

MDC 00510:103:DP 400974

Title:

AMB Housing Ltd
3 Chamberlain Street
DVR: 5524
Zoning: Residential
Due: 11 October 2007

Subject:

File No / Vol No:

Residence:

Date Opened:

Date Closed:

Retain File:

☐ Indefinitely

Or for

☐ Years:

Vital Record:

Destruct Review:

Previous File No:

CodafileTM

D

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9

7

4

Ref: 7/07066

6 December 2012

Sue Fordyce
Barrister & Solicitor
P O Box 1013
Palmerston North

Dear Madam

AMB Housing Limited - Surrender of Easement and New easements - 3 Chamberlain Street, Feilding

Please find enclosed the signed Surrender of Easement document and the signed Creation of Easement document as requested.

If you have any queries please contact me.

Yours faithfully



Wendy Thompson
Principal Planner

Easement instrument to surrender easement, *profit à prendre*, or land covenant

Sections 90A and 90F, Land Transfer Act 1952

Land registration district

WELLINGTON



BARCODE

Grantee

Surname(s) must be underlined or in CAPITALS.

MANAWATU DISTRICT COUNCIL

Grantor

Surname(s) must be underlined or in CAPITALS.

AMB HOUSING LIMITED

Surrender* of easement, or *profit à prendre*, or covenant

The Grantee, being the registered proprietor of the dominant tenement(s) set out in Schedule A or being the Grantee in gross, **surrenders to the Grantor** the easement(s), *profits(s) à prendre*, or covenant(s) set out in Schedule A, and the Grantor accepts the surrender of those easement(s), *profits(s) à prendre*, or covenant(s).

Dated this

5th

day of

December

November

2012

Attestation



Signature [common seal] of Grantee

Signed in my presence by the Grantee

Signature of witness

Witness to complete in BLOCK letters (unless legibly printed)

Witness name ELIZABETH ANN SIGNAL

Occupation LOCAL COUT OFFICER

Address 40 RUAWAI ROAD
FEILDINK 4702

Signed in my presence by the Grantor

Signature of witness

Witness to complete in BLOCK letters (unless legibly printed)

Witness name

Occupation Suzanne Margaret Fordyce
Solicitor

Address Palmerston North

Signature [common seal] of Grantor

Certified correct for the purposes of the Land Transfer Act 1952.

[Solicitor for] the Grantor

*If the consent of any person is required for the surrender, the specified consent form must be used.



Dated

Page 1 of 1 pages

(Continue in additional Annexure Schedule if required.)

Nature of easement, <i>profit</i> , or covenant	Unique identifier (Document number)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT <i>or</i> in gross)
Stormwater Drainage	8803587.3	402577	in gross in favour of Manawatu District Council
		402576	in gross in favour of Manawatu District Council

All signing parties and either their witnesses or solicitors must sign or initial in this box.

M & JH

Easement instrument to grant easement or *profit à prendre*, or create land covenant
Sections 90A and 90F, Land Transfer Act 1952

Land registration district

WELLINGTON



BARCODE

Grantor

Surname(s) must be underlined or in CAPITALS.

AMB HOUSING LIMITED

Grantee

Surname(s) must be underlined or in CAPITALS.

MANAWATU DISTRICT COUNCIL

Grant* of easement or *profit à prendre* or creation or covenant

The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, **or creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

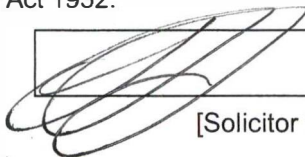
Dated this day of **October** **2012**

Attestation

	Signed in my presence by the Grantor
	Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation Address
Signature [common seal] of Grantor	Suzanne Margaret Fordyce Solicitor Palmerston North

	Signed in my presence by the Grantee
	Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation Address
Signature [common seal] of Grantee	ELIZABETH ANN SIGNAL LOCAL COUNCIL OFFICER 40 RUAWAI ROAD FEILDINK 4702

Certified correct for the purposes of the Land Transfer Act 1952.



[Solicitor for] the Grantee

*If the consent of any person is required for the grant, the specified consent form must be used.

Annexure Schedule 1

Easement instrument

Dated

Page

1

of

1

pages

Schedule A*(Continue in additional Annexure Schedule if required.)*

Purpose (nature and extent) of easement, <i>profit</i> , or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Stormwater Easement	A on DP 457228	402577	in gross in favour of Manawatu District Council
Stormwater Easement	B on DP 457228	402576	in gross in favour of Manawatu District Council
Sewage Drainage	C on DP 457228	402576	402577

Delete phrases in [] and insert memorandum number as required.

Continue in additional Annexure Schedule if required.

Easements or profits à prendre rights and powers (including terms, covenants, and conditions)

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Fifth Schedule of the Property Law Act 2007.

The implied rights and powers are **[varied]** ~~[negated]~~ **[added to]** or ~~[substituted]~~ by:

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]~~

[the provisions set out in Annexure Schedule 2].

Covenant provisions

Delete phrases in [] and insert memorandum number as required.

Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]~~

[Annexure Schedule 2].

All signing parties and either their witnesses or solicitors must sign or initial in this box

Annexure Schedule



Insert type of instrument

"Mortgage", "Transfer", "Lease" etc

Dated

Page

1

of

1

pages

(Continue in additional Annexure Schedule, if required.)

Where the need for any maintenance or repair in respect of any of the easements specified in Schedule A is directly attributable to the actions of one only of the affected registered proprietors or of any tenant, servant, agent, workman, licensee, invitee, of or any visitor to such proprietor then the cost of such maintenance and repair shall be borne wholly by such proprietor. All such maintenance and repair shall be carried out in a manner which shall so far as reasonably practicable minimise disturbance to the property on which such maintenance or repair is carried out and to the occupiers thereof and to any building and other improvements thereon and all resulting damage caused by reason of any maintenance and repair works shall be duly made good.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

[Handwritten signatures]

PRIVATE CORPORATE CLIENT AUTHORITY AND INSTRUCTION FOR AN ELECTRONIC TRANSACTION

*(This form is approved by the New Zealand Law Society and the Registrar-General of Land.
For use by a non-publicly listed company or incorporated society, etc.)*

1. TO LAW FIRM: Sue Fordyce
(Firm name)

2. CLIENT:

Manawatu District Council

(Registered name of corporate as per Certificate of Incorporation. Referred to as 'the Client'.)

Full Names of Authorised Signatory(s):

● LORRAINE KAYE VINCENT
Authorised Signatory A

3. TRANSACTION:

Property Address: 3 Chamberlain Street, Feilding

Date and Nature of Base Document: Surrender of Easement and Easement Instrument

Instruments:

- Surrender of Easement without Transfer
 - Title Reference(s): 402576, 402577
 - Registered Number: 8803587.3
 - Name of Other Party: AMB Housing Limited
 - DP Number: 400974
- • Easement Instrument
 - Title Reference(s): 402576, 402577
 - Name of Other Party: AMB Housing Limited
 - Nature/Purpose: Stormwater Easement and Sewage Drainage
 - DP Number: 402577

4. AUTHORITY AND INSTRUCTION:

I confirm that:

- (a) I am properly and duly authorised by law to sign this Authority on behalf of the Client;
- (b) this authority is binding on the Client;
- (c) this form is for the transaction noted above;
- (d) I am 18 years of age or over;
- (e) the Client is not subject to any statutory management order, the appointment of a receiver or liquidator, or similar;
- (f) the Client has passed the necessary resolutions as required by its empowering constitution, rules or statute to authorise the transaction noted above;
- (g) as required by s164A of the Land Transfer Act 1952 I irrevocably authorise and instruct you to register the instruments above as an electronic e-dealing; and
- (h) I understand that by signing this form the Client is legally bound by the electronic instruments certified and registered on its behalf pursuant to this authority and instruction as if such instruments had been signed by me personally on behalf of the Client;
- (i) I understand that the authorised transaction will become a matter of public record upon registration.


Signature of Authorised Signatory A

5/12/12
Date

(Important note: **Each Signatory named must sign personally.** 'For and on behalf' is not acceptable.)

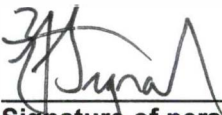
5. SIGNATORY IDENTIFICATION: (Tick applicable ID. Person establishing identity to complete.)

	NZ Driver Licence	Passport	NZ Firearms Licence	Other NZ government- issued photo ID
Signatory A	☒	☐	☐	☐

(Attach copy of ID used or details (e.g passport number) where copying not practicable.)

I certify that:

- (a) I have witnessed the signatory(s) sign this form;
- (b) I have sighted the original form(s) of identity ticked above;
- (c) I have attached a copy of ID(s) used;
- (d) the photo(s) name(s) and signature(s) match the signatory(s) name(s) and identification provided.


Signature of person establishing identity

ELIZABETH ANN SIGNAL
Full name of person establishing identity

Local Govt Officer
Occupation

40 RUAWAI ROAD
FEILDING 4702

06-3230802
liz.signal@mdc.govt.nz
Phone/Email

Address

- Notes:
1. The requirements for client identification specified in LINZS20002 Standard for verification of Identity must be complied with
 2. With the exception of foreign passports, only NZ government issued photo ID may be relied upon for identity verification purposes
 3. Where the person who is signing this form is doing so under a Power of Attorney the identification required to be established is that of the attorney.
 4. Attach certificate of non-revocation of power of attorney if required.
 5. The full legal name of the corporate as registered must be used.
 6. A faxed copy of this form is acceptable (refer to NZLS e-dealing Guideline J).
 7. The consent of prior mortgagees, lessors, etc may be necessary to avoid a breach of covenants.



NEW ZEALAND DRIVER LICENCE

1. VINCENT
2. LORRAINE

3

4a.

5a.

6.

7. 1,6

Memorandum

File Ref 7/7066
To Chief Executive
From Principal Planner
Date 5 December 2012
Subject Easement Document - 3 Chamberlain Street, Feilding

The attached surrender of easement and easement instrument is required to be signed to complete the subdivision. These easement documents are in relation to stormwater drainage. The client authority and the two-easement instrument documents can be signed.



Wendy Thompson
Principal Planner

RECEIVED

30 NOV 2012

Manawatu District Council

29 November 2012

DOC No	118563
FILE	3 Chamberlain St
DIVISION	DP402571
FILE	

Manawatu District Council
Private Bag 10001
FEILDING 4703

For: Wendy Thompson

RE: AMB HOUSING LIMITED – SURRENDER OF EASEMENT AND NEW EASEMENTS – 3 CHAMBERLAIN STREET, FEILDING

I refer to my secretary's telephone conversation with you today.

As discussed I now enclose the following for execution:

1. Private Corporate Client Authority;
2. Surrender of Easement; and
3. Creation of Easement.

I would be pleased to receive the signed documents as a matter of urgency.

Yours faithfully


SUE FORDYCE

POSTED

10 OCT 2011

Survey Ref: 2767AMB Housing Ltd

Territorial Authority Ref: SB 7066

[Signature]

Deposit of DP 400974 Wellington Land District

0438/4

Cadastral Survey Dataset DP 400974 of Lots 1, 3 and 4 Being Subdivision of Lot 3 DP 5299 2767 Land Registration District of Wellington lodged by William Loudon Riordan was deposited on 20/07/2011.

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

Computer Register: 402575 0438/21

DWG

Area: 701 square metres 3 Chamberlan St

Legal Description: Lot 1 Deposited Plan 400974

14081/23401

17961

Computer Register: 402576 0432/49

DWG

Area: 459 square metres 20 Camden St

Legal Description: Lot 3 Deposited Plan 400974

14081/23402

17962

Computer Register: 402577 0432/50

vacant

Area: 400 square metres 20A Camden St

Legal Description: Lot 4 Deposited Plan 400974

14081/23403

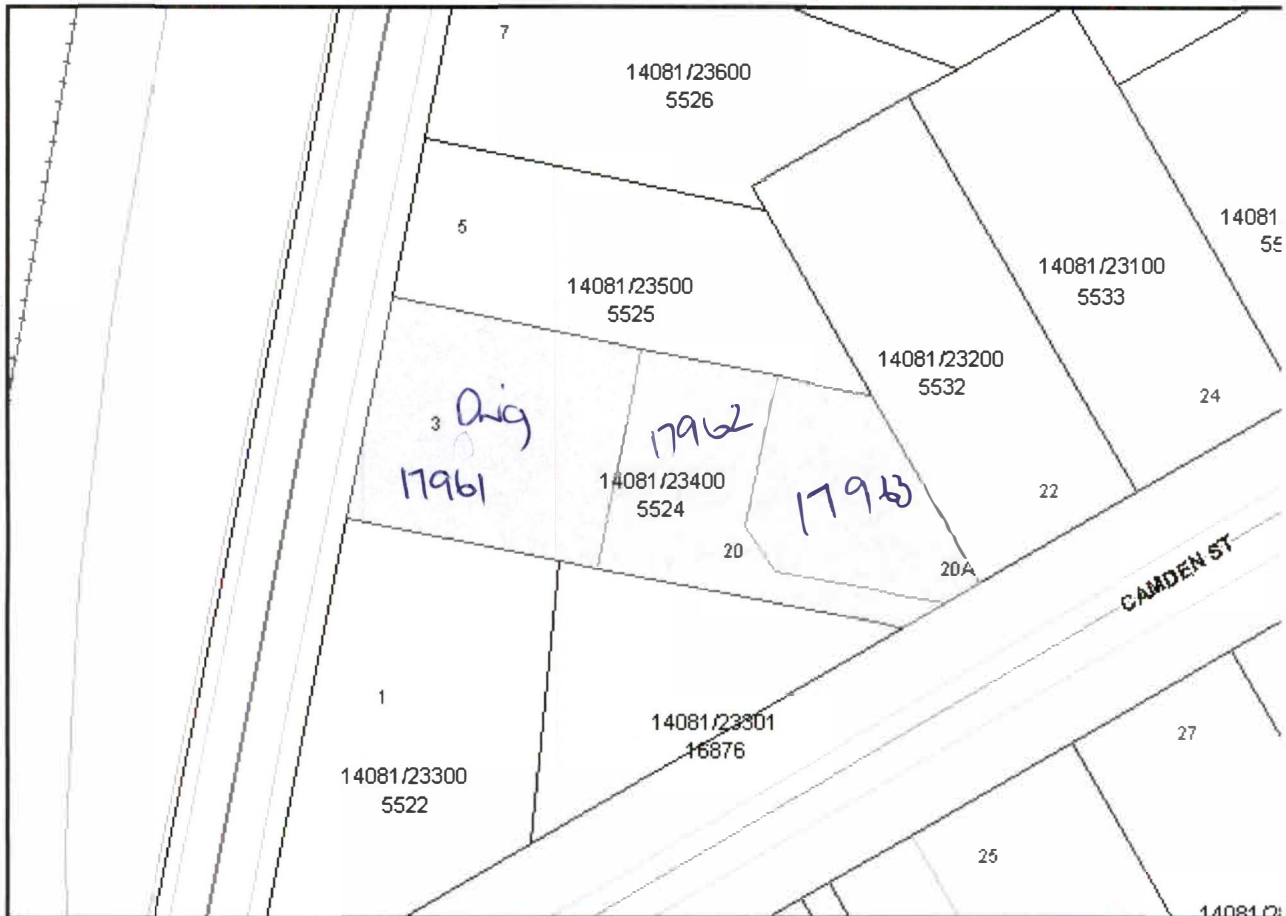
17963

Date to Rates	22/9/2011	DB	10/10/2011	Assets	#162
Date Returned to Environmental					
Date to IS	2/9/2011	H/W			
Filed					

Reason for new ID's to be set up:

