

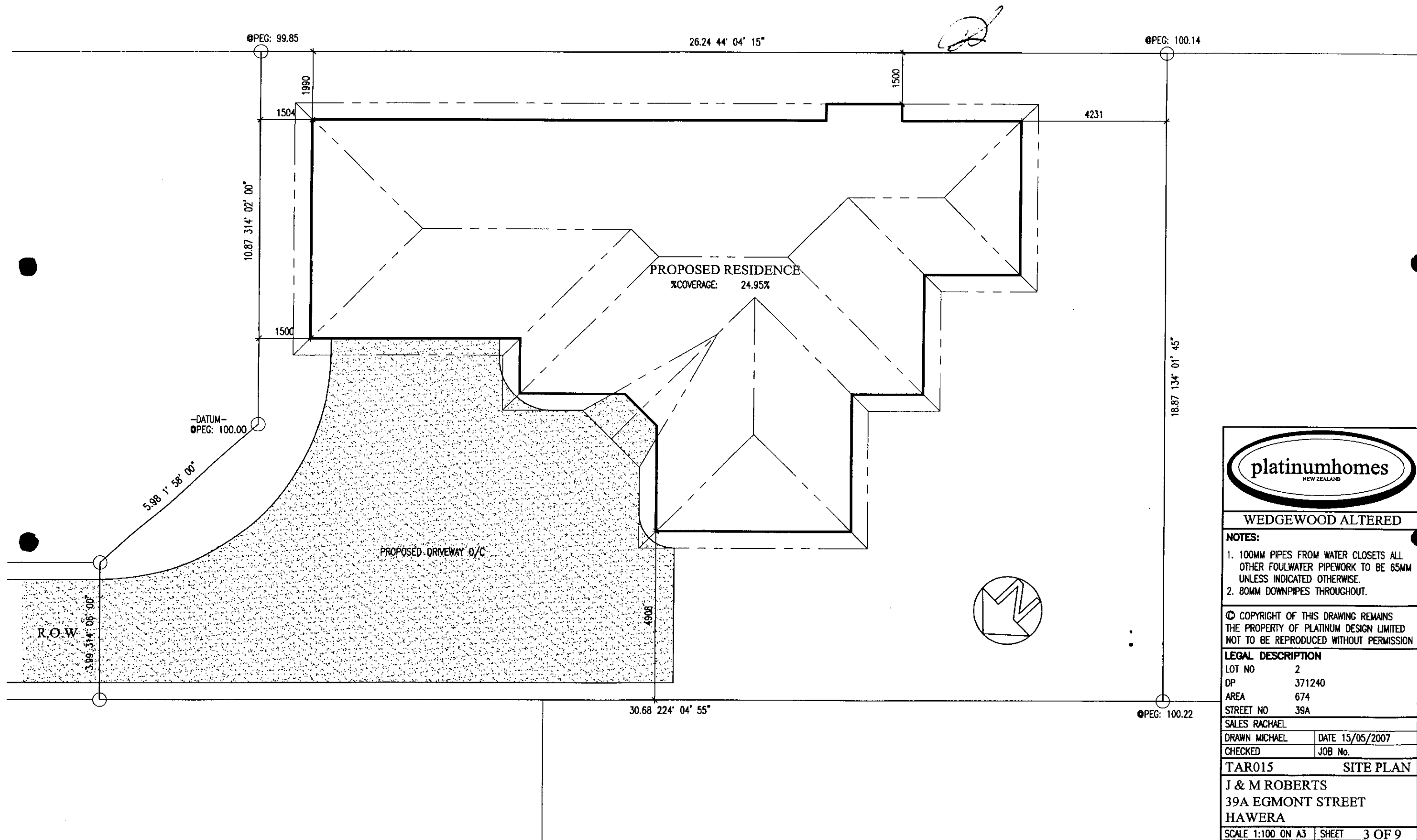
The following is a list of effects that you may wish to consider when deciding whether or not the application will affect you and the use of your land.

1. The visual impact of the proposal in terms of its scale, location on the site, distance from the boundary, external design and appearance and relationship to the site boundary.

2. The likelihood of the proposal generating effects on you, land and the use of that land in terms of the following:

- (a) Traffic Generation
- (b) Noise
- (c) Odour
- (d) Vibration
- (e) Air Pollution
- (f) Shading, loss of daylight and sunlight
- (g) Loss of Privacy

3. The impact of the proposal on the neighbourhood in general and the things that contribute to the pleasantness, aesthetics and cultural and recreational attributes of the neighbourhood.



WEDGEWOOD ALTERED

NOTES:
1. 100MM PIPES FROM WATER CLOSETS ALL OTHER FOULWATER PIPEWORK TO BE 65MM UNLESS INDICATED OTHERWISE.
2. 80MM DOWNPIPES THROUGHOUT.

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LEGAL DESCRIPTION	
LOT NO	2
DP	371240
AREA	674
STREET NO	39A

SALES RACHAEL	
DRAWN MICHAEL	DATE 15/05/2007
CHECKED	JOB No.

TAR015 SITE PLAN

J & M ROBERTS
39A EGMONT STREET
HAWERA

SCALE 1:100 ON A3	SHEET 3 OF 9
-------------------	--------------

5 October 2005

Louise McLay
BTW Surveyors
PO Box 551
New Plymouth



Dear Louise

Subdivision Consent Application – Lisa Ratahi, 39 Egmont Street, Hawera

Your application was considered by the Planning Manager under delegated authority on 5 October 2005 and she has resolved as follows:

THAT consent be granted to Lisa Ratahi to subdivide the property at 39 Egmont Street, Hawera (land legally described as Pt Lot 1 DP 4000) into Lot 1 of 759 square metres and Lot 2 of 503 square metres, pursuant to Sections 104 and 108 of the Resource Management Act 1991.

For the following reasons:

1. The proposed subdivision will not give rise to any adverse environmental effects that are more than minor.
2. The proposal will not compromise the character and amenity of the surrounding residential area.

Subject to the following conditions:

1. That Lot 2 is connected to the Council's water supply to the satisfaction of South Taranaki District Council.
2. That Lot 2 is connected to the Council's sewerage system to the satisfaction of the South Taranaki District Council.
3. That each Lot is independent in respect of the disposal of stormwater and that the provision of this service does not give rise to cross-boundary effects.
4. That a vehicle crossing which meets the Council's Standard Commercial Vehicle Crossing specifications is provided for the right of way serving Lots 1 and 2.

