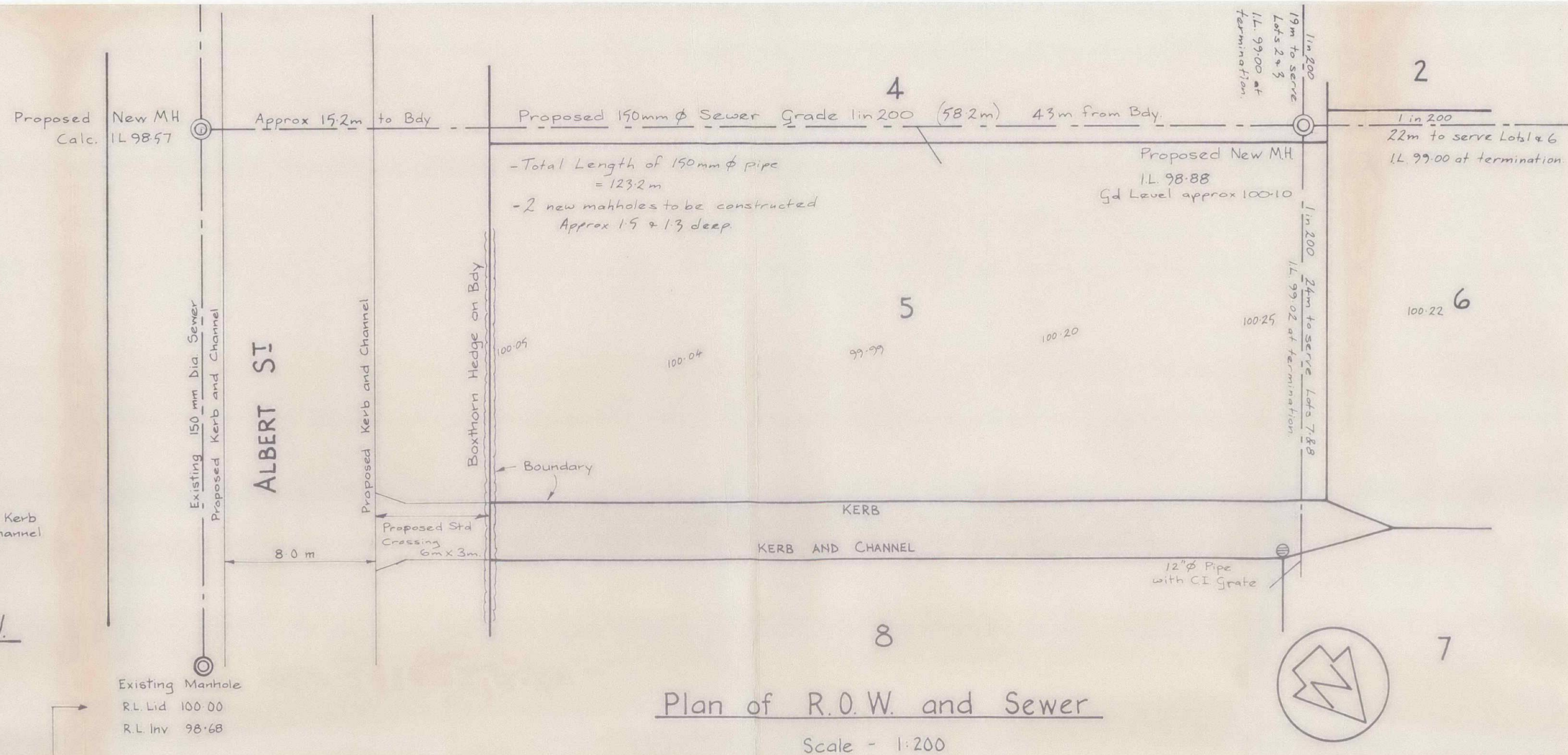
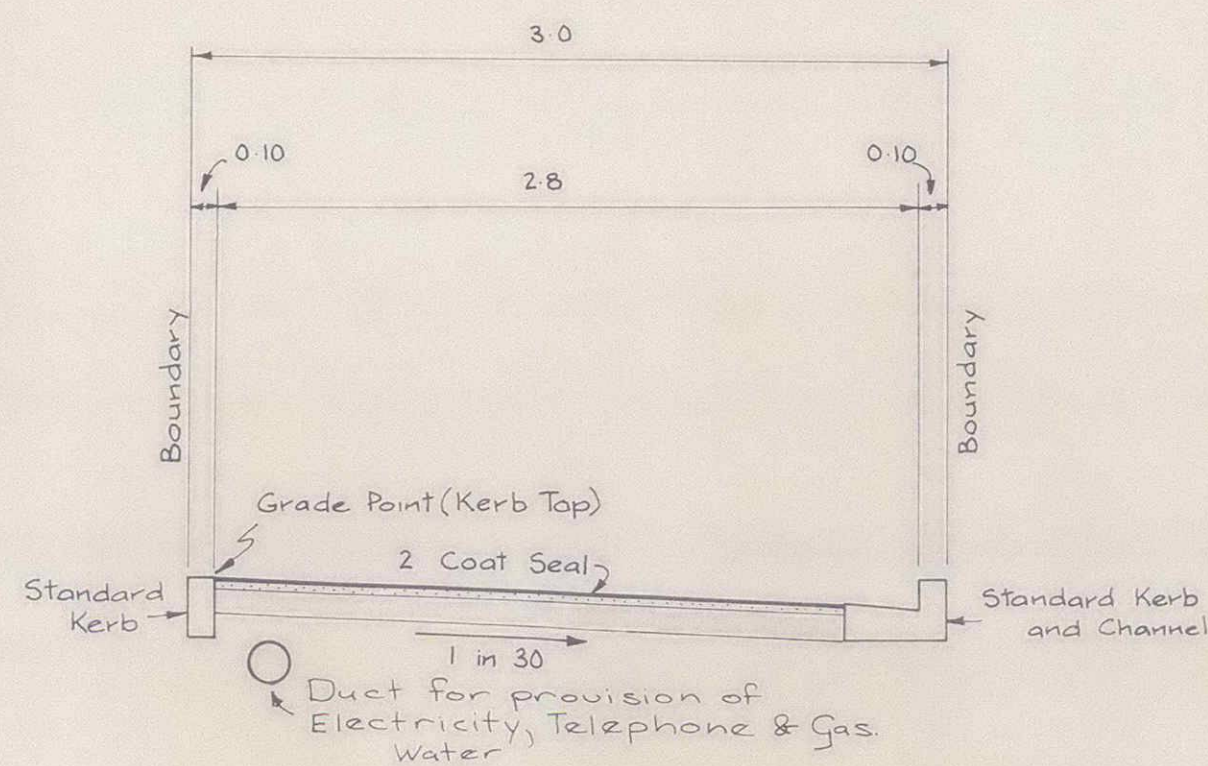