Check list							Codes	
Property	Parent	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Category	
Print out of original property's with memos	✓							
Attach Buildings	✓							
Map printed as existing	✓						Fg Res	0101
Lots drawn	✓						Fg Rural	0102
Existing Valuation No's	✓						Fg CBD	0103
noted on map	✓						Fg Comm	0104
New No's allocated	✓						Rural	0105
Ward							Rural Ind	0106
CoName ID (Keep same order as parent)							Utilities	0108
1	AMB Housing Ltd							
2							Target Rate	N Y
3							Fg TR	0424
4							Rural TR	0402
Links							CBD CCT	0351
Street Numbers	SUB							
Property Memos	22/9/11 W	Consent Notice Memo	-				Services	
Building Files		Sub Potential Memo	-				Water	(F) 1/2
Compliance Schedules	-	Base Portion Memo	-				Sewerage	(F) 1/2
Health Licences	-	Vested Land/Road	-				St/Water	(Y)
Liquor Licences	-	Water Meters	-				SRA	Y N
Dog Owners	-	Swimming Pools	-					
Noise Complaints	-	IS Maps completed	-					
Rural Water Supply	-						Legal	

Subdivision Checklist

Land ID: **5524**Valuation Reference: **14081/23400**Location: **3 Chamberlain St, FEILDING**

[Click here to download a copy of the New Subdivision Checklist \(April 2011\)](#)

Building Consents

	Consent	Appl Date	Applicant	Description	Issued
17962	121778	12/01/2011	AMB Housing Limited	New three bedroom dwelling with attached garage and demolish existing garage	7/02/2011

Building Files

17962	Housing-Extension to kitchen	23/09/1961
	Accessory Buildings-Garage and store shed	16/05/1961
	Housing-Alterations and additions for a study to dwelling	18/05/1961
	Small Work-Free Standing Log Fire	25/04/1961

Property Memos

Type/Use	Description	Date
Resource Management	Resource Management Consent: 7066 decision successful 20-OCT-2010	2/09/2011

	- Application	(Granted subject to the following conditions:)	
	Building Information - Building Issues	Issue Building Consent 121778-1 New three bedroom dwelling with attached garage and demolish existing garage	7/02/201
	Resource Management - Application	Resource Management Consent: 7066 decision successful 20-OCT-2010 (Granted subject to the following conditions:)	31/01/201
	Town Planning Consents - Subdivision Consent 17961	This property is the result of a subdivision (SB7066) which is a 2 stage consent. In Stage 1 a development contribution of \$25,802.78 was paid for the two addition lots created. If Stage 2 ever proceeds then a development contribution of \$12,901.39 will be required for the additional allotment.	31/01/201
	Building Information - Building Issues	121778 Stage 1 New three bedroom dwelling with attached garage and demolish existing garage Value of work \$200,000.00	12/01/201
	Building Information - Building Issues	Issue PIM 121778 New three bedroom dwelling with attached garage and demolish existing garage Value of work \$200,000.00	12/01/201
	Resource Management - Application	Resource Management Consent: 7066 decision successful 20-OCT-2010 (Granted subject to the following conditions:)	8/11/201
	Resource Management - Application	Resource Management Consent: 7066 decision successful 20-OCT-2010 (Granted subject to the following conditions:)	22/10/201
	Resource Management - Application	Resource Management Consent: 7066 decision successful 05-OCT-2007 (Granted subject to the following conditions:)	28/08/200
	Environmental - Contaminated Site 17961	Following receipt of a report dated 9 June 2008 from Healthy Environments Limited, Council accepts that the P-Lab has been cleaned up to a satisfactory level. The cleansing order under the Health Act and the Dangerous Building Notice under the Building Act have been removed.	4/08/200
	Environmental - Contaminated Site 17961	14 May 2008 - Notification from NZ Police that this property has been used for the manufacturing of prohibited drugs (P-Lab). A Cleansing Order under Health Act 1956 and an Unsafe and Insanitary Notice under the Building Act 2004 was issued (ref to property file for details)	16/06/200
	Resource Management - Application	Resource Management Consent decision successful 05-OCT-2007 (Granted subject to the following conditions:)	12/02/200
	Resource Management - Application	Resource Management Consent decision successful 05-OCT-2007 (Granted subject to the following conditions:)	2/11/200
	Resource Management - Application	Resource Management Consent has been applied for 17-SEP-2007 (Subdivision Consent to subdivide Lot 3 DP 5299 into 4 residential allotments on a property situated at 3 Chamberlain Street - AMB Housing Ltd)	17/09/200

Property Sales List

	Old Owner	New Owner	Settlement Date
	Blair Aaron Alexo	AMB Housing Limited	26/01/200
	GILES LEE GOVET	BLAIR AARON ALEXO	21/07/200
			16/09/199
			3/11/199
			19/11/198

NO Swimming Pool records found

Dogs Owners

	Owner ID	Name	

	16997	Coley Gavin	FEILDING
	18188	Nowakowsky Sheena	FEILDING

NO Water Meters found

NO Environmental Licenses found

Land Use Consents/Subdivisions

	ID	Type	Date	Description	Accepted
	7066	Subdivision	13/09/2007	Subdivision Consent to subdivide Lot 3 DP 5299 into 4 residential allotments on a property situated at 3 Chamberlain Street - AMB Housing Ltd	18/10/2011

NO Compliance Schedules found

Printed Wednesday, 26 October 2011 14:47:50

Rates/Property Enquiry for RID 5524
For year ended 30 June 2011

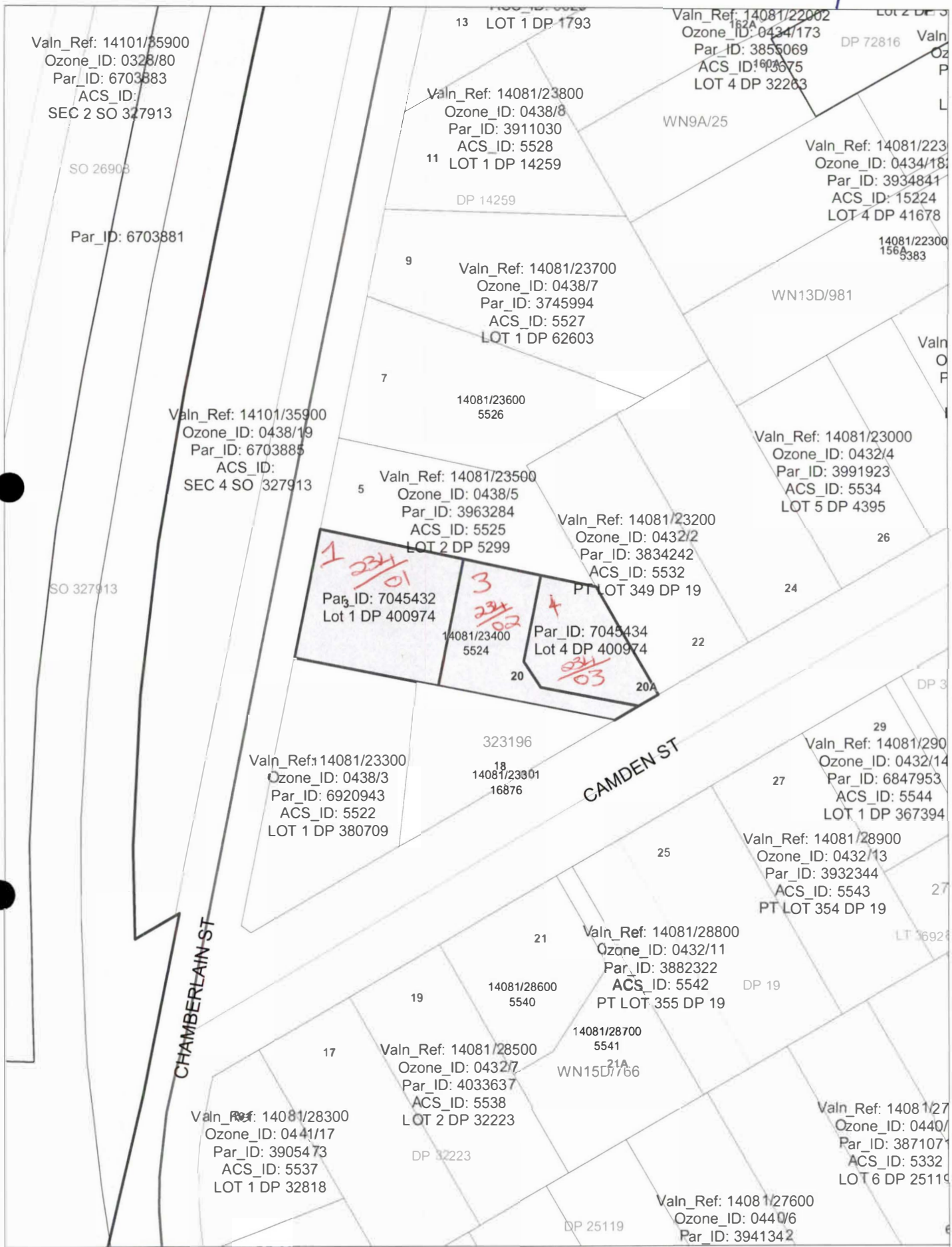
Rid Id	Receiver of Assessment		Other Names			
5524	AMB Housing Limited		Order	Int Code	Name Id	Name
Name Id	11 Westhaven Grove					
74314	Takaro					
	PALMERSTON NORTH 4412		14081/23401	LOT 1 DP	400974	
			14081/23402	LOT 3 DP	400974	
DVR Data			14081/23403	LOT 4 DP	400974	
DVR Id	Valuation Number	Address	Area(ha)	LV	CV	Rateable
5524	14081-23400	3 Chamberlain St, FEILDING	0.1561	84000	440000	Yes
Legal Desc	LOT 3 DP 5299					
Improvements	2 DWG OBS OI		Cats / Factors	Feilding Residential, Feilding Targeted Rate, Feilding Water Connected, Feilding Wastewater Connected, Feilding Stormwater, Kerbside Recycling		

Financial Data						
	Charged	Paid	Remitted	Net Due		
Arrears	0.00	0.00	0.00	0.00		
Postponed OB		0.00			Last Instalment:	711.70
Arrears Penalties	0.00	0.00	0.00	0.00	YTD Instalments:	0.00
Current Penalty	0.00	0.00	0.00	0.00	Annual Levy:	1,956.20
Current	In Advance	0.00				
	0.00	0.00	0.00	0.00	Potential Disc	0.00
	Discounted	0.00			Net Due	0.00
	Postponed	0.00			To Clear	1,956.20
Sundry	OB	0.00	0.00	0.00	To Clear less Disc	1,956.20

Levy Details				
Code	Levy Description	Rate	Basis	Levied
0101	CAT 1 GENERAL	0.00069400	215000	149.18.
0201	CAT 1 ROADING NETWORK	0.00074900	215000	161.04.
0301	CAT 1 PARKS & RESERVES	0.00037200	215000	79.98.
0423	FEILDING TARGETED RATE	669.00000000	1	669.00.
0411	FEILDING WATER	408.00000000	1	408.00.
1421	FEILDING SEWERAGE	354.00000000	1	354.00.
1431	FEILDING STORMWATER	85.00000000	1	85.00.
1441	KERBSIDE RECYCLING	50.00000000	1	50.00.
				1,956.20

Arrears Details				
Year	Code	Levy Description	Charged	Paid
			0.00	0.00
				Remitted
				0.00
				Due
				0.00

14081/23400



Base

Scale 1:500

Printed 10/10/2011 4:47:50 p.m.



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02 September 2011



Senior Planner
Manawatu District Council TA Certification Division
Private Bag 10001
Fielding 0000

Survey Ref: 2767AMB Housing Ltd

Territorial Authority Ref: SB 7066

Deposit of DP 400974 Wellington Land District

Cadastral Survey Dataset DP 400974 of Lots 1, 3 and 4 Being Subdivision of Lot 3 DP 5299 2767 Land Registration District of Wellington lodged by William Loudon Riordan was deposited on 20/07/2011.

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

Computer Register: 402575

Area: 701 square metres

Legal Description: Lot 1 Deposited Plan 400974

Computer Register: 402576

Area: 459 square metres

Legal Description: Lot 3 Deposited Plan 400974

Computer Register: 402577

Area: 400 square metres

Legal Description: Lot 4 Deposited Plan 400974

Area Manager

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

IN THE MATTER OF Section 223
of the Resource Management Act 1991

TO: The District Land Registrar
Private Bag
Lambton Quay Post Office
WELLINGTON

LAND TRANSFER PLAN NO. 400974 BEING A SUBDIVISION OF LOT 3
DEPOSITED PLAN 5299

In the matter of Land Transfer Plan No 400974, I hereby certify that this plan was approved by the Manawatu District Council pursuant to Section 223 of the Resource Management Act 1991.

The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the granting or reserving of the easements set out in the memorandum of easements attached as a supporting document to plan 400974.

Dated at Feilding this 18th day of July 2011



Wendy Thompson
PRINCIPAL PLANNER
MANAWATU DISTRICT COUNCIL



RECEIVED

18 JUL 2011

Manawatu District Council

TRUEBRIDGE ASSOCIATES LIMITED

LICENSED CADASTRAL SURVEYORS

&

RESOURCE MANAGEMENT PLANNERS

Directors:

William Loudon Riordan, B.SURV. M.N.Z.I.S.
Roger Colin Truebridge, B.SURV. M.N.Z.I.S.

RECEIVED

18 JUL 2011

Manawatu District Council

TELEPHONE 06 323 7576

FAX 06 323 1134

EMAIL feilding@truebridge.co.nz

bill@truebridge.co.nz

Ph WT
CW

100 MANCHESTER STREET
FEILDING 4702

17 July 2011

Christine Wisnewski
Manawatu District Council
Private Bag 10001
FEILDING

Dear Chris

RE: SUBDIVISION – 3 CHAMBERLAIN STREET, FEILDING
AMB HOUSING LIMITED SB 7066

As discussed with Bill please find attached the cheque for \$210.00 being the fee for an extension of the existing Section 223 Certificate for the above subdivision.

I have attached an email from Sue Fordyce as a reference to the request.

Yours faithfully

TRUEBRIDGE ASSOCIATES LIMITED


W L RIORDAN

Offices at

LEVIN

Ph 06 368 6249
Fax 06 368 6049

FEILDING

Ph 06 323 7576
Fax 06 323 1134

KAPITI COAST

Ph 04 298 3083
Fax 04 298 3083

PALMERSTON NORTH

Ph 06 357 9765
Fax 06 357 9762

29 June 2011



Karen Maree Freeman
Suc Fordyce
PO Box 1013
Palmerston North 4440

Client Ref: AMB Housing

Land Transfer Act 1952: e-dealing Notice of Rejection

The dealing 8695341 submitted on 16/06/2011 affecting the following Computer Register(s):

402575 Wellington
402576 Wellington
402577 Wellington
WN548/100 Wellington

has been rejected pursuant to Section 43(1)(a) of the Land Transfer Act 1952 for the following reasons:

Rejection Reasons:

8695341.1 Subdivision requirements - As the territorial authority approval to LT 400974 has lapsed, provide a fresh approval under Section 223 Resource Management Act 1991 on a copy of the approved plan, or provide an extension of the existing approval.

Bill Riordan
Director

Truebridge Associates Limited

18/07/2011

PO Box 1013, DX PP80085, Palmerston North, New Zealand
Telephone: 06 355 0531. Facsimile: 06 355 0259. Mobile: 0274 452 213. Email: sue.fordyce@xtra.co.nz

Sue Fordyce
DUNEDIN & SOUTH ISLAND

1 July 2011

Truebridge Associates Limited
100 Manchester Street
FEILDING

**RE: SUBDIVISION – 3 CHAMBERLAIN STREET, FEILDING TO AMB
HOUSING LIMITED**

I refer to the above subdivision.

I advise that the dealing has been rejected as LT 400974 has lapsed. I attach a copy of the Notice of Rejection. Can you please urgently forward an extension of the existing approval.