5. That the right of way is formed to the standard required in NZS 4404:2004 Land Development and Subdivision Engineering including a design certificate, certificate of completion and an as built plan in accordance with Schedules 1A, 1B and 1D.
6. That the work specified in conditions 1-5 be carried out in accordance with NZS 4404:2004 Land Development and Subdivision Engineering or any other standard as may be considered appropriate to the satisfaction of the South Taranaki District Council.
7. That where installed, all other services including power lines, gas distribution pipes and communication lines are installed underground.
8. That a Reserve Fund contribution of 7.5% of the value (land only) of Lot 2 is paid to the South Taranaki District Council; being \$2,775

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

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

Yours sincerely

Josh Baylis
Planner

Tax Invoice/Statement: 2402

GST Reg. No: 52-769-477

Invoice Date: 14 June 2006

L M Ratahi
3 A Karaka Street
Hawera 4800

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: RMS050079
Description: 2 Lot Residential Subdivision at 39 Egmont Street Hawera
Location Address: 39 Egmont Street Hawera 4800

Charge Description	Charge	GST	Amount
223 & 224 Approval	\$152.89	\$19.11	\$172.00
Total	\$152.89	\$19.11	\$172.00



MFT

Remittance Advice

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

Application Number: RMS050079
Applicant: L M Ratahi
Amount Due: \$172.00

Client Ref

Slair/Sonia
Rm5050079
1233011800

11 September 2006



The Manager
South Taranaki District Council
Private Bag
Hawera
New Zealand

PLAN DEPOSIT NOTICE

Surveyors Reference: 05364.nzt

Deposited Plan No DP 371240 of LOTS 1 and 2 BEING A SUBDIVISION OF PT LOT 1 DP 4000 Land Registration District of Taranaki lodged by Gibson, Michael Lee was deposited on 29/08/2006.

The following new Certificates of Title have been issued:

Legal Description	Area	Certificate of Title		
Lot 1 Deposited Plan 371240	0.0 588 square metres	288516 ✓	23370	100/202
Lot 2 Deposited Plan 371240	0.0 674 square metres	288517 ✓	23371	100/203

Processing Centre Manager



Hamilton Processing Centre
820 Victoria Street
Private Bag 3028
Hamilton
New Zealand
Tel 0800 ONLINE (665463)
Fax 64-7-858 5488
Internet
<http://www.linz.govt.nz>

Slair/Soma

RmJ050079

1233011800

11 September 2006

Toitu te
Land whenua
Information
New Zealand



The Manager
South Taranaki District Council
Private Bag
Hawera
New Zealand

Street Number
Please.
Christine

PLAN DEPOSIT NOTICE

Surveyors Reference: 05364.nzt

Deposited Plan No DP 371240 of LOTS 1 and 2 BEING A SUBDIVISION OF PT LOT 1 DP 4000 Land Registration District of Taranaki lodged by Gibson, Michael Lee was deposited on 29/08/2006.

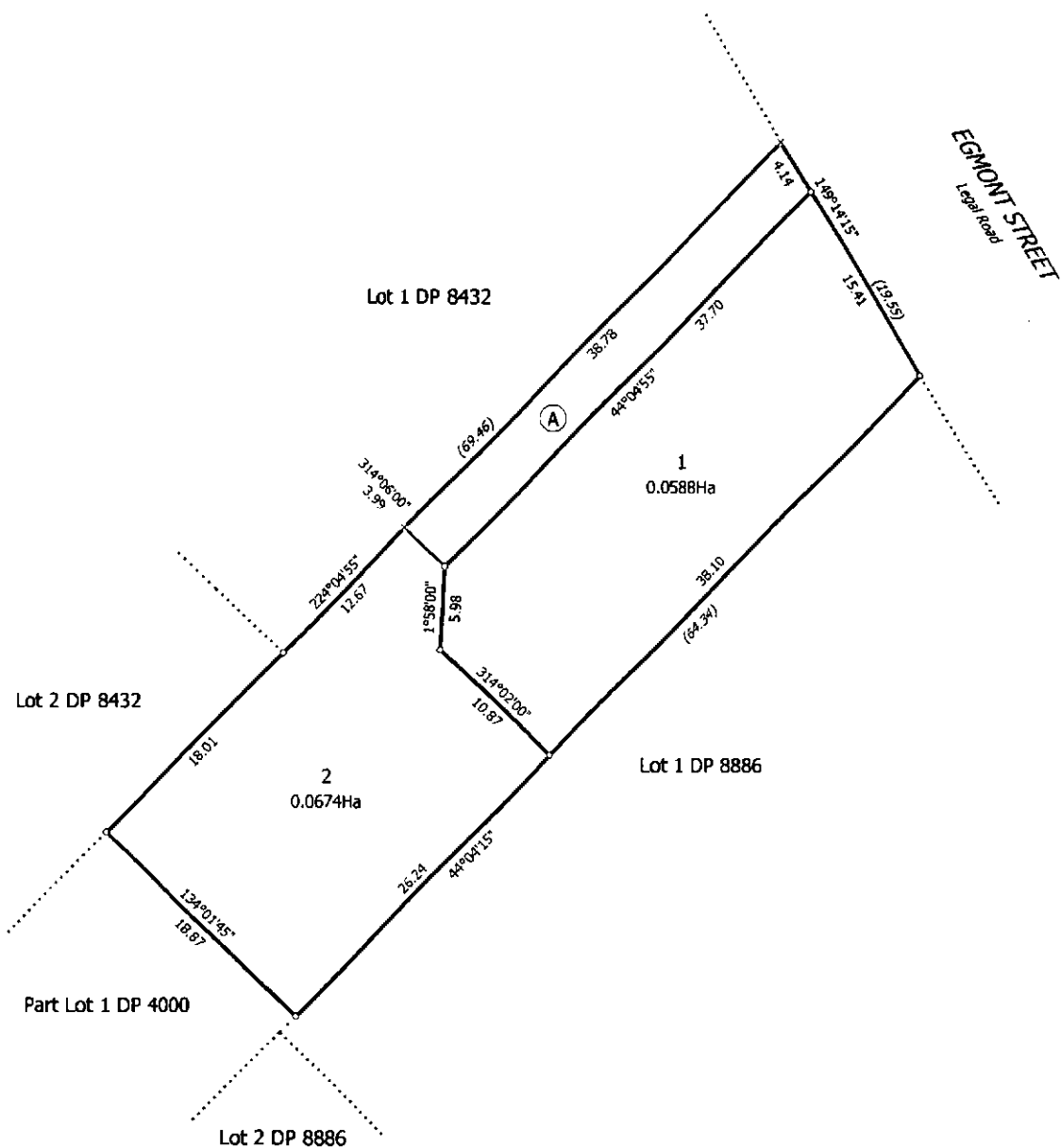
The following new Certificates of Title have been issued:

Legal Description	Area	Certificate of Title	
39 Lot 1 Deposited Plan 371240	0.0588 square metres	288516 ✓ 23370	100/202
31a Lot 2 Deposited Plan 371240	0.0674 square metres	288517 ✓ 23371	100/203

Processing Centre Manager



Hamilton Processing Centre
820 Victoria Street
Private Bag 3028
Hamilton
New Zealand
Tel 0800 ONLINE (665463)
Fax 64-7-858 5488
Internet
<http://www.linz.govt.nz>



Non Primary

T 1/1

Land District: Taranaki

LOTS 1 and 2 BEING A SUBDIVISION OF PT LOT 1 DP 4000

Surveyor: Michael Lee Gibson
Firm: BTW Surveyors Ltd (New Plymouth)

Digital Survey Plan
LT 371240

Digitally Generated Plan
Generated on: 01/06/2006 10:56am Page 1 of 1

RMS050079

14 June 2006

Louise McLay
BTW Surveyors Ltd
PO Box 551
New Plymouth

Dear Louise

Survey Plan Approval – Lisa Ratahi, 39 Egmont Street, Hawera

Please find attached the final survey plan approved pursuant to Section 223 and 224 of the Resource Management Act 1991 and the associated signed certificates.