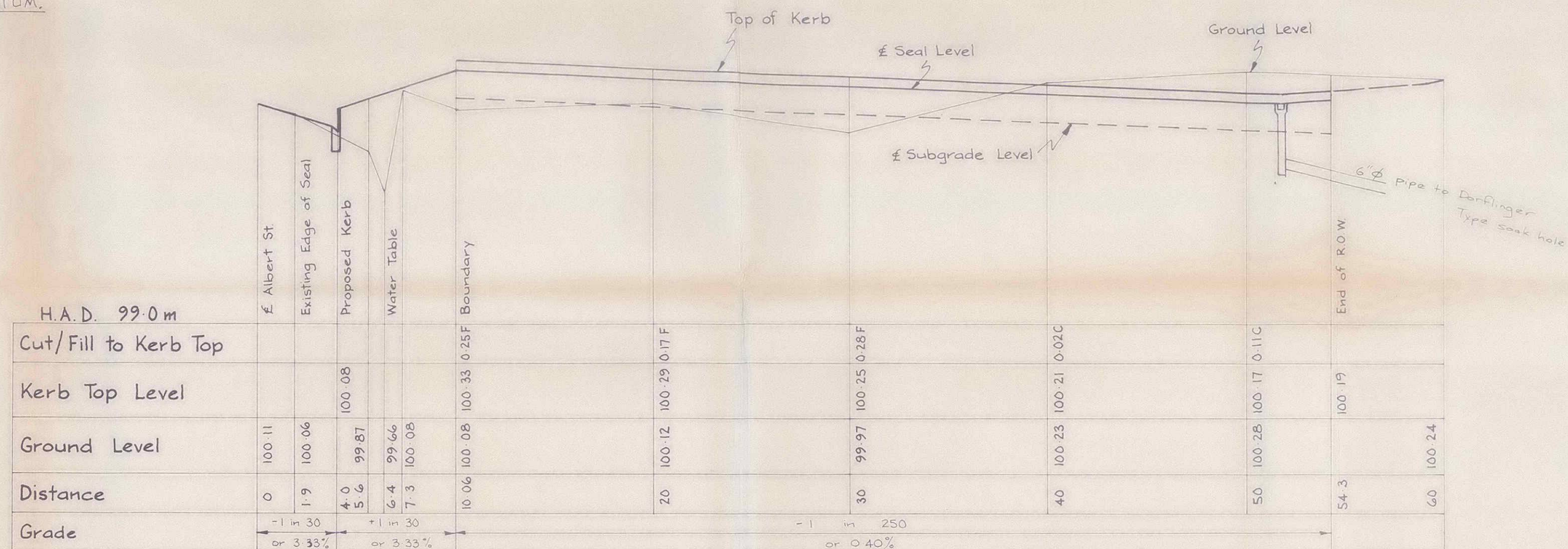
PROPOSED R.O.W. AND SEWER FOR
H. KERSTEN, ALBERT ST



Scales - Horiz. 1:200
Vert. 1:20



PROPOSED R.O.W. AND SEWER FOR H. KERSTEN, ALBERT ST



Scales - Horiz. 1:200
Vert. 1:20

SERVICE, HARRISON, RICH & GILBERD
Registered Surveyors - Town Planners - Land Development Consultants
P.O. BOX 145 HAWERA
BRANCH OFFICES AT:- MARTON WANGANUI PALMERSTON NORTH
Combined in partnership with PAYNE, SEWELL & PARTNERS CONSULTING ENGINEERS

10-04433
KERSTEN
7-06-85