Yours faithfully



SUE FORDYCE

18/07/2011

FILE COPY

Ref: SB7066

18 July 2011

Truebridge Associates Ltd
100 Manchester Street
FEILDING 4702

Dear Sir

223 AMB HOUSING LIMITED, 3 CHAMBERLAIN ST, FEILDING

With reference to your email dated 18 July 2011 the required certificate pursuant to Section 223 of the Resource Management Act 1991 has been approved.

The cost of this 223 Certificate is \$210.00. Please forward payment as soon as possible.

Yours faithfully

Christine Wisnewski
Consents Planner

Enc

IN THE MATTER OF Section 223
of the Resource Management Act 1991

TO: The District Land Registrar
Private Bag
Lambton Quay Post Office
WELLINGTON

SUPERCEDED

With new
wording as
per linz
discussions
1.9.2011

LAND TRANSFER PLAN NO. 400974 BEING A SUBDIVISION OF LOT 3
DEPOSITED PLAN 5299

In the matter of Land Transfer Plan No 400974, I hereby certify that this plan
was approved by the Manawatu District Council pursuant to Section 223 of the
Resource Management Act 1991.

The approval of the Council
under Section 223 of the RMA
is subject to the granting or reserving
of the easements

Dated at Feilding this 18th day of July 2011

Set out in the
Memorandum
of easements
attached as a
supporting
document
to plan 400974



Wendy Thompson
PRINCIPAL PLANNER
MANAWATU DISTRICT COUNCIL

v baggott@linz.govt.nz.

Christine Wisnewski

From: Wendy Thompson
Sent: Monday, 18 July 2011 7:28 a.m.
To: Christine Wisnewski
Subject: FW: AMB Housing

Could you prepare a 223 certificate (I think there is a certificate in the templates)– fee is \$210

| **Wendy Thompson | Principal Planner |**
| Manawatu District Council | Private Bag 10 001, Feilding |
| P: 06 323 0000 | F: 06 323 0822 | www.mdc.govt.nz |

From: Bill Riordan [<mailto:bill@truebridge.co.nz>]
Sent: Friday, 15 July 2011 2:28 p.m.
To: Wendy Thompson
Subject: AMB Housing

Hi Wendy,

See attached correspondence. I have just been advised that LINZ have said that the lawyers should obtain a new 233 certificate as separate document and they can lodge it as an instrument. Can you please prepare a 223 certificate (the way we used to do it) and send it through to me. What will the fee be for this?

Thanks

letter from Council
confirming that

1 July 2011

Truebridge Associates Limited
100 Manchester Street
FEILDING

**RE: SUBDIVISION – 3 CHAMBERLAIN STREET, FEILDING TO AMB
HOUSING LIMITED**

I refer to the above subdivision.

I advise that the dealing has been rejected as LT 400974 has lapsed. I attach a copy of the Notice of Rejection. Can you please urgently forward an extension of the existing approval

Yours faithfully



SUE FORDYCE

29 June 2011



Karen Maree Freeman
Sue Fordyce
PO Box 1013
Palmerston North 4440

Client Ref: AMB Housing

Land Transfer Act 1952: *e-dealing* Notice of Rejection

The dealing 8695341 submitted on 16/06/2011 affecting the following Computer Register(s):

402575 Wellington
402576 Wellington
402577 Wellington
WN548/100 Wellington

has been rejected pursuant to Section 43(1)(a) of the Land Transfer Act 1952 for the following reasons:

Rejection Reasons:

8695341.1 Subdivision requirements - As the territorial authority approval to LT 400974 has lapsed, provide a fresh approval under Section 223 Resource Management Act 1991 on a copy of the approved plan, or provide an extension of the existing approval.

Bill Riordan

Director

Truebridge Associates Limited

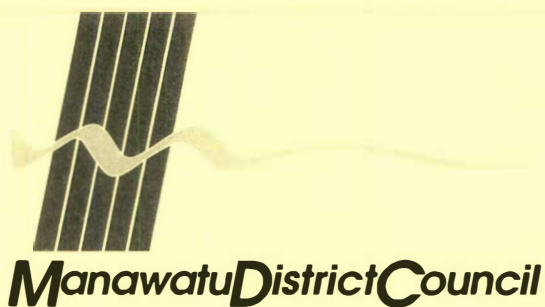
Licensed Cadastral Surveyors &
Resource Management Planners

100 Manchester Street, Feilding

Ph 06 323 7576

Fax 06 323 1134

Email bill@truebridge.co.nz



7/SB7066

16 May 2011

Sue Fordyce
Barrister & Solicitor
P O Box 1013
Palmerston North 4440

Dear Madam

SUBDIVISION – 3 CHAMBERLAIN STREET, FEILDING – AMB HOUSING LIMITED

Thank you for your letter dated 23 February 2011. Please find enclosed the Easement Instrument in relation to stormwater drainage that has been signed as requested.

Please contact me if you have any queries.

Yours faithfully

Wendy Thompson
Principal Planner

Memorandum

File Ref 7/SB7066
To Chief Executive
From Principal Planner
Date 13 May 2011
Subject EASEMENT INSTRUMENT – CHAMBERLAIN STREET, FEILDING

AMB Housing Limited is in the process of finalising the subdivision of 4 Chamberlain Street, Feilding. The last step before the titles can issue is the execution of an Easement Instrument in relation to stormwater drainage. The Council is the grantees and accordingly the client authority and easement instrument will be need to be signed.



Wendy Thompson
Principal Planner

Easement instrument to grant easement or *profit à prendre*, or create land covenant
Sections 90A and 90F, Land Transfer Act 1952

Land registration district

WELLINGTON



BARCODE

Grantor

Surname(s) must be underlined or in CAPITALS.

AMB HOUSING LIMITED

Grantee

Surname(s) must be underlined or in CAPITALS.

MANAWATU DISTRICT COUNCIL

Grant* of easement or *profit à prendre* or creation or covenant

The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, grants to the Grantee (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, or creates the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Dated this day of February 2011

Attestation

	Signed in my presence by the Grantor
	Signature of witness
	Witness to complete in BLOCK letters (unless legibly printed) Witness name
	Occupation
Signature [common seal] of Grantor	Address

	Signed in my presence by the Grantee
	Signature of witness
	Witness to complete in BLOCK letters (unless legibly printed) Witness name ELIZABETH SIGNAL
	Occupation LOCAL GOVT OFFICER
Signature [common seal] of Grantee	Address 40 RUAHA ROAD, FELDING

Certified correct for the purposes of the Land Transfer Act 1952.

[Solicitor for] the Grantee

*If the consent of any person is required for the grant, the specified consent form must be used.

Annexure Schedule 1

Easement instrument

Dated

Page

1

of

1

pages

Schedule A

(Continue in additional Annexure Schedule if required.)

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Stormwater Drainage	A on DP 400974 B on DP 400974	402577 402576	Manawatu District Council

**Easements or profits à prendre
rights and powers (including
terms, covenants, and conditions)**

Delete phrases in [] and insert memorandum number as required.

Continue in additional Annexure Schedule if required.

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Fifth Schedule of the Property Law Act 2007.

The implied rights and powers are ~~varied~~ ~~negated~~ ~~added to~~ or ~~substituted~~ by:

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]~~

~~[the provisions set out in Annexure Schedule 2].~~

Covenant provisions

Delete phrases in [] and insert memorandum number as required.

Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:

~~[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]~~

~~[Annexure Schedule 2].~~

All signing parties and either their witnesses or solicitors must sign or initial in this box

Annexure Schedule



Insert type of instrument

"Mortgage", "Transfer", "Lease" etc

Dated

Page

of

pages

(Continue in additional Annexure Schedule, if required.)

1. The Grantor acknowledges that the Grantee has agreed that the Grantor may construct a structure over part of the land affected by the easement specified in Schedule A.
2. The Grantor acknowledges and agrees that:
 - a) the Grantee shall have no liability for any damage caused by the stormwater drain or for any changes required to the structure as a result of the requirements of maintenance or operation of the stormwater drain ; and
 - b) in the event that any changes are required to the structure as a result of operational or maintenance requirements in respect of the stormwater drain the Grantor shall be solely responsible for all costs of the same.

If this Annexure Schedule is used as an expansion of an Instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

PUBLIC CORPORATE CLIENT AUTHORITY AND INSTRUCTION FOR AN ELECTRONIC TRANSACTION

*(This form is approved by the New Zealand Law Society and the Registrar-General of Land.
For use by a publicly listed company, territorial authority or government department etc.)*

1. TO LAW FIRM: Sue Fordyce
(Firm name)

2. CLIENT:

Manawatu District Council

(Registered name of corporate as per Certificate of Incorporation or Statutory Designation. Referred to as 'the Client'.)

Full Names of Authorised Signatory(s):

LORRINE KAYE VINCENT

Authorised Signatory A

Authorised Signatory B

Authorised Signatory C

3. TRANSACTION:

Property Address:

3 Chamberlain Street, Feilding

Date and Nature of Base Document: Easement Instrument

Instruments:

- Easement Instrument
- Title Reference(s): 402576 and 402577
- Name of Other Party: AMB Housing Limited
- Nature/Purpose: Stormwater Drainage
- DP Number: 400974

4. AUTHORITY AND INSTRUCTION:

I confirm that:

- (a) I am properly and duly authorised by law to sign this Authority on behalf of the Client;
- (b) this authority is binding on the Client;
- (c) this form is for the transaction noted above;
- (d) the Client is not subject to any statutory management order, the appointment of a receiver or liquidator, or similar;
- (e) the Client has passed the necessary resolutions as required by its empowering constitution, rules or statute to authorise the transaction noted above;
- (f) as required by s164A of the Land Transfer Act 1952 I irrevocably authorise and instruct you on behalf of the Client to register the instruments above as an electronic e-dealing; and
- (g) I understand that by signing this form the Client is legally bound by the electronic instruments certified and registered on its behalf pursuant to this authority and instruction as if such instruments had been signed by me personally on behalf of the Client;
- (h) I understand that the authorised transaction will become a matter of public record upon registration.



Signature of Authorised Signatory A

Date

13/05/2011

Signature of Authorised Signatory B

Date

Signature of Authorised Signatory C

Date

(Important note: **Each Signatory named must sign personally.** 'For and on behalf' is not acceptable.)

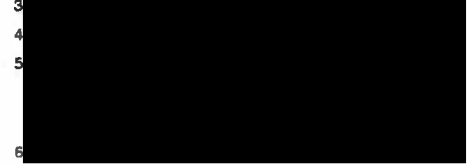
Notes:

1. Where the person who is signing this form is doing so under a Power of Attorney the identification required to be established is that of the attorney.
2. Attach certificate of non-revocation of power of attorney if required.
3. The full legal name of the corporate as registered must be used.
4. A faxed copy of this form is acceptable (refer to NZLS e-dealing Guideline J).
5. The consent of prior mortgagees, lessors, etc may be necessary to avoid a breach of covenants.



NEW ZEALAND DRIVER LICENCE

1. VINCENT
2. LORRAINE



7. 1,6

Simon Mori

From: Simon Mori
Sent: Monday, 9 May 2011 1:51 p.m.
To: 'sue.fordyce@xtra.co.nz'
Cc: Wendy Thompson
Subject: 3 Chamberlain St Feilding - AMB Housing

Hi Sue

On 25 February 2011 Council received from you a stormwater easement document for execution.

I spoke with your secretary soon after to explain the following.

Mr Bins had approached Council about allowing him to construct a deck over the stormwater drain / easement.

Mr Bins has submitted a design that Council's Water Manager has accepted on the basis that all responsibilities and risk lies with the landowner. Therefore any damage caused by the drain or any changes required to the deck as a result of drain maintenance or operation is the responsibility of the landowner.

With this in mind an additional clause is probably required in the easement document.

Can you please draft such a clause and submit to Council for approval and execution of the easement document.

Regards Simon

Simon Mori	**Project Engineer - Land Development and Subdivision**		
Manawatu District Council	Private Bag 10 001, Feilding		
P: 06 323 0000	F: 06 323 0822	C: 027 454 5851	www.mdc.govt.nz

Wayne Spencer
has checked added
clause & is
happy with it S.

Phoned secretary
left message about
deck & possible
additional clause
needed.

Easement instrument to grant easement or *profit à prendre*, or create land covenant
Sections 90A and 90F, Land Transfer Act 1952

Land registration district

WELLINGTON



BARCODE

Grantor

Surname(s) must be underlined or in CAPITALS.

AMB HOUSING LIMITED

Grantee

Surname(s) must be underlined or in CAPITALS.

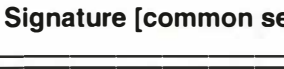
MANAWATU DISTRICT COUNCIL

Grant* of easement or *profit à prendre* or creation or covenant

The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, **or creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Dated this day of February 2011

Attestation

	Signed in my presence by the Grantor 
	Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation Karen Maree Freeman Law Clerk to Sue Fordyce Solicitor Address Palmerston North
	Signed in my presence by the Grantee
	Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation Address
Signature [common seal] of Grantor	Signature [common seal] of Grantee

Certified correct for the purposes of the Land Transfer Act 1952.

[Solicitor for] the Grantee

*If the consent of any person is required for the grant, the specified consent form must be used.

Annexure Schedule 1

Easement instrument

Dated

Page

1

of

1

pages

Schedule A*(Continue in additional Annexure Schedule if required.)*

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Stormwater Drainage	A on DP 400974 B on DP 400974	402577 402576	Manawatu District Council

**Easements or profits à prendre
rights and powers (including
terms, covenants, and conditions)**

*Delete phrases in [] and insert memorandum
number as required.*

*Continue in additional Annexure Schedule if
required.*

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Fifth Schedule of the Property Law Act 2007.

The implied rights and powers are ~~{varied}~~ ~~{negated}~~ ~~{added to}~~ or ~~{substituted}~~ by:

~~{Memorandum number _____, registered under section 155A of the Land Transfer Act 1952}.~~

~~{the provisions set out in Annexure Schedule 2}.~~

Covenant provisions

Delete phrases in [] and insert memorandum number as required.

Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:

~~{Memorandum number _____, registered under section 155A of the Land Transfer Act 1952}.~~

~~{Annexure Schedule 2}.~~

All signing parties and either their witnesses or solicitors must sign or initial in this box

RECEIVED

25 FEB 2011

Manawatu District Council

23 February 2011

IN DOC No 108479		
FILE No: SB7066		
DIVISION	ACTION	FILE
147 LOT		

Simon Morrie
Manawatu District Council
Private Bag
FEILDING

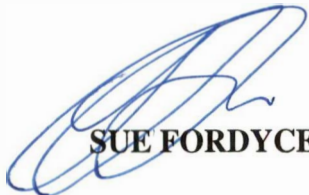
RE: SUBDIVISION – 3 CHAMBERLAIN STREET, FEILDING – AMB HOUSING LIMITED

I advise that I act for the directors of AMB Housing Limited who are in the process of finalising the subdivision of 4 Chamberlain Street, Feilding.

The last step before the titles can issue is execution of an Easement Instrument in relation Stormwater Drainage. I have drafted an appropriate document for execution if in order. I advise that the Council are the grantees and accordingly the authorised signatory/(s) will need to sign the Client Authority and Easement Instrument. Please let me know whether you have any queries in this regard otherwise

I look forward to receiving the signed documents as a matter of urgency.

Yours faithfully


SUE FORDYCE

TA Approvals

Territorial Authority	Manawatu District Council TA Certification Division	TA Reference	SB 7066
Survey Number	LT 400974	Survey Purpose	LT Subdivision
Surveyor Reference	2767AMB Housing Ltd	Land District	Wellington
Surveyor	William Loudon Riordan		
Surveyor Firm	Truebridge Associates Ltd (Feilding)		
Dataset Description	Lots 1, 3 and 4 Being Subdivision of Lot 3 DP 5299		2767

TA Certificates

Pursuant to Section 224(c) Resource Management Act 1991 I hereby certify that all the conditions of the subdivision consent have been complied with to the satisfaction of the Manawatu District Council Dated this 31st day of January 2011



Signature

Signed by Wendy Thompson, Authorised Officer, on 01/02/2011 08:58 AM

Receipt Information

Transaction Receipt Number 5315590
Signing Certificate (Distinguished Name) Thompson, Wendy
Signing Certificate (Serial Number) 1019725479
Signature Date 01/02/2011

*** End of Report ***

Ref: SB7066

31 January 2011

Truebridge Associates Ltd
100 Manchester Street
FEILDING 4702

Dear Sir

224 CERTIFICATE - AMB HOUSING LIMITED, 3 CHAMBERLAIN STREET, FEILDING

With reference to your letter dated 21 January 2011, the required certificate pursuant to Section 224 of the Resource Management Act 1991 has been approved and certified on line.