Attached is an invoice for the said certificates.

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

Yours sincerely

Josh Baylis
Planner

SURVEY PLAN APPROVAL

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

Applicant: Lisa Ratahi Appn. No: RM5050079

Address of Subdivision: 39 Egmont Street, Hawera

Section 223 Approval

The Group Manager Environmental Services acting under delegated authority, approved the above Plan of Subdivision under Section(s) 104 + 108 of the Resource Management Act 1991 on the 5th day of October 2005.

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.

Planner

Am Baylis

Approved: Senior Planner

Ben Stiller

Approved under delegation

Date: 13/6/06

Alison Gibson

Alison Gibson
Planning Manager
Authorised Officer

Date: 13/6/06

Section 224 Approval

All conditions have been met for the above subdivision

Planner

Am Baylis

Approved: Senior Planner

Date: 13/6/06

RECOMMENDATION

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

Approved under delegation

Alison Gibson

Alison Gibson
Planning Manager
Authorised Officer

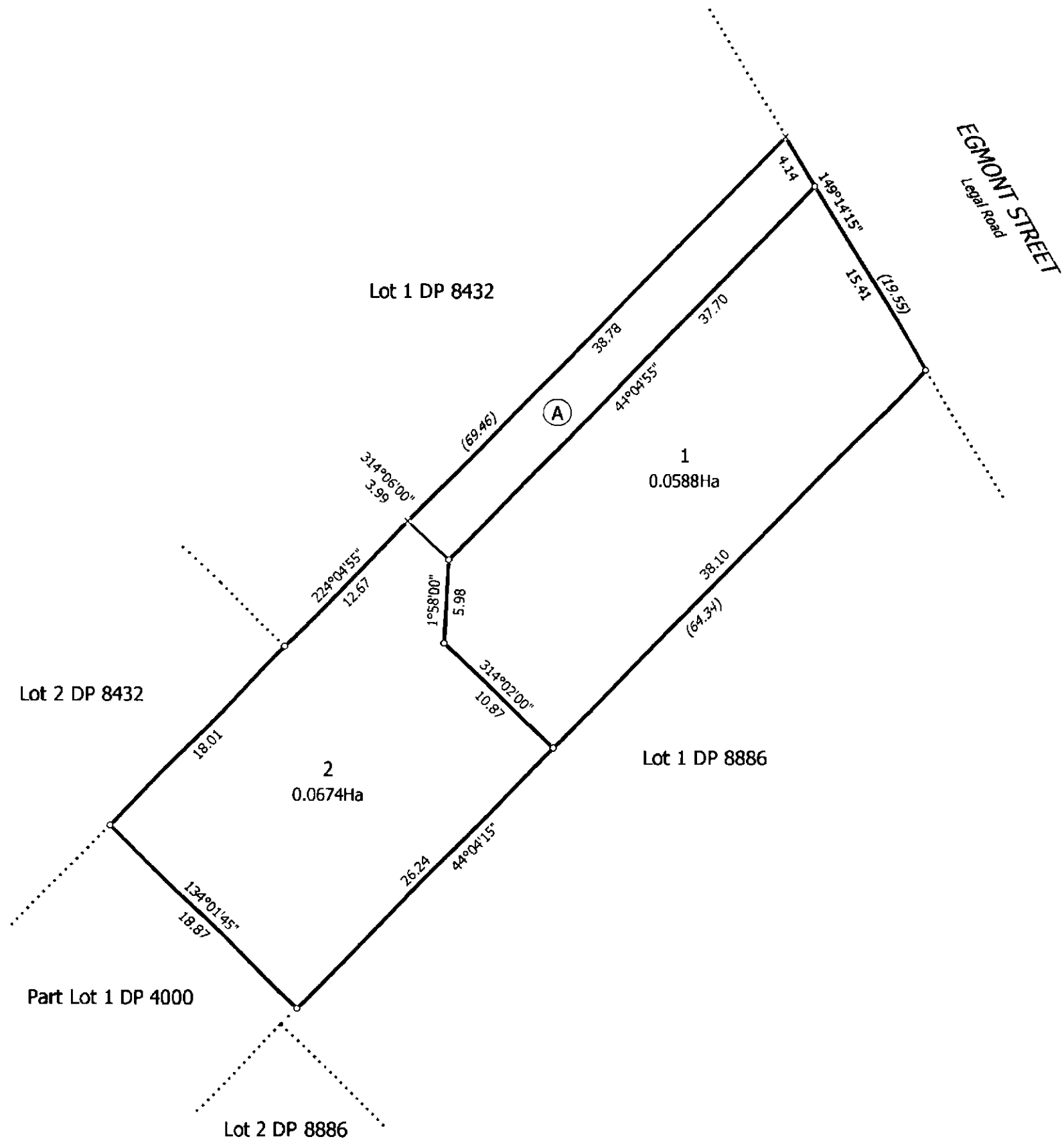
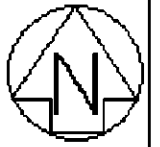
Date: 13/6/06

Survey Plan Received

No. of Days

Survey Plan Completed

Sent for invoicing and monitoring



Non Primary

T 1/1

Land District: Taranaki

LOTS 1 and 2 BEING A SUBDIVISION OF PT LOT 1 DP 4000

Surveyor: Michael Lee Gibson
Firm: BTW Surveyors Ltd (New Plymouth)

Digital Survey Plan
LT 371240

Digitally Generated Plan
Generated on: 01/06/2006 10:56am Page 1 of 1

Land Registration District

TARANAKI

Plan Number

DP 371240

Territorial Authority


SOUTH TARANAKI DISTRICT COUNCIL

Certifications under the Resource Management Act 1991

Pursuant to the Resource Management Act 1991 I hereby certify that:

- ☐ the above plan was approved by the Council pursuant to section 223 of the Resource Management Act 1991
- ☐
- ☐ on the 13th day of June 2006
- ☐ pursuant to Section 224(c) all the conditions of the subdivision consent have been complied with to the satisfaction of the Council²

Dated this 13th day of June 2006


Principal Administrative Officer/Authorised Officer

Plan Number

DP 371240

Schedule of Easements/ Interests to Remain with Land (Pursuant to s239(2) of the Resource Management Act 1991)			
Purpose/Interest	Shown/Document Number	Servient Tenement	Dominant Tenement
ROW	A	LOT 2	LOT 1