Please find enclosed a receipt for \$26,109.78 being the development contribution and sealing fee paid.

Yours faithfully

Bill Jamieson
Planning Officer

MEMORANDUM

File Ref SB7066

To Principal Planner

From Planning Officer

Date 31 January 2011

Subject **SUBDIVISION CONSENT - AMB HOUSING LIMITED, 3 CHAMBERLAIN ST, FEILDING**

Truebridge Associates Ltd has advised that all conditions relating to the above subdivision have been completed for Stage 1.

Please Note:

This property is the result of a subdivision (SB7066) which is a 2 stage consent. In Stage 1 a development contribution of \$25,802.78 was paid for the two addition lots created. If Stage 2 ever proceeds then a development contribution of \$12,901.39 will be required for the additional allotment.

A property memo has been added to DVR: 5524 referring to the above note.

The 224 Certificate has been prepared on line and can be signed off.



Bill Jamieson
Planning Officer

Resource Consent Monitoring Check List

Inspection Date / /

Consent: 7066

Appl Date 13-SEP-07

Location 3 Chamberlain St, FEILDING

74314 AMB Housing Limited

39 Leeds St

PALMERSTON NORTH 5301

Agent Name Truebridge Associates Ltd

Agent Phone 3237576

Subdivision Consent to subdivide Lot 3 DP 5299 into 4 residential allotments on a property situated at 3 Chamberlain Street - AMB Housing Ltd

Conditions

Stage 1 (Lots 3 & 4)

General

1. That the development be in general accordance with the information and plans submitted with the application and held on Council file SB 7066. Minor alterations may be approved upon request providing the development is not materially different, the scale and intensity of adverse effects will be no greater, and no approval from affected persons is needed.

31-OCT-12 New / Revised Inspection Date 28/1/11



2. Prior to the approval under section 224 of the Resource Management Act 1991, all engineering works shall comply with the Code of Practice for Urban Land Subdivision NZS 4404:2004.

31-OCT-12 New / Revised Inspection Date 28/1/11



3. The consent holder must submit a written statement confirming that all services are located within their respective lots or suitable easements will be provided. The surveyor must include the easements in a Memorandum on the Survey Plan.

The statement can be from the landowner, the surveyor or their representative.

31-OCT-12 New / Revised Inspection Date 28/1/11



Water

4. Both lots must be provided with an individual water supply connection and Council approved manifold. An application to make this connection must be made to Council and Council's contractors will carry out the work. All associated costs shall be paid by the consent holder.

28/1/11 

Resource Consent Monitoring Check List

Inspection Date ____/____/____

Consent: 7066

Conditions

31-OCT-12 New / Revised Inspection Date ____/____/____ ✓

Sewer

5. Both lots must be provided with an individual, 100 mm diameter, sanitary sewer connection within the lot. An application to Council must be made to make this connection and Council's contractors will carry out the work. All associated costs shall be paid by the consent holder.

31-OCT-12 New / Revised Inspection Date 28/1/11



6. Both lots must be provided with an individual, 100mm diameter, stormwater connection within the lot. Connection shall be either to the kerb and channel or to the council main. An application to make this connection must be made to Council and Council's contractors will carry out the work. All associated costs shall be paid by the consent holder.

31-OCT-12 New / Revised Inspection Date 28/1/11



7. If the consent holder chooses to pipe the open drain across Lots 3 & 4 the following conditions apply:

(a) Prior to 223 approval engineering plans must be submitted to Council for approval. Calculations relating to catchment area and flow must be provided.

(b) Prior to 224 approval the works approved in the engineering plans must be constructed in accordance with NZS 4404:2004.

→ Applicant not filling in drain at this stage.

Resource Consent Monitoring Check List

Inspection Date ____ / ____ / ____

Consent: 7066

Conditions

31-OCT-12 New / Revised Inspection Date ____ / ____ / ____ ✓

Stage 2 Conditions (Lots 1 & 2)

General Conditions

1. That the development be in general accordance with the information and plans submitted with the application and held on Council file SB 7066. Minor alterations may be approved upon request providing the development is not materially different, the scale and intensity of adverse effects will be no greater, and no approval from affected persons is needed.

12-FEB-08 Covered by easement on LT Plan submitted

2. All engineering works shall comply with NZS 4404:2004 (Land Development and Subdivision Engineering) and relevant Council Standards.

31-OCT-12 New / Revised Inspection Date ____ / ____ / ____

3. The consent holder must submit a written statement confirming that all services are located within their respective lots or suitable easements will be provided. The surveyor must include the easements in a Memorandum on the Survey Plan.

The statement can be from the landowner, the surveyor or their representative.

31-OCT-12 New / Revised Inspection Date ____ / ____ / ____

Water

4. Both lots must be provided with an individual water supply connection and Council approved manifold. An application to make this connection must be made to Council and Council's contractors will carry out the work. All associated costs shall be paid by the consent holder.

31-OCT-12 New / Revised Inspection Date ____ / ____ / ____

Sewer

Resource Consent Monitoring Check List

Inspection Date ____/____/____

Consent: 7066

Conditions

5. Both lots must be provided with an individual, 100 mm diameter, sanitary sewer connection within the lot. An application to Council must be made to make this connection and Council's contractors will carry out the work. All associated costs shall be paid by the consent holder.

31-OCT-12 New / Revised Inspection Date ____/____/____

Stormwater

6. Both lots must be provided with an individual, 100mm diameter, stormwater connection within the lot. Connection shall be either to the kerb and channel or to the Council main. An application to make this connection must be made to Council and Council's contractors will carry out the work. All associated costs shall be paid by the consent holder.

31-OCT-12 New / Revised Inspection Date ____/____/____

Access

7. The proposed crossing place serving Lots 1 & 2 must be constructed in accordance with Council's residential standard (Drawing No. 6182a), as attached.

Please Note:

" A vehicle crossing application needs to be filled out and submitted to Council as part of the construction process.

31-OCT-12 New / Revised Inspection Date ____/____/____

8. Prior to the issue of the 224 Certificate under the Resource Management Act 1991 the existing dwelling and garage within Lots 1 and 2 shall be removed.

31-OCT-12 New / Revised Inspection Date ____/____/____

Please Note:

Resource Consent Monitoring Check List

Inspection Date ____/____/____

Consent: 7066

Conditions

" A building consent will be required for the removal of the dwelling and garage within Lots 1 and 2.

" A building consent will also be required for the fire rating of any party walls. This will require a fire report by an appropriately qualified person.

" If the dwelling is to be relocated to another property within the Manawatu District, a land use consent will be required. A land use consent would only be required for the relocation of the garage if it was relocated to a property in the Rural zone of the Manawatu District.

31-OCT-12 New / Revised Inspection Date ____/____/____

Stormwater

9. Each lot shall be provided with a separate stormwater connection.

31-OCT-12 New / Revised Inspection Date ____/____/____

The development contribution amount has been calculated at \$46,269.00 (gst incl). See attached sheet for a breakdown of the calculation.

31-OCT-12 New / Revised Inspection Date ____/____/____

The development contribution amount has been calculated at \$38,704.17 (gst incl). See attached sheet for a breakdown of the calculation. This calculation is the amount payable during this financial year, 1 July 2007 to 30 June 2008.

31-OCT-12 New / Revised Inspection Date ____/____/____

\$25802.78 dev. cont paid
25/01/11



TRUEBRIDGE ASSOCIATES LIMITED

LICENSED CADASTRAL SURVEYORS
&
RESOURCE MANAGEMENT PLANNERS

Directors:
William Loudon Riordan, B.SURV. M.N.Z.I.S.
Roger Colin Truebridge, B.SURV. M.N.Z.I.S.

TELEPHONE 06 323 7576
FAX 06 323 1134
EMAIL feilding@truebridge.co.nz
bill@truebridge.co.nz



FILED No 108028		
FILE No.: SB 7066		
DIVISION	ACTION	FILE
CEO		
Pln - CW		

100 MANCHESTER STREET
FEILDING 4702

21 January 2011

Christine Wisnewski
Manawatu District Council
Private Bag 10001
FEILDING

Dear Christine

Re: SB 7066
LT 400974
SUBDIVISION – LOTS 3 & 4
3 CHAMBERLAIN STREET, FEILDING
AMB HOUSING LIMITED – G BINNS

Please find enclosed a cheque for the amount of \$26109.78 being as follows:

The Development Contribution \$25802.78
Section 224 Certificate signoff \$307.00.

The above subdivision conditions of resource consent have been met as follows:

1. The development is in general accordance with the information and plans submitted.
2. All services are confined to their respective lots and the drain is covered by the stormwater easement however if our Clients decide to alter the drain as outlined in Good Earth Matters Engineering plans a new easement plan will be needed. A new easement plan will be needed anyway to cover the sewer connection from the mini manhole at the end of the service connection to the street to Lot 3. This will need to be done as a separate plan after deposit of the subdivision first stage. We undertake to do this work and will add the stormwater easement if the drain is moved.
3. Both lots have been provided with individual water supply connection and Council approved manifold.



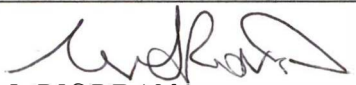


5. Both lots have been provided with individual, 100 mm diameter, sanitary sewer connection within the lot.
- 6 Both lots have been provided with individual 100mm diameter, stormwater connection within the lot to the kerb.
- 7 See No.2.

Please sign off the Section 224 online.

Yours faithfully

TRUEBRIDGE ASSOCIATES LIMITED


W L RIORDAN

Development Contribution Calculator



Site Address:

3 Chamberlain Street, Feilding

Subdivision Consent Number:

7066

Area

Type

F

I

Which Development Contribution Area is the development in?
(See Map 1.)

Water, Wastewater, Rooding

How many current units of demand are there?

1

How many units of demand will there be after the development?

4

Number of new units of demand

3

Stormwater

Total area of original title (m2)

1,561

Basis for calculating stormwater units of demand (m2)

700

Number of new units of demand

1.23

Parks & Reserves

Residential or Industrial Subdivision?

3

Number of new units of demand

	Water	Wastewater	Stormwater	Rooding	Parks & Reserves	TOTAL (incl GST) Development Contribution
Total New Units of Demand Created	3	3	1.23	3	3	
Development Contribution Unit Rate Fee	\$4,039.00	\$3,240.00	\$79.00	\$3,700.00	\$1,890.00	
Subtotal Development Contribution Payable	\$12,117.00	\$9,720.00	\$97.17	\$11,100.00	\$5,670.00	\$38,704.17

Note: Connection Fees apply in addition to Development Contributions.

Simon Mori

From: Simon Mori
Sent: Wednesday, 10 November 2010 11:31 a.m.
To: 'Bill Riordan'
Subject: RE: AMB Housing

Hi

The really short answer is **no**.

Regards Simon

Simon Mori	**Project Engineer - Land Development and Subdivision**		
Manawatu District Council	Private Bag 10 001, Feilding		
P: 06 323 0000	F: 06 323 0822	C: 027 454 5851	www.mdc.govt.nz

From: Bill Riordan [<mailto:bill@truebridge.co.nz>]
Sent: Wednesday, 10 November 2010 9:28 a.m.
To: Simon Mori
Subject: RE: AMB Housing

Thanks Simon.

Can you now find out if we can run the sewer lateral across the face of the new culvert at a level that is likely to be approximately 0.4m from the top of the new pipe? The depth of the sewer in the street is not sufficient to go under the culvert or drain and there is insufficient cover over the pipe if we go above the pipe or drain.

Cheers

From: Simon Mori [<mailto:Simon.Mori@mdc.govt.nz>]
Sent: Wednesday, 10 November 2010 9:03 a.m.
To: 'Bill Riordan'
From: 'lesley@truebridge.co.nz'
Subject: AMB Housing

Hi

Wayne Spencer has signed off the Good Earth Matters request for changes to the stormwater drains at 3 Chamberlain Street.

Copy of approval is on our subdivision file.

Regards Simon

Simon Mori	**Project Engineer - Land Development and Subdivision**		
Manawatu District Council	Private Bag 10 001, Feilding		
P: 06 323 0000	F: 06 323 0822	C: 027 454 5851	www.mdc.govt.nz

Simon Mori

From: Simon Mori
Sent: Wednesday, 10 November 2010 9:03 a.m.
To: 'Bill Riordan'
Cc: 'lesley@truebridge.co.nz'
Subject: AMB Housing

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Copy of approval is on our subdivision file.

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 **Simon Mori** | Project Engineer - Land Development and Subdivision |
| Manawatu District Council | Private Bag 10 001, Feilding |
| P: 06 323 0000 | F: 06 323 0822 | C: 027 454 5851 | www.mdc.govt.nz |



RECEIVED

18 OCT 2010

Manawatu District Council

GOOD EARTH MATTERS
Consulting

Project Ref: 70180

15 October 2010

Manawatu District Council
Private Bag 10001
FEILDING 4743

Attention: Wayne Spencer

Dear Wayne

INVOICE No	106409
FILE No:	SB7066
DIVISION	410755
FILE	
Asst a	PlnWTR

Wayne S

**CHAMBERLAIN STREET SUBDIVISION - STORMWATER
REQUEST FOR APPROVAL TO MODIFY EXISTING STORMWATER DRAIN**

This letter is a formal request for the Manawatu District Council to approve the proposed changes to the stormwater drain currently operating on the north eastern boundary of 3 Chamberlain Street. This property has the legal description 'Lot 3 DP 5299'.

The current system is that that an open drain approximately 1.0 m deep runs NW to SE across the rear of the property and discharges via the neighbouring property into two parallel 900 mm dia concrete culverts laid under the Camden Street carriageway.

The proposed changes are to relocate the open drain so that it runs parallel to the property boundary and install a 900 mm dia pipeline under the Section No 4 and Section No 3 driveways. The 900 mm dia pipe will then enter the property with legal description 'Lot 4 DP 5299' where appropriate haunching and concrete works will tie the single pipe into the existing twin 900 mm dia pipes situated under the Camden Street footpaths and carriageway.

Modelling undertaken by the Manawatu District Council indicates the following:

- The peak 1 in 10 year storm event is 0.22 m³/sec
- The peak 1 in 50 year storm event is 0.88 m³/sec.

Copies of this modelling are attached. The design capacity of the single 900 mm diameter pipe is 1.0 m³/sec which is in excess of the modelled 1 in 50 year storm event.

Calculations for Headwater Depths for circular pipes were taken from the 'Compliance Document for New Zealand Building Code. Clause E1: Surface Water'. (Prepared by the Department of Building and Housing). These calculations indicate that for the worst case flow scenario, inlet control prevails.

The reasoning for this request is to seek the Council's approval for what is proposed so that the property (Lot 3 DP 5299) may be subdivided into four separate titles. Section Nos 1 and No 2 will have driveway access off Chamberlain Street and Section Nos 3 and No 4 will have driveway access off Camden Street. Appropriate easements will be undertaken to allow for access and maintenance of the various structures, pipework and secondary flow path channel as they pass through the various properties. (Please refer to Attachment 'Lots 1 - 4 being a proposed Subdivision of Lot 3 DP 5299 - Truebridge Associates Limited').

APPROPRIATE SOLUTIONS

APPROPRIATE TECHNOLOGY

Palmerston North	PO Box 1268	268 Broadway Ave	P: +64 6 353 7560	F: +64 6 353 7561	E: gem@goodearthmatters.com
Christchurch	PO Box 2150	10 Leslie Hills Drive	P: +64 3 365 6720	F: +64 3 365 6721	E: gem@goodearthmatters.com

If you have any queries or require any further information could you please contact either the writer or David Bridges. Otherwise, could you please confirm the Council's agreement by signing and returning the attached copy of this letter.

Yours faithfully

GOOD EARTH MATTERS
Consulting



Annette Sweeney

Encl: Drawing Nos 70180 Sheets 101 and 102
Subdivision Plan
Manawatu District Council Storm Event Modelling for 1 in 10 and 1 in 50 Year Events.

cc: Michael Binns, AMB Housing Limited, 26 Mt Stewart Halcombe Road, RD 9, Feilding 4779

I/we on behalf of the Manawatu District Council accept and approve of the proposal and design, as detailed in the above letter.

Name: *Wayne Spencer*
Signature: *[Signature]*
Office Held: *Water Manager*
Date: *8/11/10*



**Lots 1 - 4 being a proposed
Subdivision of Lot 3 DP 5299**

Prepared for: **AMB Housing Ltd**
CT Reference: **WN548/100**
Local Authority: **Manawatu Dist. Council**
Scale (at A3): **1 : 250**
Date Drawn: **August 2007**
Our Reference: **2767-2**
Physical Address: **3 Chamberlain St.,
Feilding**

DRAFT PLAN
Not yet approved by the
Manawatu District Council

DISCLAIMER / LEGAL

I, William Louden Hurdell, being a Licensed Cadastral Surveyor,
Hereby certify that this Scheme Plan has been prepared by me or
the sole purpose of gaining Resource Consent pursuant to Section
105 of the Resource Management Act 1991.
Truebridge Associates Limited accepts no responsibility for its use
for any other purpose.

Further, the resource consent has been prepared at the request of
and for the purpose of, our client only and neither we nor any of
our employees accept any responsibility on any ground whatsoever
including liability in negligence, to any other person if it is used by
any other person or for any other purpose.

The areas and dimensions shown on this Scheme Plan have not
been checked by survey and are likely to change upon final survey.

Prepared by



**TRUEBRIDGE
ASSOCIATES
LIMITED**

Licensed Cadastral Surveyors &
Resource Management Consultants

Office: 170 Manchester Street, Feilding
Telephone: 05 323 7575
Facsimile: 05 323 1134
Email: feilding@truebridge.co.nz

Chamberlain Street
Legal Road 12.07 wide

**Lot 2
DP 5299**

**Part Lot 2
DP 19**

Existing Entrance & Drive

1
348m²

Existing
Garage

3
380m² Net

2
348m²

Existing
Dwelling

**Lot 3
DP 5299
WN548/100**

4
400m²

Access
84m²

Proposed 3m wide
Stormwater Easement

Open Drain

Camden Street
Legal Road 20.12 wide

Sim: >Feilding SW Master Models>Run >Current>10Yr 1440Min_CC (6/08/2010 5:39:55 p.m.)

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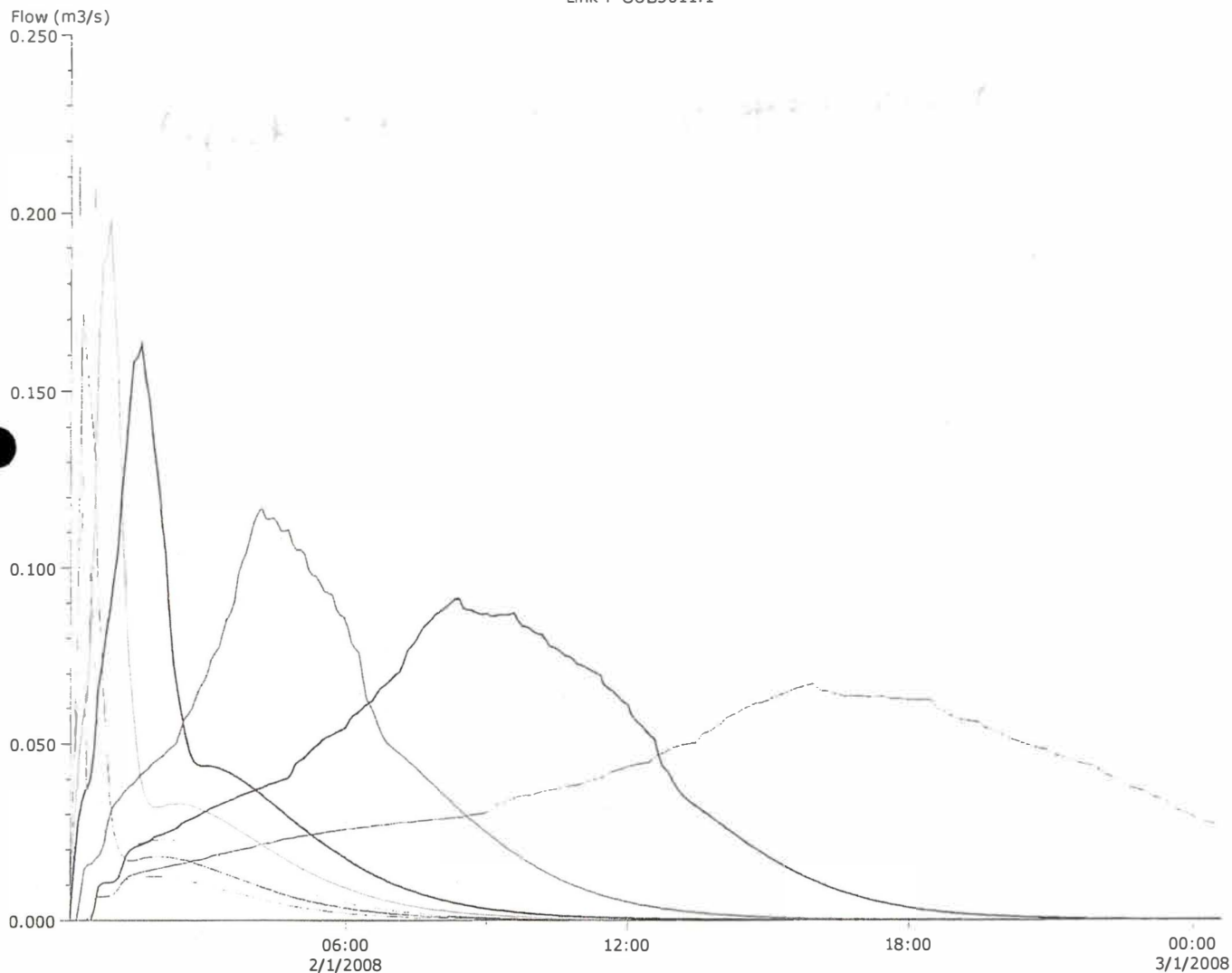
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Sim: >Feilding SW Master Models>Run >Current>10Yr 720Min_CC (6/08/2010 5:38:12 p.m.)

Selection List: Custom Selection

Link : OUB5011.1



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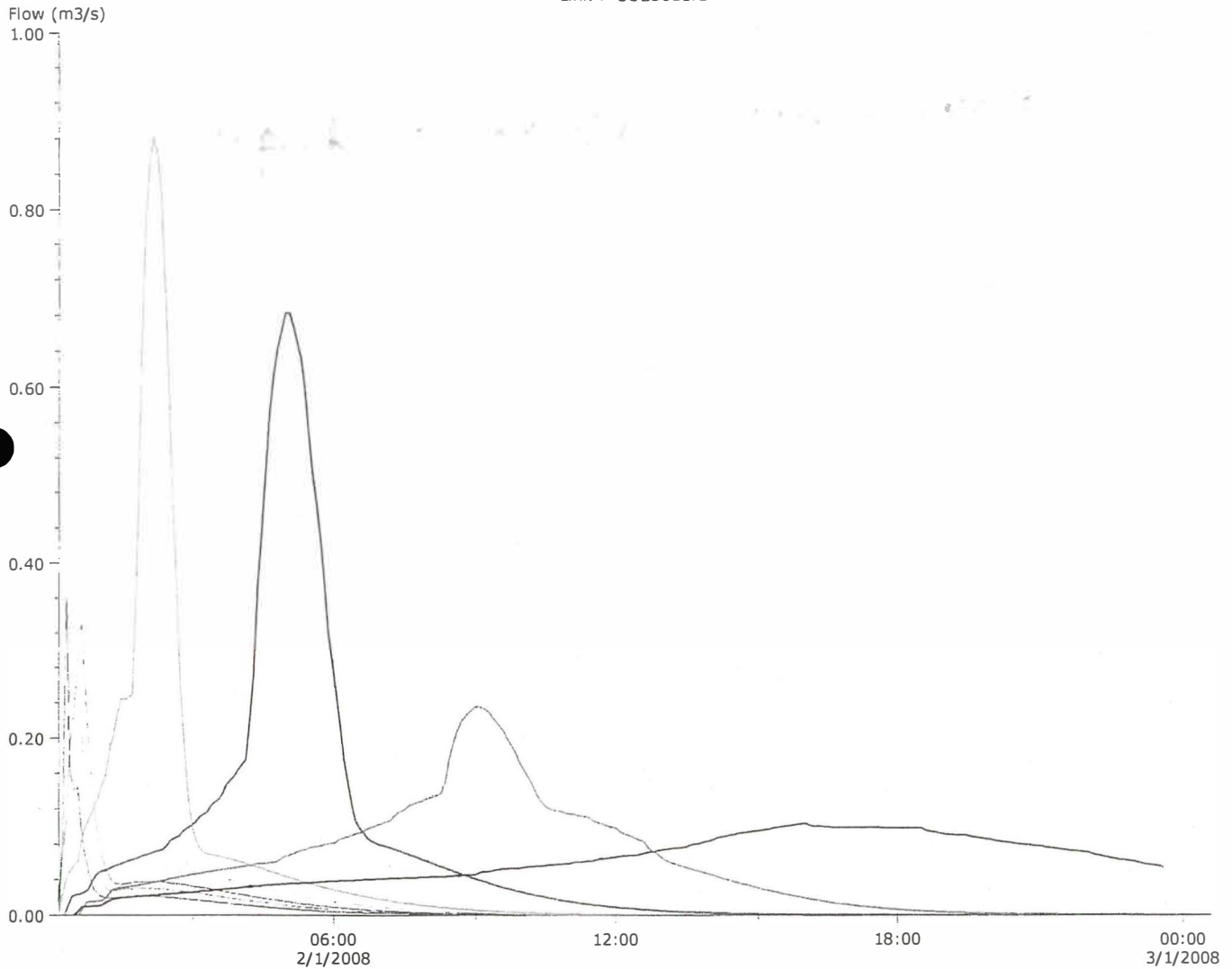
Results Report

Powered by

InfoWorks™

Multiple Simulations Plot (Upstream Link End) Produced by dora (9/08/2010 9:06:40 a.m.) Page 1 of 1
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 Selection List: Custom Selection

Link : OUB5011.1



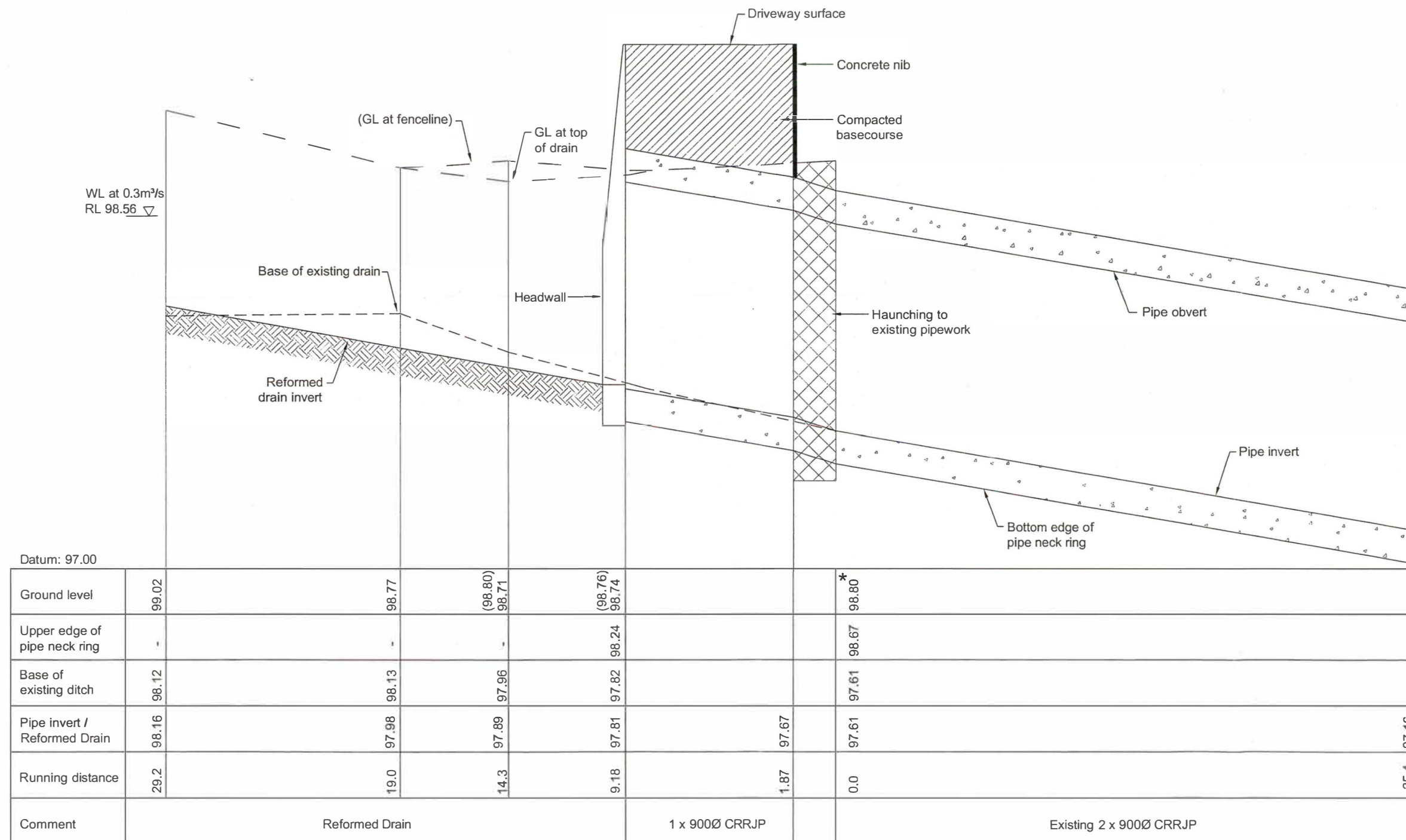
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...er Models>Run >Current>50Yr 1440Min_CC	0.000	0.103	5076.451

Results Report

Powered by

InfoWorksTM

- Note:
1. *Estimated height
 2. New 900mm culvert installed at 1.76% gradient.
Note that this is above ground level and will be required to be covered by the driveway surfacing.
 3. The North West boundary ground level to be contoured to prevent spills from the secondary flow path to the neighbouring property