Tax Invoice/Statement: 2386

GST Reg. No: 52-769-477

Invoice Date: 13 June 2006

L M Ratahi
3 A Karaka Street
Hawera 4800

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: RMS050079
Description: 2 Lot Residential Subdivision at 39 Egmont Street Hawera
Location Address: 39 Egmont Street Hawera 4800

Charge Description	Charge	GST	Amount
Prior Payment			(\$2,775.00)
Reserve Fund Contribution	\$2,466.67	\$308.33	\$2,775.00
Total			\$0.00

Remittance Advice

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

Application Number: RMS050079
Applicant: L M Ratahi
Amount Due:

Client Ref

BTW

Surveyors LIMITED

14-22 Connett Road West, Bell Block, PO Box 39, New Plymouth, New Zealand
T: +64-6-759 5040 F: +64-6-759 5049
E: survey@btw.co.nz W: www.btw.co.nz



1 June 2006

Our Ref: 05364

Josh Baylis
South Taranaki District Council
Private Bag 902
HAWERA

Dear Josh,

RE: Subdivision for Lisa Ratahi, 39 Egmont Street, (Consent No: RMS050079)

Please find enclosed the title plan and easement schedule for issuing of certificates pursuant to Sec 223 and 224(c) of the Resource Management Act. Also enclosed are sewer and water connection application forms and payment and the appropriate payment for connection fees.

The conditions of resource consent have been met as follows:

1. See enclosed application forms and cheque
2. See enclosed application forms and cheque
3. Due to the very flat topography of the land stormwater runoff causes no cross boundary effects. A soak hole will be installed on Lot 2 at time of building.
4. The existing vehicle crossing has been inspected by Vivek Goel and has been deemed acceptable to the STDC.
5. The existing access has also been inspected by Vivek Goel and has been deemed acceptable to the STDC.
6. Not applicable
7. All services will be installed (underground) at time of building
8. Client is to pay the Reserve Fund contribution of \$2775 on Councils receipt of this letter.

It would be much appreciated if you could pass the sewer and water connection application forms on to the relevant department.

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

Yours faithfully,

A handwritten signature in blue ink, appearing to read "Ian Dickey".

Ian Dickey
Cadastral Surveyor

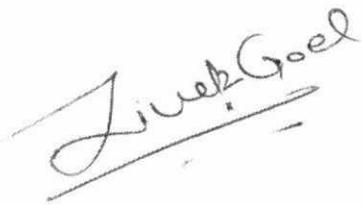
Memorandum

To Josh Baylis
From Vivek Goel
Date 12 June 2006
Subject **Subdivision Consent – Lisa Ratahi, 39 Egmont Street,
Hawera**

224 Approval

Josh

The engineering conditions on the above consent have been met. No further requirements.



Vivek Goel
Development Control Engineer

RMS050079

RMS050079

Vivek,

Please advise if engineering conditions
have been met for 224 approval

Cheers

Josh



Tax Invoice/Statement: 1310

GST Reg. No: 52-769-477

Invoice Date: 06 October 2005

L M Ratahi
3 A Karaka Street
Hawera 4800

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: RMS050079
Description: 2 Lot Residential Subdivision at 39 Egmont Street Hawera
Location Address: 39 Egmont Street Hawera 4800

Charge Description	Charge	GST	Amount
Prior Payment			(\$150.00)
Non Notified Decision Fee	\$40.00	\$5.00	\$45.00
Resource Consent Administration Charge	\$13.78	\$1.72	\$15.50
Resource Consent Processing Fee (Field)	\$21.11	\$2.64	\$23.75
Resource Consent Processing (Office)	\$210.22	\$26.28	\$236.50
Valuation Report	\$356.00	\$44.50	\$400.50
Total	\$641.11	\$80.14	\$571.25

Remittance Advice

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

Application Number: RMS050079
Applicant: L M Ratahi
Amount Due: \$571.25

Client Ref

G.S.T. Reg. No 16-003-816

TAX INVOICE



Ref/Invoice No.: 1026 CM 5

29 September 2005

Accounts Payable
South Taranaki District Council
Private Bag 902
HAWERA

(For Mr J Baylis)

PO Box 321
"OneYoung"
3 Young Street
New Plymouth
New Zealand

Telephone (06) 757 5080
Facsimile (06) 757 8420
Email: info@hutchinsdick.co.nz
Website: www.hutchinsdick.co.nz

Stratford - Rural Business Centre
Broadway/Regan Streets

Hawera - AA Building
121 Princes Street

On account of

**SOUTH TARANAKI DISTRICT COUNCIL
PROPOSED RESIDENTIAL SUBDIVISION
39 EGMONT STREET, HAWERA**

To Receiving instructions, inspection of the subject property, analysis of
the Hawera residential market, valuing for the Reserve Fund
contributions and reporting

To Disbursements

Travel	\$ 20.00
Title Searching	\$ 10.00
Photographs	\$ 6.00
Administration	\$ 10.00
Other	\$ 10.00

Our Fee	\$356.00
GST (12.5%)	\$ 44.50
Total Account Payable	<u>\$400.50</u>

This account is payable by 20 October 2005.
We accept cheque, cash and direct debit (no EftPos or Credit Card facilities).



HUTCHINS & DICK LIMITED
Valuation & Property
He Tangata Whakatara Kawa

Remittance advice —
Please detach and return to:

Hutchins & Dick Limited
Valuation & Property
PO Box 321
New Plymouth

Ref/Invoice No.: 1026 CM 5
Accounts Payable
South Taranaki District Council
Private Bag 902
HAWERA

TOTAL PAYABLE \$400.50

RESOURCE CONSENT APPLICATION

Application Number: RM5050079

Non-Notified	Notified	Building Consent

Applicant: Lisa Ratah

Property: 39 Egmont Street, Hawera.

Described: 12330, 118, 00 (8409)

Proposal:

Application Received 15 / 9 / 5

Receipt No.: 34774

Deposit Paid 16 / 9 / 5

\$ 150.00

Application Type (Please complete)

2 Lot Residential Subdivision.

NOTIFICATION/NON-NOTIFICATION

Type of Resource Consent: Subdivision

Activity: 2 lot Residential Subdivision

Activity Status: Controlled

Reasons for Notification or Non-Notification

ENVIRONMENTAL EFFECTS ARE MINOR



ENVIRONMENTAL EFFECTS ARE
WITHIN PERMITTED BASELINE



AFFECTED NEIGHBOURS HAVE GIVEN CONSENT



Senior Planner
Planning Manager

B. Smith

Approved/Not Approved

G. J. Young
G. J. Young, Planning Manager
Group Manager Environmental Services



PROC

Report by: Applicant:

Address of Property:

Zone: Activity Status:

Statutory and District Plan Requirements:

Evaluation:

- ☐ Environmental Effects are minor
- ☐ Environmental Effects are within Permitted Baseline
- ☐ Affected Parties have given their written approval and any effects on them cannot be taken into account