Scale:
Horiz: 1:200
Vert: 1:20

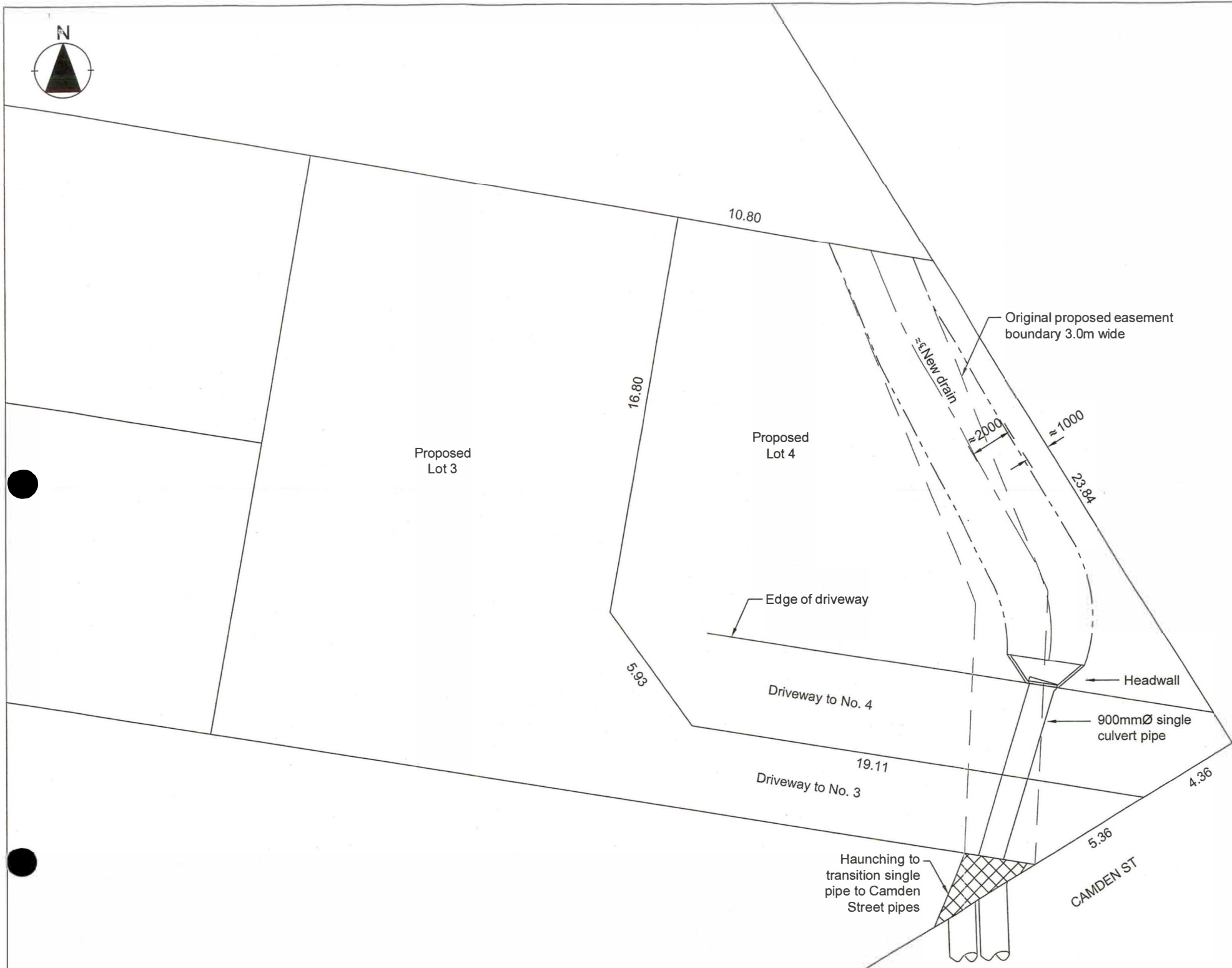
					DRAWN.	MRB	Sept 10
					DESIGNED.	NSH	Sept 10
					CHECKED.		
1	For Construction	MRB	Oct 10		APPROVED.		
REV.	AMENDMENTS	BY.	APPD.	DATE.		NAME	DATE



GOOD EARTH MATTERS
Consulting

Palmerston North | PO Box 1268 | 268 Broadway Ave | P: +64 6 353 7560 | F: +64 6 353 7561 | E: gem@goodearthmatters.com
Christchurch | PO Box 2150 | 10 Leslie Hills Drive | P: +64 3 365 6720 | F: +64 3 365 6721 | E: gem@goodearthmatters.com

CLIENT	AMB HOUSING LTD			SCALE	A1	-	ORIGINAL
PROJECT	STORMWATER DRAIN			A3	AS SHOWN		A3
TITLE	OPTION 3 LONG SECTION: EXTENDED CULVERT & REFORMED DRAIN			PROJECT	70180		DATE ISSUED
				SHEET No	102		
				REVISION No	1		Oct 10



- Original proposed easement boundary
- Drain center line
- Property (existing & proposed) boundary line
- Drain construction lines

					DRAWN.	MRB	Sept 10
					DESIGNED.	NSH	Sept 10
					CHECKED.		
					APPROVED.		
1	For Construction	MRB		Oct 10			
REV.	AMENDMENTS	BY.	APPD.	DATE.		NAME	DATE



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CLIENT	AMB HOUSING LTD			SCALE	A1	-	ORIGINAL
PROJECT	STORMWATER DRAIN				A3	1:200	A3
TITLE	OPTION 3 PROPOSED CULVERT LAYOUT			PROJECT	70180		DATE ISSUED
				SHEET No	101		
				REVISION No	1		Oct 10

Ref: SB7066

21 October 2010

Truebridge Associates Ltd
100 Manchester Street
Feilding 4702

Dear Sir

**AMENDED DECISION NOTIFICATION – AMB HOUSING LIMITED, 3 CHAMBERLAIN ST,
FEILDING**

I enclose the Council's amended decision on the above resource consent application that you lodged to subdivide Lot 3 DP 5299 into 4 residential allotments on a property situated at 3 Chamberlain Street - AMB Housing Ltd.

Please make sure that you read and understand the consent conditions. Your client, as the resource consent holder is responsible for complying with these conditions.

Failure to comply with the conditions may result in enforcement action by the Manawatu District Council. Council staff will monitor your compliance with the consent conditions. This may involve site visits by Council staff.

You are also advised that you have the right to object to this decision pursuant to Section 357 of the Resource Management Act 1991. Any objection must be lodged with Council within 15 working days of receiving this decision. Should you wish to object to this decision please advise in writing to this office, setting out the reasons for your objection, within the above time.

Please note that this consent will lapse five years after the date of commencement of the consent unless the consent is given effect to within that period.

The full text of the officer's report is available for inspection at the Manawatu District Council offices at 135 Manchester Street, Feilding.

Yours faithfully

Bill Jamieson
Planning Officer



RESOURCE MANAGEMENT ACT 1991
RESOURCE CONSENT AMENDED DECISION SB 7066

Pursuant to Section 104 A of the Resource Management Act 1991 and pursuant to delegated authority from the Manawatu District Council, the application for subdivision consent from:

Truebridge Associates Ltd on behalf of AMB Housing Limited

To

Subdivide Lot 3 DP 5299 located at 3 Chamberlain Street, Feilding

IS GRANTED subject to the following conditions:

Stage 1 Conditions (Lots 3 & 4)

General Conditions

That the development be in general accordance with the information and plans submitted with the application and held on Council file SB 7066. Minor alterations may be approved upon request providing the development is not materially different, the scale and intensity of adverse effects will be no greater, and no approval from affected persons is needed.

All engineering works shall comply with NZS 4404:2004 (Land Development and Subdivision Engineering) and relevant Council Standards.

223 Conditions

3. The consent holder must submit a written statement confirming that all services are located within their respective lots or suitable easements will be provided. The surveyor must include the easements in a Memorandum on the Survey Plan.

The statement can be from the landowner, the surveyor or their representative.

224 Conditions

Water

4. Both lots must be provided with an individual water supply connection and Council approved manifold. An application to make this connection must be made to Council and Council's contractors will carry out the work. All associated costs shall be paid by the consent holder.

Sewer

5. Both lots must be provided with an individual, 100 mm diameter, sanitary sewer connection within the lot. An application to Council must be made to make this connection and Council's contractors will carry out the work. All associated costs shall be paid by the consent holder.

Stormwater

6. Both lots must be provided with an individual, 100mm diameter, stormwater connection within the lot. Connection shall be either to the kerb and channel or to the council main. An application to make this connection must be made to Council and Council's contractors will carry out the work. All associated costs shall be paid by the consent holder.

Optional Conditions

7. If the consent holder chooses to pipe the open drain across Lots 3 & 4 the following conditions apply:
 - (a) Prior to 223 approval engineering plans must be submitted to Council for approval. Calculations relating to catchment area and flow must be provided.
 - (b) Prior to 224 approval the works approved in the engineering plans must be constructed in accordance with NZS 4404:2004.

Stage 2 Conditions (Lots 1 & 2)

General Conditions

1. That the development be in general accordance with the information and plans submitted with the application and held on Council file SB 7066. Minor alterations may be approved upon request providing the development is not materially different, the scale and intensity of adverse effects will be no greater, and no approval from affected persons is needed.
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Access

7. The proposed crossing place serving Lots 1 & 2 must be constructed in accordance with Council's residential standard (Drawing No. 6182a), as attached.

Please Note:

- A vehicle crossing application needs to be filled out and submitted to Council as part of the construction process.
8. Prior to the issue of the 224 Certificate under the Resource Management Act 1991 the existing dwelling and garage within Lots 1 and 2 shall be removed.

Please Note:

- A building consent will be required for the removal of the dwelling and garage within Lots 1 and 2.
- A building consent will also be required for the fire rating of any party walls. This will require a fire report by an appropriately qualified person.
- If the dwelling is to be relocated to another property within the Manawatu District, a land use consent will be required. A land use consent would only be required for the relocation of the garage if it was relocated to a property in the Rural zone of the Manawatu District.

Reasons for the decision

Sections 104 and 104 A of the Resource Management Act 1991 have been considered in the formulating of this decision.

As the subdivision meets the standards and rules set down in Rule C2 2.1.1 it has therefore been assessed as a controlled activity. As a controlled activity, the subdivision must be approved. The above conditions will help mitigate any effects on the environment and these effects will be no more than minor.

DEVELOPMENT CONTRIBUTION

That pursuant to Section 198 of the Local Government Act 2002 SB 7066 above is subject to the following development contribution.

The development contribution amount has been calculated at \$46,269.00 (gst incl). See attached sheet for a breakdown of the calculation.

This calculation is the amount payable during this financial year, 1 July 2010 to 30 June 2011.

However, the development contribution is subject to the Annual Plan process that may change the amount payable after this financial year. If payment is made after 30 June 2011 the applicant must apply to the Manawatu District Council for a recalculation of the development contribution amount payable.

Approval under section 224 of the Resource Management Act 1991 will not be given until the development contribution payment is made.

Please note, should the subdivision lapse and the subdivision process not be completed but an additional dwelling is established on the subject site Council will seek to recoup the Development Contribution payable for the additional units of demand created in the absence of subdivision under section 208 of the Local Government Act 2002.



Wendy Thompson

PRINCIPAL PLANNER

Under delegated authority

Dated at Feilding this 20th day of October 2010



REPORT TO: Principal Planner **Ref:** 7/SB 7066

REPORT FROM: Planning Officer

DATE: 20 October 2010

SUBJECT: **SUBDIVISION APPLICATION NO.SB 7066 – AMB HOUSING LTD, 3 CHAMBERLAIN STREET, FEILDING**

INTRODUCTION

AMB Housing Ltd owns a property situated between Chamberlain Street and Camden Street, Feilding. Truebridge Associates Ltd on behalf of AMB Housing Ltd has applied for subdivision consent in two stages to subdivide the property into four residential allotments. Stage 1 would be the creation of Lots 3 & 4, and stage 2 would be the creation of Lots 1 & 2.

Lot 1 & 2 will each be 350m². Lot 3 will be 376m² net, and Lot 4 will be 400m². The application includes a development plan indicating proposed dwellings on each allotment.

The application was approved on 5 October 2007 with the survey plan being approved (223 Certificate) by Council on 14 February 2008. The survey plan will lapse on 14 February 2011. The applicant believes that he will not be able to complete the conditions of consent within the timeframe and has reapplied for a new consent so the application will have a further 5 years to proceed with getting the application completed.

PLANNING CONSIDERATIONS

The property is zoned Residential under the Manawatu District Plan. The subdivision complies with Rule C2 2.2.1 – Infill subdivision. It has been determined that the subdivision will be assessed as a **controlled activity**.

Notification:

As the application is for a controlled activity it may proceed as a non-notified application in accordance with Rule A1 1.2.6 A). Under Rule A1 1.2.6 B):

"Notice of any application for resource consent does not need to be served on affected persons in the following circumstances:

i) The application is for a controlled activity land use or subdivision consent..."

Assessment:

All lots are at least 350m² minimum lot size and meet Rules C2 2.1.2 A) & B), although they are under the 500m² and cannot contain an 18m diameter circle. The existing dwelling on Lots 1 & 2 and the garage on Lots 1 & 3 will be removed and a joint access created from Chamberlain Street. Access to Lots 3 & 4 will come from Camden Street (although called 'access' on the subdivision plan the correct term for this access is a right-of-way, which will need to be constructed to Council minimum standards.

The application indicates a proposed dwelling on each allotment, however the only compliance indicated on the subdivision plan is with the 35% site coverage rule.

The dwellings on Lots 1 and 2 are indicated to have the proposed new boundary running through the middle. Clearly this party wall will need to be fire rated – an aspect that will need to be addressed at building consent stage along with neighbours consent. The existing dwelling and garage within Lots 1 and 2 are to be removed.

Lot 3 is effectively a rear section and it is unclear if the proposed dwelling complies with the 3m setback requirement. Lot 4 shows a proposed dwelling up to the proposed new boundary. This also raises the requirement for fire rated walls at building consent stage along with neighbours consent.

DEVELOPMENT CONTRIBUTION

In accordance with the Manawatu District Council's Long Term Council Community Plan (LTCCP) Development Contributions Policy a Development Contribution is payable as this application involves the creation of an additional unit of demand. This policy has been developed under the Local Government Act 2002.

Therefore pursuant to Section 198 of the Local Government Act 2002, this subdivision consent is subject to the following Development Contribution.

Three additional units of demand will be created by the subdivision. The Development Contribution amount has been calculated at \$46,269.00.

An advice note has been added at the end of this report stating this contribution is payable.

RECOMMENDATION

That Subdivision Application No. SB 7066 submitted by Truebridge Associates Ltd on behalf of AMB Housing Limited for the subdivision of Lot 3 DP 5299 located at 3 Chamberlain Street, Feilding be approved pursuant to Section 104 A of the Resource Management Act 1991, subject to the following conditions:

Stage 1 Conditions (Lots 3 & 4)

General Conditions

That the development be in general accordance with the information and plans submitted with the application and held on Council file SB 7066. Minor alterations may be approved upon request providing the development is not materially different, the scale and intensity of adverse effects will be no greater, and no approval from affected persons is needed.

All engineering works shall comply with NZS 4404:2004 (Land Development and Subdivision Engineering) and relevant Council Standards.

223 Conditions

3. The consent holder must submit a written statement confirming that all services are located within their respective lots or suitable easements will be provided. The surveyor must include the easements in a Memorandum on the Survey Plan.

The statement can be from the landowner, the surveyor or their representative.

224 Conditions

Water

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Sewer

5. Both lots must be provided with an individual, 100 mm diameter, sanitary sewer connection within the lot. An application to Council must be made to make this connection and Council's contractors will carry out the work. All associated costs shall be paid by the consent holder.

Stormwater

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Optional Conditions

7. If the consent holder chooses to pipe the open drain across Lots 3 & 4 the following conditions apply:
 - (a) Prior to 223 approval engineering plans must be submitted to Council for approval. Calculations relating to catchment area and flow must be provided.
 - (b) Prior to 224 approval the works approved in the engineering plans must be constructed in accordance with NZS 4404:2004.

Stage 2 Conditions (Lots 1 & 2)

General Conditions

1. That the development be in general accordance with the information and plans submitted with the application and held on Council file SB 7066. Minor alterations may be approved upon request providing the development is not materially different, the scale and intensity of adverse effects will be no greater, and no approval from affected persons is needed.
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Access

7. The proposed crossing place serving Lots 1 & 2 must constructed in accordance with Council's residential standard (Drawing No. 6182a), as attached.

Please Note: A vehicle crossing application needs to be filled out and submitted to Council as part of the construction process.