Recommendation:

For the Following Reasons:

- 1)
- 2)

Subject to the Following Conditions

- 1)
- 2)
- 3)

Planner: Planning Manager:

APPROVED / NOT APPROVED	
Date	G.J. Young Group Manager Environmental Services

RESOURCE CONSENT APPLICATION CHARGE OUT SHEET

Schedule of Work

[illegible]



Subdivision Consent Report

To	Graham Young, Group Manager, Environmental Services Group
From	Joshua Baylis, Planner
Date	26 September 2005
Subject	Two Lot Residential Subdivision – Lisa Ratahi, 39 Egmont Street, Hawera

Application Number: RMS050079
Applicant: Lisa Michelle Ratahi
Location of Activity: 39 Egmont Street, Hawera
Legal Description: Pt Lot 1 DP 4000
Zone: Residential
Type of Subdivision: Controlled

DISTRICT PLAN REQUIREMENTS - SUBDIVISION

Section 8 – Subdivision

Controlled Activities (Operative)

8.01.2(a) Subdivision which fully complies with the performance standards set out or referred to in Section 8.02.1 – 8.02.3 of the plan and which is not listed in Sections 8.01.3 and 8.01.4.

Performance Standards (Operative)

8.02.1 Utilities and Services

1. Where public water, sewerage and/or drainage services are available within 200 meters of a proposed subdivision, all lots shall be connected to such available services at the time of subdivision. Where such services are not available, all lots (and the balance land) shall be self-sufficient in terms of water supply, drainage from buildings and effluent disposal.
2. At the time of subdivision, power lines, gas distribution pipes and communication lines shall be provided underground in residential, commercial and industrial zones and where the services are available within 200 metres of a proposed subdivision.
3. At the time of subdivision sufficient land from transformers and associated ancillary services shall be set aside.
4. No effluent drainage from one property shall be permitted to transfer, under normal ground soakage conditions, to another property.
5. NZS 4404 Code of Urban Subdivision shall be complied with.

8.02.2 Access

1. All lots (and the balance land) shall provide vehicle access to a formed legal road at a gradient not greater than 1:8.
2. All necessary easements for the protection of utilities and services to the land parcel shall be provided by the subdivider, and duly granted and reserved.
3. NZS 4404 Code of Urban Subdivision shall be complied with.

8.02.3 Financial Contributions

Financial contributions may be payable in accordance with Section 16.

Controlled Activities (Proposed)

- 8.01.2(c) Subdivision that fully complies with the performance standards set out or referred to in Section 8.02 and is not listed in Sections 8.01.3, 8.01.4 and/or 8.01.5.

Performance Standards (Proposed)

8.02.1 Utilities and Services

1. Where public water, sewerage and/or drainage services are available within 200 metres of any boundary of any lot of a proposed subdivision, all lots shall be connected to such available services at the time of subdivision, unless it can be demonstrated that there is a more sustainable option.
2. Where public water, sewerage and/or drainage services are not available within 200 metres of a proposed subdivision, all lots shall be self-sufficient in terms of water supply, drainage and effluent disposal. Sufficient regard to suitability in respect of topography, soils, water tables and proximity to water bodies must be demonstrated.
3. In residential, commercial and industrial zones, and in other zones where power lines, gas distribution pipes and communication lines are available within 200 metres of any boundary of any lot of a proposed subdivision, the services, where installed, shall be provided underground to the subdivided land.
4. At the time of subdivision sufficient land for transformers and associated ancillary services shall be set aside.
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 standard, 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.
3. All subdivisions with access or frontage to a State Highway shall, as required by Section 1.04.1(d) of the Plan, be referred to Transit New Zealand for approval.

The District Plan contains both Operative and Proposed Provisions for Subdivision. The Proposed Provisions have been afforded greater weighting in the assessment of this application, for the following reasons:

- a) The Proposed Provisions have advanced to a stage whereby submissions have been made, a Hearing has been held and a decision has been reached by the Council.
- b) As a result of the advanced stage of the Proposed Provisions, there is deemed to be no injustice to the applicant, submitters or any affected parties due to the level of public participation offered in the development of the Proposed Provisions.
- c) There were no submissions that rejected the Proposed Provisions in their entirety and any appeal is likely to be specific to certain parts of the Proposed Provisions.
- d) The policy shift introduced by the Proposed Subdivision Provisions was not challenged in submissions; this policy shift accords with Part II of the Act and supports a coherent pattern of District Plan objectives and policies that encourage sustainable resource management.

SUBDIVISION EVALUATION

The applicant, Lisa Ratahi, is proposing to subdivide the property at 39 Egmont Street, Hawera (land legally described as Pt Lot 1 DP 4000) into two lots. Proposed Lot 1 contains a dwelling and garage and will be approximately 759 square metres. Proposed Lot 2 will be approximately 503 square metres.

The District Plan contains both Operative and Proposed Provisions for Subdivision which are outlined above. There are a number of points of difference between these two sets of provisions, but for the purposes of this application these differences will not influence the consideration of the application or the conditions of the consent. However, it must still be noted that the Proposed Provisions were afforded greater weighting in the assessment of this application.

Utilities and Services

The District Plan requires all lots to be connected to the Council's water supply and sewerage system where the services are available within 200 metres of a proposed subdivision unless it can be demonstrated that there is a more sustainable option. Clive Margetts, the Council's Utilities Network Officer, has assessed the proposal and has noted that both the water supply and sewerage system are available to serve the subdivision. Lot 1 will retain an existing connection to the Council's water supply and sewerage system which run along Egmont Street. The Utilities Network Officer has advised that Lot 2 will require connections to both the water supply and the sewerage system.

The Utilities Network Officer has also stated that all stormwater from the development is to be retained on-site.

Vehicle Access

The District Plan requires all allotments to have vehicle access to a formed legal road. Both proposed lots will be accessed via a proposed right of way. Vincent Lim, the Council's Roding Manager, has assessed the application and advised that the right of way should be constructed in accordance with NZS 4404:2004 Land Development and Subdivision Engineering specifications. The Roding Manager has also advised that a vehicle crossing serving the right of way will be required in accordance with the Council's Standard Commercial Vehicle Crossing Specifications.

Financial Contributions

Residential subdivisions attract the payment of financial contributions in the form of Reserve Fund contributions. As this application only involves two lots and a small area of land, it is considered inappropriate to request land be set aside as reserve. A financial contribution is considered to be the more appropriate option. Council practice has been to take 7.5% of the value of any new lot created.

Hutchins and Dick property consultants and valuers have assessed the application and their report is attached. Lot 2 is deemed to be of a lesser value than Lot 1 and will therefore attract the payment of a financial contribution as follows:

Lot 2 value \$37,000 – Reserve Fund Contribution - \$2,775

The proposed subdivision is able to comply with the District Plan's requirements for a controlled activity and is consistent with the activities in the surrounding residential area. It is considered that the subdivision will not compromise the character and amenity of the surrounding area or give rise to any adverse environmental effects that are more than minor.

RECOMMENDATION

THAT consent be granted to Lisa Ratahi to subdivide the property at 39 Egmont Street, Hawera (land legally described as Pt Lot 1 DP 4000) into Lot 1 of 759 square metres and Lot 2 of 503 square metres, pursuant to Sections 104 and 108 of the Resource Management Act 1991.

For the following reasons:

1. The proposed subdivision will not give rise to any adverse environmental effects that are more than minor.
2. The proposal will not compromise the character and amenity of the surrounding residential area.

Subject to the following conditions:

1. That Lot 2 is connected to the Council's water supply to the satisfaction of South Taranaki District Council.
2. That Lot 2 is connected to the Council's sewerage system to the satisfaction of the South Taranaki District Council.
3. That each Lot is independent in respect of the disposal of stormwater and that the provision of this service does not give rise to cross-boundary effects.

4. That a vehicle crossing which meets the Council's Standard Commercial Vehicle Crossing specifications is provided for the right of way serving Lots 1 and 2.
5. That the right of way is formed to the standard required in NZS 4404:2004 Land Development and Subdivision Engineering including a design certificate, certificate of completion and an as built plan in accordance with Schedules 1A, 1B and 1D.
6. That the work specified in conditions 1-5 be carried out in accordance with NZS 4404:2004 Land Development and Subdivision Engineering or any other standard as may be considered appropriate to the satisfaction of the South Taranaki District Council.
7. That ^{where installed,} all other services including power lines, gas distribution pipes and communication lines are installed underground ~~at the time of subdivision.~~
8. That a Reserve Fund contribution of 7.5% of the value (land only) of Lot 2 is paid to the South Taranaki District Council; being \$2,775

Blair Sutherland

Josh Baylis
Planner

[Seen by]
Blair Sutherland
Senior Planner

Approved/~~Not approved~~

Alison Gibson
Alison Gibson
Planning Manager

Date 5/10/05

COPY



SOUTH TARANAKI DISTRICT COUNCIL
PROPOSED RESIDENTIAL SUBDIVISION
39 EGMONT STREET
HAWERA

29 September 2005

The Planning Manager
South Taranaki District Council
Private Bag 902
HAWERA

COPY

For Mr J Baylis

PO Box 321
"OneYoung"
3 Young Street
New Plymouth
New Zealand

Telephone (06) 757 5080
Facsimile (06) 757 8420
Email: info@hutchinsdick.co.nz
Website: www.hutchinsdick.co.nz

Stratford - Rural Business Centre
Broadway/Regan Streets

Hawera - AA Building
121 Princes Street

**SOUTH TARANAKI DISTRICT COUNCIL
PROPOSED RESIDENTIAL SUBDIVISION
39 EGMONT STREET, HAWERA**

In compliance with your instructions requesting a property report and market valuation of specified sites for financial contributions provisions in respect of the above, we inspected the subject land on 27 September 2005 and report accordingly.

Summary

This report concerns a two Lot residential subdivision in the central north-western sector of Hawera for which reserve fund contribution is required. It is assumed a separate Certificate of Title is provided for each allotment. The contents of this report are summarised as follows:

Market Value of Individual Proposed Allotments

Lot	Land Area (square metres)	Land Value (including GST)
1	759	\$47 000
2	503	\$37 000

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.

Thank you for your instructions. Should you require further consultation in this matter please contact us.

Yours faithfully
HUTCHINS & DICK LIMITED

C R Morresey

C R Morresey, B.Appl.S
Valuer

F:\data\DOCS\1026.wpd



valuersnet.nz

F L Hutchins

F L Hutchins (FNZIV FPINZ)
Registered Valuer

PROPERTY REPORT

INTRODUCTION

The ongoing report assesses the market value of individual allotments assuming all services are installed, separate Certificates of Title are issued and all the requirements for the subdivision, as specified by the South Taranaki District Council, are met.

LEGAL DESCRIPTION

The proposed allotments are contained in Title Identifier TNA2/1368 (copy attached) comprising 1262 square metres (sqm) being Part Lot 1 on DP 4000 and registered in the name of K E Lock.

The attached subdivisional scheme plan indicates the proposed residential allotments and we have adopted this configuration and lot sizes in respect of this report.

ZONING

The zoning for the proposed allotments is Residential as detailed on the attached subdivisional scheme plan.

GENERAL

The property is located in the central north-western sector of Hawera, with the existing title being used for residential purposes. It is proposed to subdivide the property into two allotments one of which will have frontage to Egmont Street. Land use locally includes surrounding residential development. Resale potential in the immediate vicinity is considered to be average relative to other parts of Hawera.

LAND DESCRIPTION

- Lot 1 - 759 sqm*** : Frontage to Egmont Street of 15.6 metres and a maximum depth of 37.7 metres. Contour is flat, with the frontage facing north east. Views are of a residential nature.
- Lot 2 - 503 sqm*** : A 4.1 metre wide by 42.8 metre long access strip to a rear site with dimensions of approximately 18.9 metres by 26.7 metres. An almost rectangular site, the contour is flat, with the aspect being open. Views are of a residential nature.

MARKET VALUATIONS

Giving due recognition to the present market conditions prevailing for vacant residential sites in Hawera town and the location of the subject property within the community, we assess the individual allotments as per the front page of this report.

The foregoing market values assume the following:

1. Assessments are inclusive of GST
2. Separate freehold and unencumbered Title Identifiers are issued.
3. All services are provided at the street frontage.
4. All the requirements for subdivision in respect of the South Taranaki District Council and The Resource Management Act 1991 have been met.
5. Any structural or landscaping improvements are specifically excluded from the assessment, and the values relate to the land component only.

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 arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

In arriving at Market Value, comparison has been made with open market sales which generally involve a satisfactory period for disposal, and related selling expenses, including real estate agent's commission and legal fees.

FOOTNOTES

1. Use/Purpose

This valuation and all valuation services are provided by Hutchins & Dick Limited solely for the use of the Addressee, and for the specific purpose stated in the report. Hutchins & Dick Limited does not and shall not assume any responsibility to any person other than the Addressee for any reason whatsoever including breach of contract, negligence (including negligent mis-statement) or wilful act or default of itself or others by reason of or arising out of the provision of this valuation or valuation services. Any person, other than the Addressee, who uses or relies on this valuation does so at their own risk

2. 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, you consult us.

3. Consumer Guarantees Act

Hutchins & Dick Limited 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.

4. Maps, Plans, Measurements and Building Services

Any sketch, plan, map or measurement associated with the report is included to assist the reader in visualising the property and should not be relied upon as definitive. In preparing this report it has been assumed that all services are in proper working order and functioning for the purpose for which they were designed (unless otherwise stated). Such services include hot and cold water systems, electrical, heating and ventilation systems, and other devices, fittings, installations or conveniences in the building.