8. Prior to the issue of the 224 Certificate under the Resource Management Act 1991 the existing dwelling and garage within Lots 1 and 2 shall be removed.

Please Note:

- A building consent will be required for the removal of the dwelling and garage within Lots 1 and 2.
- A building consent will also be required for the fire rating of any party walls. This will require a fire report by an appropriately qualified person.
- If the dwelling is to be relocated to another property within the Manawatu District, a land use consent will be required. A land use consent would only be required for the relocation of the garage if it was relocated to a property in the Rural zone of the Manawatu District.

Reasons for the decision

Sections 104 and 104 A of the Resource Management Act 1991 have been considered in the formulating of this decision.

As the subdivision meets the standards and rules set down in Rule C2 2.1.1 it has therefore been assessed as a controlled activity. As a controlled activity, the subdivision must be approved. The above conditions will help mitigate any effects on the environment and these effects will be no more than minor.

DEVELOPMENT CONTRIBUTION

That pursuant to Section 198 of the Local Government Act 2002 SB 7066 above is subject to the following development contribution.

The development contribution amount has been calculated at \$46,269.00 (gst incl). See attached sheet for a breakdown of the calculation.

This calculation is the amount payable during this financial year, 1 July 2010 to 30 June 2011.

However, the development contribution is subject to the Annual Plan process that may change the amount payable after this financial year. If payment is made after 30 June 2011 the applicant must apply to the Manawatu District Council for a recalculation of the development contribution amount payable.

Approval under section 224 of the Resource Management Act 1991 will not be given until the development contribution payment is made.

Please note, should the subdivision lapse and the subdivision process not be completed but an additional dwelling is established on the subject site Council will seek to recoup the Development Contribution payable for the additional units of demand created in the absence of subdivision under section 208 of the Local Government Act 2002.

Bill Jamieson
PLANNING OFFICER

Consent granted under authority granted to me:



Wendy Thompson
PRINCIPAL PLANNER

Development Contribution Calculator



Site Address	3 Chamberlain Street, Feilding		
BC Number/SB Number	SB7066	Total Development Area (m ²)	
	Area	Stage	Type
Which Development Contribution Area is the development in?	F	Subdivision	Residential
Water and Wastewater			Parks & Reserves
How many current units of demand are there?	1		Residential
How many units of demand will there be after the development?	4		
Number of new units of demand	3		3
Roading			Stormwater
Basis for calculating roading units of demand (m ²)	Subdivision		Subdivision
Residential or Non Residential Subdivision?	Residential		
Number of new units of demand	3		3
	Total New Units of Demand Created	Development Contribution Unit Rate Fee	Development Contribution Payable
Water	3	\$5,087.00	\$15,261.00
Wastewater	3	\$3,957.00	\$11,871.00
Stormwater	3	\$268.00	\$804.00
Roading	3	\$4,051.00	\$12,153.00
Parks & Reserves	3	\$2,060.00	\$6,180.00
Total Development Contribution (inc GST)			\$46,269.00
Note: Connection Fees apply in addition to Development Contributions			

MEMORANDUM

File Ref SB-7066

To Wendy Thompson Principal Planner

From Simon Mori – Project Engineer

Date 18 October 2010

Subject **SUBDIVISION AT 3 CAMDEN STREET**

The application is for a four-lot residential subdivision. Council received the application on 18 October 2010. The original consent has lapsed and the applicant has re-applied.

Stage 1 Conditions (Lots 3 & 4)

General Conditions

- 1 That the development be in general accordance with the information and plans submitted with the application and held on Council file SB 7066. Minor alterations may be approved upon request providing the development is not materially different, the scale and intensity of adverse effects will be no greater, and no approval from affected persons is needed.
- 2 All engineering works shall comply with NZS 4404:2004 (Land Development and Subdivision Engineering) and relevant Council Standards.

223 Conditions

- 3 The consent holder must submit a written statement confirming that all services are located within their respective lots or suitable easements will be provided. The surveyor must include the easements in a Memorandum on the Survey Plan.

The statement can be from the landowner, the surveyor or their representative.

224 conditions

- 4 Both lots must be provided with an individual water supply connection and Council approved manifold. An application to make this connection must be made to Council and Council's contractors will carry out the work. All associated costs shall be paid by the consent holder.

- 5 Both lots must be provided with an individual, 100 mm diameter, sanitary sewer connection within the lot. An application to Council must be made to make this connection and Council's contractors will carry out the work. All associated costs shall be paid by the consent holder.
- 6 Both lots must be provided with an individual, 100mm diameter, stormwater connection within the lot. Connection shall be either to the kerb and channel or to the council main. An application to make this connection must be made to Council and Council's contractors will carry out the work. All associated costs shall be paid by the consent holder.

Optional conditions

- 7 If the consent holder chooses to pipe the open drain across Lots 3 & 4 the following conditions apply.
 - (a) Prior to 223 approval engineering plans must be submitted to Council for approval. Calculations relating to catchment area and flow must be provided.
 - (b) Prior to 224 approval the works approved in the engineering plans must be constructed in accordance with NZS 4404:2004.

Stage 2 Conditions (Lots 1 & 2)

General Conditions

- 8 That the development be in general accordance with the information and plans submitted with the application and held on Council file SB 7066. Minor alterations may be approved upon request providing the development is not materially different, the scale and intensity of adverse effects will be no greater, and no approval from affected persons is needed.
- 9 All engineering works shall comply with NZS 4404:2004 (Land Development and Subdivision Engineering) and relevant Council Standards.

223 Conditions

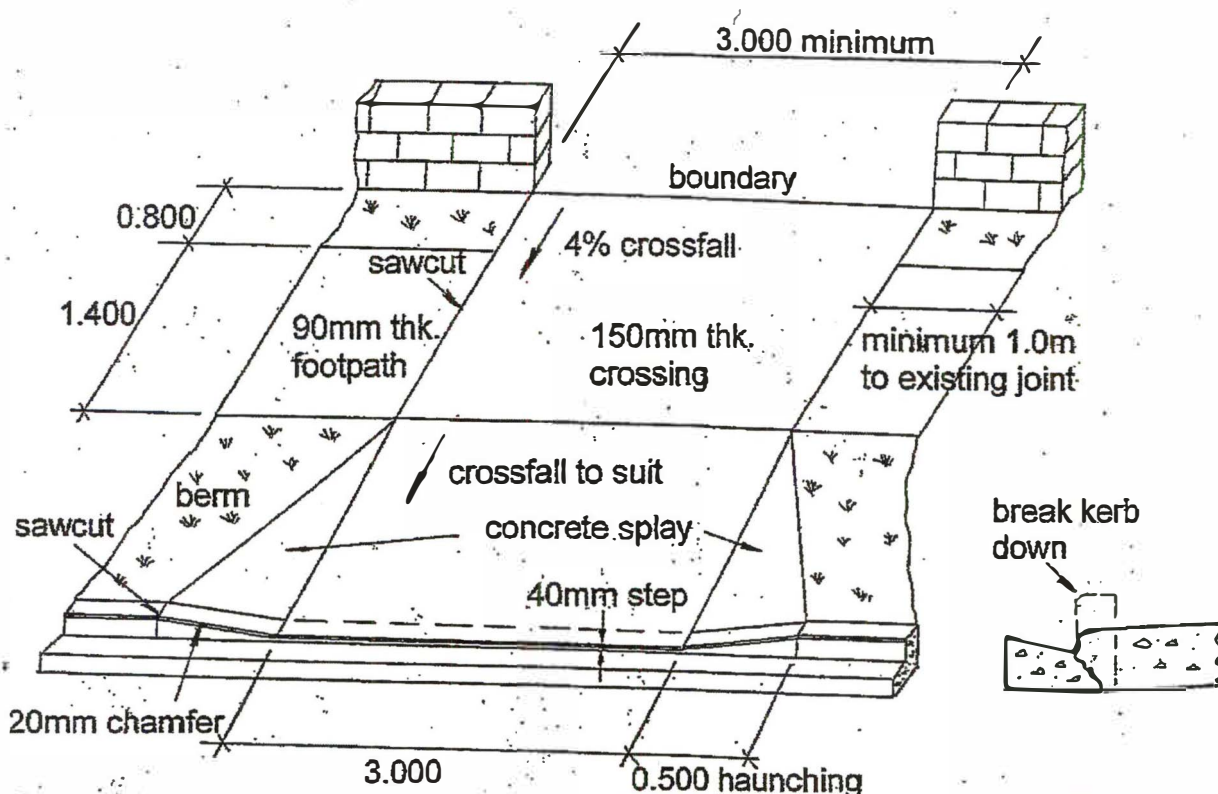
- 10 The consent holder must submit a written statement confirming that all services are located within their respective lots or suitable easements will be provided. The surveyor must include the easements in a Memorandum on the Survey Plan.

The statement can be from the landowner, the surveyor or their representative.

224 conditions

- 11 Both lots must be provided with an individual water supply connection and Council approved manifold. An application to make this connection must be made to Council and Council's contractors will carry out the work. All associated costs shall be paid by the consent holder.
- 12 Both lots must be provided with an individual, 100 mm diameter, sanitary sewer connection within the lot. An application to Council must be made to make this connection and Council's contractors will carry out the work. All associated costs shall be paid by the consent holder.
- 13 Both lots must be provided with an individual, 100mm diameter, stormwater connection within the lot. Connection shall be either to the kerb and channel or to the council main. An application to make this connection must be made to Council and Council's contractors will carry out the work. All associated costs shall be paid by the consent holder.
- 14 The proposed crossing place serving Lots 1 & 2 must constructed in accordance with Council's residential standard (Drawing No. 6182a), as attached.

Note: A vehicle crossing application needs to be filled out and submitted to Council as part of the construction process.



NOTES:

Concrete is to be **150mm thick** with a minimum crushing strength of **25Mpa** at 28 days. Only **premixed certified** concrete shall be used.

Heavy duty commercial crossings are to include **665 HRC** reinforcing mesh (placed with 50mm cover from base).

The motor-crossing is to be founded on a minimum **50mm depth** of compacted granular material. (depth to be increased in soft subgrade conditions)

Where the distance between the footpath and the kerb is less than 3 metres the concrete splay shall extend back to the footpath. Where the distance between the footpath and the kerb is greater than 3 metres the concrete splay shall extend back 2 metres.

The existing footpath is to be **sawcut**. The minimum distance between the edge of the new motor-crossing and an existing construction joint in the footpath is to be **1.0 metre**. It may be necessary to renew at least 1.0 metre of footpath on either side of the crossing to achieve this requirement.

The existing kerb is to be **sawcut** at the top of the haunching and the kerb broken down as shown.

Public Safety – every effort is to be made to protect the safety of both pedestrian and vehicular traffic. This will include the placement of warning signs, drums, and barricades etc. to the satisfaction of the Engineer.

The contractor is to be aware of the location of power, telecom, gas, water sewer, stormwater and any other services and shall contact the appropriate authorities as required.

MANAWATU DISTRICT COUNCIL

STANDARD RESIDENTIAL MOTOR CROSSING WITH EXISTING FOOTPATH AND KERB & CHANNEL

P Murphy

Nov 2000

Plan No.

6182a

7066/1

Wendy Thompson

From: Bill Riordan [bill@truebridge.co.nz]
Sent: Monday, 18 October 2010 1:26 p.m.
To: Wendy Thompson
Subject: AMB Housing Chamberlain Street sb 7066

Hi Wendy,

Following up from your call today, can you please re issue the consent as a new consent?

Thank you.

Bill Riordan

Director

Truebridge Associates Limited

Licensed Cadastral Surveyors &
Resource Management Planners
100 Manchester Street, Feilding
Ph 06 323 7576
Fax 06 323 1134

Email bill@truebridge.co.nz



TRUEBRIDGE ASSOCIATES LIMITED

LICENSED CADASTRAL SURVEYORS

&

RESOURCE MANAGEMENT PLANNERS

Directors:
William Loudon Riordan, B.SURV. M.N.Z.I.S.
Roger Colin Truebridge, B.SURV. M.N.Z.I.S.

TELEPHONE 06 323 7576

FAX 06 323 1134

EMAIL feilding@truebridge.co.nz

bill@truebridge.co.nz



INVOICE No	106590	
FILE No	SB7066	
DIVISION	ACTION	FILE
Ph WT		

100 MANCHESTER STREET
FEILDING 4702

15 September 2010

Wendy Thompson
Manawatu District Council
Private Bag 10001
FEILDING

Dear Wendy

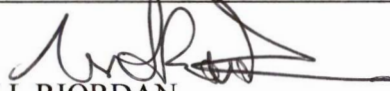
RE: SB 7066
LT 400974
SUBDIVISION – 3 CHAMBERLAIN STREET, FEILDING
AMB HOUSING LIMITED

It has come to our attention that AMB Housing Limited has only a short time left to meet all the resource consent conditions before the Section 223 Certificate will expire.

Our Client now informs us that as they will not be able to meet the deadline for the Section 224 Certificate requirements and they wish to request that Council extend their Resource Consent out to 5 years please.

Please find enclosed is a cheque for the amount of \$300.00 being the fee.

Yours faithfully
TRUEBRIDGE ASSOCIATES LIMITED


W L RIORDAN

Wendy Thompson

From: Wendy Thompson
Sent: Friday, 17 September 2010 7:58 a.m.
To: 'lesley@truebridge.co.nz'
Subject: SB7066 - AMB Housing Limited, 3 Chamberlain

Hi Lesley

I have checked with the engineers and there will be no problem applying for an extension to the consent. When applying please give reasons why etc. And the fee for the extension is \$300.00

Thanks
Wendy

| **Wendy Thompson | Principal Planner |**
| Manawatu District Council | Private Bag 10 001, Feilding |
| P: 06 323 0000 | F: 06 323 0822 | www.mdc.govt.nz |

Wendy Thompson

From: Lesley Laing [lesley@truebridge.co.nz]
Sent: Wednesday, 15 September 2010 3:58 p.m.
To: Wendy Thompson
Subject: SB7066 AMB Housing Limited, 3 Chamberlain Street, Feilding

Hi Wendy please could you tell me if there would be any problems getting an extension on the above Resource Consent to five more years. Also if the fee \$300.00?
Thanks

Lesley Laing
Administration

Truebridge Associates Limited

Licensed Cadastral Surveyors &
Resource Management Planners
100 Manchester Street, Feilding
Ph 06 323 7576
Fax 06 323 1134

Email lesley@truebridge.co.nz

7266.

Wendy Thompson

From: Natasha Bell
Sent: Wednesday, 25 August 2010 11:42 a.m.
To: Wendy Thompson

Hi Wendy,

Can you please call Michael Binns on 027 698 2696, it is in regards to the fees they are being charged for the A & B housing subdivision they are doing at 3 Chamberlain Street.
Thanks

Natasha Bell | **Customer Services Officer** |
Manawatu District Council | Private Bag 10 001, Feilding |
P: 06 323 0000 | F: 06 323 0822 | www.mdc.govt.nz |

TA Approvals

Territorial Authority	Manawatu District Council TA Certification Division	TA Reference	SB 7066
Survey Number	LT 400974	Survey Purpose	LT Subdivision
Surveyor Reference	2767AMB Housing Ltd	Land District	Wellington
Surveyor	William Loudon Riordan		
Surveyor Firm	Truebridge Associates Ltd (Feilding)		
Dataset Description	Lots 1, 3 and 4 Being Subdivision of Lot 3 DP 5299		2767

TA Certificates

I hereby certify that plan 400974 was approved by the Manawatu District Council pursuant to section 223 of the Resource Management Act 1991 on the 12th day of February 2008 ☒

The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the granting or reserving of the easement(s) set out in the Memorandum of Easements attached as a supporting document to plan 400974 ☒

Signature

Signed by Wendy Thompson, Authorised Officer, on 14/02/2008 12:47 PM

Receipt Information

Transaction Receipt Number	3228771
Signing Certificate (Distinguished Name)	Thompson, Wendy
Signing Certificate (Serial Number)	1019622477
Signature Date	14/02/2008

*** End of Report ***

Ref: SB 7066

12 February 2008

Truebridge Associates
100 Manchester Street
FEILDING

Dear Sir

CERTIFICATE APPROVAL - AMB HOUSING LTD

With reference to your letter dated 8 February 2008 the required certificate pursuant to Section 223 of the Resource Management Act 1991 has been approved and certified on-line.