5. Certification

- ❖ We certify that the registered valuer who has signed this report holds a current practising certificate and is at least ANZIV qualified.
- ❖ We certify that the valuation complies with New Zealand Institute of Valuers Code of Ethics, and with the appropriate practice valuation standard.
- ❖ We certify that Hutchins & Dick Limited holds current professional indemnity insurance for an amount not less than the subject valuation.
- ❖ This valuation and property report have been prepared by the signatory valuer under the supervision of the undersigned Registered Valuer. The Registered Valuer's involvement has included a thorough review of the valuation calculations, conclusions and report.

6. Publication

Neither the whole nor any part of any valuation report, nor 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.

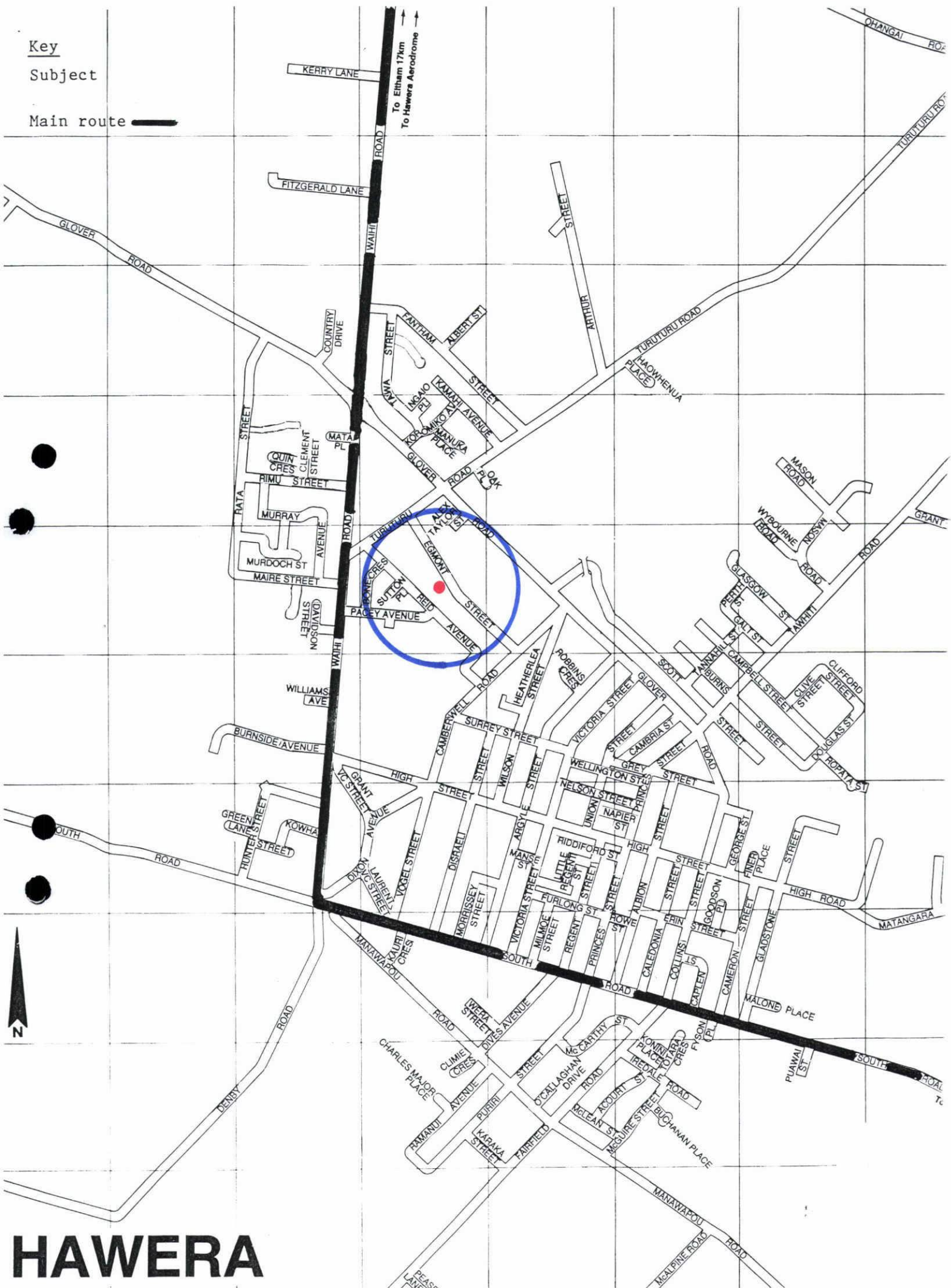
7. Copyright

Hutchins & Dick Limited claims copyright in the format and presentation of this report.





Key
Subject
Main route



HAWERA

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.



LOCAL BODY: South Taranaki District Council
 APPLICANT: Lisa Ratahi
 COMPRISED IN: CT TNA2/1368
 SCALE: 1: 300

Lots 1 & 2 being a Proposed Subdivision of
 Pt Lot 1 DP 4000

Prepared by:
 I M Dickey


 Cadastral Surveyor
 Date: Sept 2005 Job #:05364-01 Drawing #:05364



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy


R.W. Muir
Registrar-General
of Land

Identifier **TNA2/1368**
Land Registration District **Taranaki**
Date Issued 01 September 1965

Prior References
TN119/187

Estate Fee Simple
Area 1262 square metres more or less
Legal Description Part Lot 1 Deposited Plan 4000
Proprietors
Kane Ernest Lock

Interests

6266435.2 Mortgage to TSB Bank Limited - 24.12.2004 at 9:00 am

EGMONT
ST.

Pt 1

0-1-09.9

345.3

319.85

644.34

19.55
97.19

93.8

Pt 1

ENT METRIC
AREA IS 1262m²

126

Memorandum

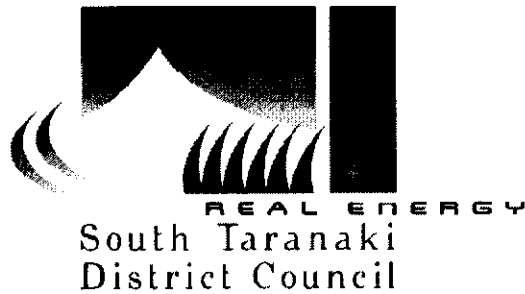
To Josh Baylis
From Vincent Lim
Date 20 September 2005
Subject **Ratahi-39 Egmont St, Hawera**

Comment and conditions as follows:

1. ROW to be constructed in accordance with NZS 4404. Stormwater run-off on the ROW to be contained within the ROW, ie discharge on to kerb and channel or road is not permitted.
2. Commercial urban crossing to be provided for the ROW. Y
3. Any damage to the existing footpath shall be repaired.
4. Engineering drawing of ROW shall be submitted to Council for approval by the Roding Manager



T C Lim
Roding Manager



Memo to: Josh Baylis

Subject: Subdivision Consent Application

Engineering Section Comments / Conditions

APPLICANT
Name Lisa Ratahi
Address 39 Egmont Street, Hawera
Reference 094-05

As requested the above application has been reviewed and the following conditions are recommended:

Water

- 1) A water connection shall be provided to the road frontage of all lots within the development.
- 2) For a new connection to the water main an application with the appropriate fee is to be made to Council, and upon approval this connection shall be installed by the Council to the point of supply, being the water toby at the road reserve boundary of the development.
- 3) Confirmation that there are no cross boundary connections is required.

Sewer

- 1) A sewer connection shall be provided to all lots within the development.
- 2) For a new connection to the sewer main an application with the appropriate fee is to be made to Council, and upon approval this connection shall be installed by the Council to the point of supply. The point of supply is to the road boundary where the sewer main is within the road reserve or a maximum of 1 metre from the centre line of the sewer main where it is located within private property.
- 3) All new reticulation shall be designed and constructed to the requirements:
 - a) The Building Act
 - b) STDC Bylaws
 - c) NZS 4404:1981 Code of Practice for Urban Land Subdivision.

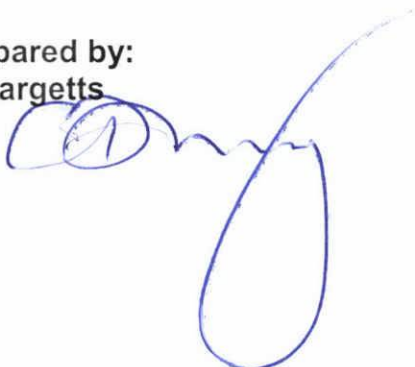
Stormwater

- 1) All stormwater from dwellings and paved areas and the ROW shall be disposed of on-site.

Other

Prepared by:
C Margetts

Date: 20 /09/ 2005



RMS050079

20 September 2005

Max Dick
Hutchins & Dick
PO Box 321
NEW PLYMOUTH

Dear Max

REQUEST FOR VALUATION SERVICES

Please find enclosed information relating to a two lot subdivision of a site at 39 Egmont Street, Hawera (Pt Lot 1 DP4000). 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 lot of lesser value.

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 Tuesday 4 October 2005.

Yours sincerely

Josh Baylis
PLANNER



14-22 Connett Road West, Bell Block, PO Box 551, New Plymouth, New Zealand
T: +64-6-759 5040 F: +64-6-759 5049
E: survey@btwsurveyors.co.nz W: www.btwsurveyors.co.nz

RECEIVED

15 SEP 2005

SOUTH TARANAKI
DISTRICT COUNCIL

14 September 2005

Ref: Job No 05364

South Taranaki District Council
Private Bag 902
Hawera

Attention: Alison Gibson

Dear Alison,

RE: Application for Subdivision Consent - Egmont Street, Hawera

BTW Surveyors Ltd, on behalf of Lisa Ratahi, hereby apply for resource consent for a two lot subdivision of the land legally described as Part Lot 1 DP 4000, as shown on the attached scheme plan.

Applicant: Lisa Ratahi
Land Location: Egmont Street, Hawera
Land Description: Part Lot 1 DP 4000

The properties to be subdivided are located in the Residential Zone under the proposed Partially Operative South Taranaki District Plan (STDP) and Planning Maps, Maps No. 35. The subdivision is a controlled activity as specified in Section 8.01.2.

Description of Subdivision

The applicant wishes to subdivide her residential property into two smaller residential lots, proposed Lot 1 to be approximately 590m² and proposed Lot 2 to be approximately 672m² (inclusive of right of way). The existing dwelling on proposed Lot 1 will be retained and the sheds on proposed Lot 2 have been removed.

Subdivision Performance Standards – Controlled Activity

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

Utilities and Services

Water: The dwelling on proposed Lot 1 will retain an existing connection to the municipal water main running along Egmont Street. Proposed Lot 2 will be connected via the right of way to the water main on Egmont Street.

Sewage and Stormwater: The dwelling on proposed Lot 1 will retain an existing connection to the sewer which runs along Egmont Street. Existing soak holes servicing the house will be retained to dispose of stormwater. (The drive way will be upgraded to meet NZS 4404:2004 requirements for right of ways). This will ensure stormwater from the right of way is drained appropriately. Proposed Lot 2 can also be connected to the sewer in Egmont Street. Any future dwelling built on proposed Lot 2 will be serviced by soak holes to dispose of stormwater.

Electricity and Telecommunications: The dwelling on proposed Lot 1 will retain existing connections to Egmont Street for electricity and telecommunications. Proposed Lot 2 will be able to connect, via the right of way, to these services from Egmont Street.

Access:

Access to both proposed lots will follow the existing driveway which, as stated above, will be converted into a right of way and upgraded to meet NZS4404:2004.

Building Platform:

Proposed Lot 2 is of a sufficient size, topography and soil type to provide a suitable building platform for a dwelling.

Set Back Distance:

The dwelling and garage on proposed Lot 1 are to be retained and are 1.5 metres or more from all boundaries. The sheds on proposed Lot 2 have been removed.

Assessment of Environmental Effects

The proposed subdivision involves the creation of one extra residential section in a Residential Zone. This is, of course, in keeping with the residential zoning of the land. It will have only minor adverse effects on the natural and physical environment of the area being the slight intensification of residential development, but again, this is in keeping with the residential character and zoning of the area.

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.

Summary

The applicant proposes to undertake a 2 lot subdivision of the land legally described Part Lot 1 DP 4000.

The proposed subdivision is a controlled activity occurring in the Residential Zone under the STDP. An Assessment of Environmental Effects has shown there will be only minor adverse environmental effects. Therefore it is considered that this application be processed on a non - notified basis.

No parties have been identified as being affected by the proposal and therefore no written approval has been sought.

Please find the following attached in support of this application:

- Application Fee of \$150
- Copy of the Certificate of Title; and
- Preliminary Plan (5 copies)

If you have any further questions regarding the proposed subdivision please feel free to contact me at BTW Surveyors.

Yours sincerely



Louise McLay
Planner
BTW Surveyors



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier TNA2/1368
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Estate Fee Simple
Area 1262 square metres more or less
Legal Description Part Lot 1 Deposited Plan 4000
Proprietors
Kane Ernest Lock

Interests
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EGMONT
ST.

Pt 1

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69.46
345.3

19.55
97.19

319.83
64.34

18.87
93.8

Pt 1

... LVT METRIC
AREA IS 1262m²

126

81.6

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 APPLICANT: Lisa Ratahi
 COMPRISED IN: CT TNA2/1368
 SCALE: 1: 300

**Lots 1 & 2 being a Proposed Subdivision of
 Pt Lot 1 DP 4000**

Prepared by:
 I M Dickey

Cadastral Surveyor

Date: Sept 2005 Job #:05364-01 Drawing #:05364

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PROPOSED EASEMENTS			
Purpose	Shown	Serv. Ten	Dom. Ten
ROW	(A)	Lot 1	Lots 2



Lots 1 & 2 being a Proposed Subdivision of
Pt Lot 1 DP 4000

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