A certificate pursuant to Section 224 of the Resource Management Act can be completed when the conditions of subdivision consent have been satisfied.

Also enclosed is a receipt for \$133.00 being the sealing fees paid.

Yours faithfully



R J Titcombe
CHIEF EXECUTIVE



Digital Title Plan - LT 400974

Survey Number LT 400974
Surveyor Reference 2767AMB Housing Ltd
Surveyor William Louden Riordan
Survey Firm Truebridge Associates Ltd (Feilding)
Surveyor Declaration I William Louden Riordan, being a person entitled to practise as a licensed cadastral surveyor, certify that -
(a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2;
(b) This dataset is accurate, and has been created in accordance with that Act and those Rules.
Declared on 11/02/2008.

Survey Details

Dataset Description	Lots 1, 3 and 4 Being Subdivision of Lot 3 DP 5299	2767
Status	Submitted	
Land District	Wellington	Survey Class Class I Cadastral Survey
Submitted Date	11/02/2008	Survey Approval Date
		Deposit Date

Territorial Authorities

Manawatu District

Comprised In

CT WN548/100

Created Parcels

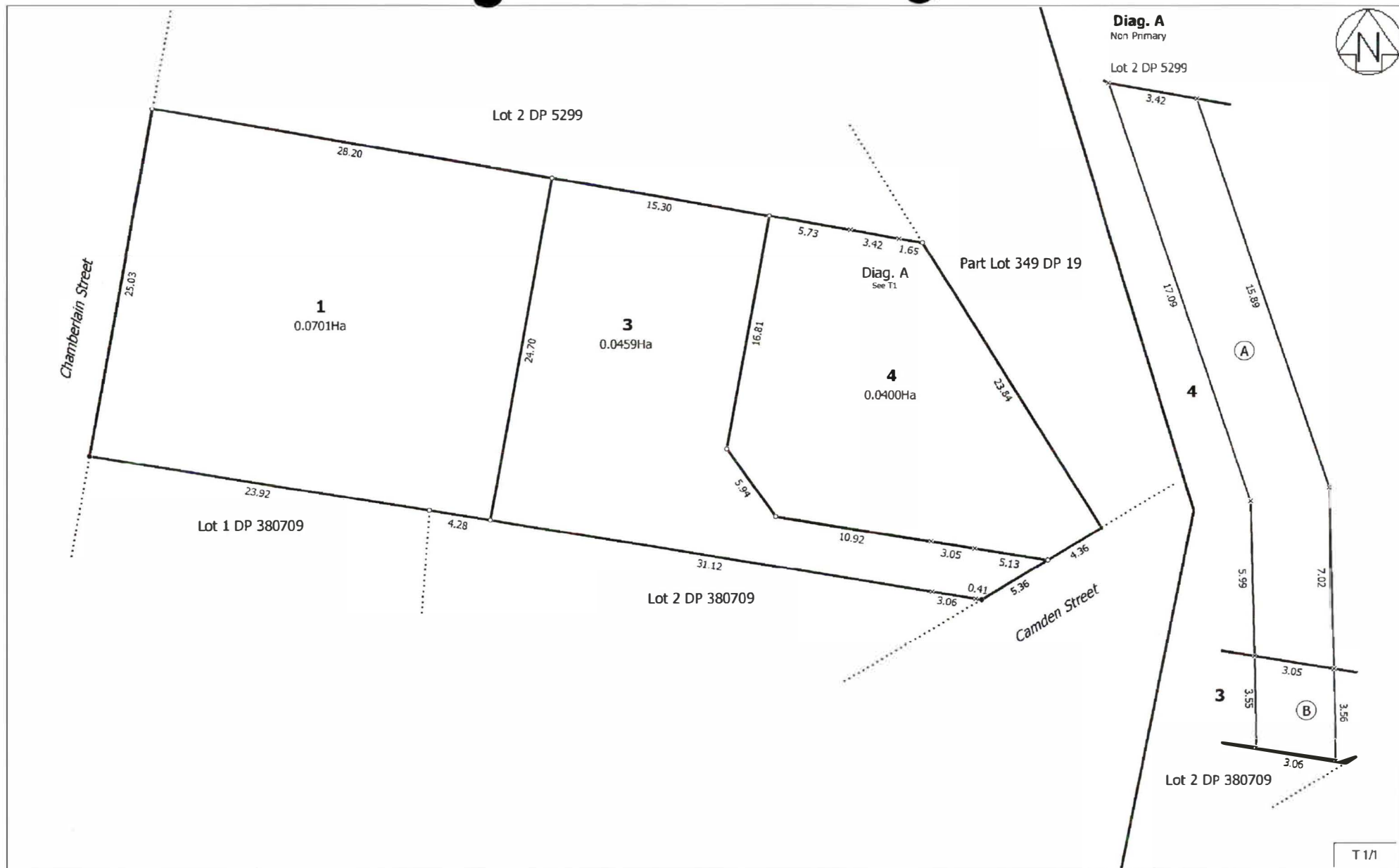
Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 400974	Fee Simple Title	0.0701 ha	402575
Lot 3 Deposited Plan 400974	Fee Simple Title	0.0459 ha	402576
Lot 4 Deposited Plan 400974	Fee Simple Title	0.0400 ha	402577
Easement A Deposited Plan 400974	Easement		
Easement B Deposited Plan 400974	Easement		
Total Area		0.1560 ha	

Schedule / Memorandum

Territorial Authority	Manawatu District Council	TA Reference	SB7066
Survey Number	LT 400974	Survey Purpose	LT Subdivision
Surveyor Reference	TA-AMB Housing Ltd 2757	Land District	Wellington
Surveyor	William Loudon Riordan		
Surveyor Firm	Truebridge Associates Ltd (Feilding)		
Dataset Description	Lots 1,3 & 4 being a subdivision of Lot 3 DP 5299		

Memorandum of Easement (Pursuant to Section 243 of the Resource Management Act 1991)			
SHOWN	PURPOSE	SERVIENT LAND	GRANTEE
A	Stormwater Drainage	Lot 4	Manawatu District Council
B		Lot 3	

Certifying Officer must sign or initial in Box



Land District: Wellington	Lots 1, 3 and 4 Being Subdivision of Lot 3 DP 5299 2767	Surveyor: William Loudon Riorden Firm: Truebridge Associates Ltd (Feilding)	Digital Title Plan LT 400974
Digitally Generated Plan Generated on: 11/02/2008 10:51am Page 3 of 3			



MEMO TO: Chief Executive

Ref: SB7066:

MEMO FROM: Consents Planner

DATE: 12 February 2008

SUBJECT: SUBDIVISION CONSENT- AMB HOUSING LTD

Truebridge Associates have advised that the Survey Plan for the above subdivision is ready for approval.

Conditions for the subdivision will be completed at a later date.

The 223 Certificate have been prepared on-line and can be signed off by the Senior Planner.

A handwritten signature in blue ink, appearing to read "Christine Wisnewski".

Christine Wisnewski
CONSENTS PLANNER

Recommended approval

A handwritten signature in blue ink, appearing to read "Wendy Thompson".

Wendy Thompson
SENIOR PLANNER

A handwritten signature in blue ink, appearing to read "Approved", followed by a large, stylized "DS" in blue ink.



RECEIVED TRUEBRIDGE ASSOCIATES LIMITED

- 8 FEB 2008

Manawatu District Council

Directors:

William Loudon Riordan, B.SURV. M.N.Z.I.S.
Roger Colin Truebridge, B.SURV. M.N.Z.I.S.

LICENSED CADASTRAL SURVEYORS
&
RESOURCE MANAGEMENT PLANNERS

INBOC No 90568		
FILE No: SB7066		
REVISION	ACTION	FILE
P	AK	
100 MANCHESTER STREET FEILDING		

TELEPHONE 06 323 7576

FAX 06 323 1134

EMAIL feilding@truebridge.co.nz

bill@truebridge.co.nz

8 February 2008

RN: 203215 \$133
8/2/08

Wendy Thompson
Manawatu District Council
Private Bag 10001
FEILDING

Dear Wendy

RE:

LT 400974

SUBDIVISION - 3 CHAMBERLAIN STREET, FEILDING

AMB HOUSING LIMITED

Please find attached a cheque for \$133.00 being the fee for the Survey Plan Consent, which will be available for you to process in due course, for the above subdivision.

Yours faithfully
TRUEBRIDGE ASSOCIATES LIMITED

W L RIORDAN

Ref: SB7066

5 October 2007

Truebridge Associates Ltd
100 Manchester Street
Feilding

Dear Sir

**DECISION NOTIFICATION – AMB HOUSING LIMITED, 3 CHAMBERLAIN ST,
FEILDING**

I enclose the Council's decision on the above resource consent application that you lodged to subdivide Lot 3 DP 5299 into 4 residential allotments on a property situated at 3 Chamberlain Street - AMB Housing Ltd.

Please make sure that you read and understand the consent conditions. As a resource consent holder you are responsible for complying with these conditions.

Failure to comply with the conditions may result in enforcement action by the Manawatu District Council. Council staff will monitor your compliance with the consent conditions. This may involve site visits by Council staff.

You are also advised that you have the right to object to this decision pursuant to Section 357 of the Resource Management Act 1991. Any objection must be lodged with Council within 15 working days of receiving this decision. Should you wish to object to this decision please advise in writing to this office, setting out the reasons for your objection, within the above time.

Please note that this consent will lapse five years after the date of commencement of the consent unless the consent is given effect to within that period.

The full text of the officer's report is available for inspection at the Manawatu District Council offices at 135 Manchester Street, Feilding.

Yours faithfully

Bill Jamieson
PLANNING OFFICER



RESOURCE MANAGEMENT ACT 1991 RESOURCE CONSENT DECISION SB 7066

Pursuant to Section 104 A of the Resource Management Act 1991 and pursuant to delegated authority from the Manawatu District Council, the application for subdivision consent from:

Truebridge Associates Ltd on behalf of AMB Housing Limited

To

Subdivide Lot 3 DP 5299 located at 3 Chamberlain Street, Feilding

IS GRANTED subject to the following conditions:

Stage 1 (Lots 3 & 4)

General

1. That the development be in general accordance with the information and plans submitted with the application and held on Council file SB 7066. Minor alterations may be approved upon request providing the development is not materially different, the scale and intensity of adverse effects will be no greater, and no approval from affected persons is needed.
2. Prior to the approval under section 224 of the Resource Management Act 1991, all engineering works shall comply with the Code of Practice for Urban Land Subdivision NZS 4404:2004.
3. Prior to the approval under section 224 of the Resource Management Act 1991, the consent holder or his representative, shall submit "as built" drawings in both hard copy and electronic format, of the completed subdivision. As a minimum every service connection for every proposed lot shall be shown on the drawings either by a set of coordinates in terms of Land and Survey Datum 200 GD, or by at least two measurements from known points e.g. boundary pegs or manholes. In all cases the depth to the connection point, measured from ground level, of all service connections shall be shown on the "as built" drawings.

Utility Services

4. Any cross boundary pipelines shall be severed and / or protected by easement as necessary.

Water

5. Each lot shall be provided with a separate water supply connection, terminating with a Council approved manifold.

A handwritten signature in blue ink, appearing to be "PD", is located in the bottom right corner of the page.

Sewer

6. Each lot shall be provided with a separate sewer connection.

Stormwater

7. Each lot shall be provided with a separate stormwater connection.
8. The open drain that runs through proposed Lot 4 shall be protected by easement as submitted in the proposed plans.

Please Note:

The developer may, at his own cost, submit to Council proposed plans to pipe the section of open drain that runs through proposed Lot 4. Any such engineering plans should take into account catchment area and flow information etc. The full cost of design and construction of any approved plans will fall on the developer or land owner.

Stage 2 (Lots 1 & 2)

General

1. That the development be in general accordance with the information and plans submitted with the application and held on Council file SB 7066. Minor alterations may be approved upon request providing the development is not materially different, the scale and intensity of adverse effects will be no greater, and no approval from affected persons is needed.
2. Prior to the approval under section 224 of the Resource Management Act 1991, all engineering works shall comply with the Code of Practice for Urban Land Subdivision NZS 4404:2004.
3. Prior to the approval under section 224 of the Resource Management Act 1991, the consent holder or his representative, shall submit "as built" drawings in both hard copy and electronic format, of the completed subdivision. As a minimum every service connection for every proposed lot shall be shown on the drawings either by a set of coordinates in terms of Land and Survey Datum 200 GD, or by at least two measurements from known points e.g. boundary pegs or manholes. In all cases the depth to the connection point, measured from ground level, of all service connections shall be shown on the "as built" drawings.
4. Prior to the issue of the 224 Certificate under the Resource Management Act 1991 the existing dwelling and garage within Lots 1 and 2 shall be removed.
5. The new joint access for proposed Lots 1 & 2 shall be constructed to the Council's minimum standards.

Please Note

Because the location of the joint access crosses proposed Lots 1 & 2, the developer may choose to construct the access with a carriageway width of 6m.



Utility Services

6. Any cross boundary pipelines shall be severed and / or protected by easement as necessary.

Water

7. Each lot shall be provided with a separate water supply connection, terminating with a Council approved manifold.

Sewer

8. Each lot shall be provided with a separate sewer connection.

Stormwater

9. Each lot shall be provided with a separate stormwater connection.
10. The open drain that runs through proposed Lot 4 shall be protected by easement as submitted in the proposed plans.

Please Note:

- A building consent will required for the removal of the dwelling and garage within Lots 1 and 2. If the dwelling is to be relocate to another property within the Manawatu District, a land use consent will be required. A land use consent would only be required for the relocation of the garage if was relocated to a property in the Rural zone of the Manawatu District.

Reasons for the decision

Sections 104 and 104 A of the Resource Management Act 1991 have been considered in the formulating of this decision.

As the subdivision meets the standards and rules set down in Rule C2 2.1.1 it has therefore been assessed as a controlled activity. As a controlled activity, the subdivision must be approved. The above conditions will help mitigate any effects on the environment and these effects will be no more than minor.

DEVELOPMENT CONTRIBUTION

That pursuant to Section 198 of the Local Government Act 2002 SB 7066 above is subject to the following development contribution.

The development contribution amount has been calculated at \$38,704.17 (gst incl). See attached sheet for a breakdown of the calculation. This calculation is the amount payable during this financial year, 1 July 2007 to 30 June 2008.

However, the development contribution is subject to the Annual Plan process that may change the amount payable after this financial year. If payment is made after 30 June 2007 the applicant must apply to the Manawatu District Council for a recalculation of the development contribution amount payable.

Approval under section 224 of the Resource Management Act 1991 will not be given until the development contribution payment is made.

Please note, should the subdivision lapse and the subdivision process not be completed but an additional dwelling is established on the subject site Council will

pf

seek to recoup the Development Contribution payable for the additional units of demand created in the absence of subdivision under section 208 of the Local Government Act 2002.



R J Titcombe

CHIEF EXECUTIVE

Under delegated authority

Dated at Feilding this 5th day of October 2007

Development Contribution Calculator



Site Address:

3 Chamberlain Street, Feilding

Subdivision Consent Number:

7066

Which Development Contribution Area is the development in?
(See Map 1.)

Area

Type

F

I

Water, Wastewater, Rooding

How many current units of demand are there?

1

How many units of demand will there be after the development?

4

Number of new units of demand

3

Stormwater

Total area of original title (m2)

1,561

Basis for calculating stormwater units of demand (m2)

700

Number of new units of demand

1.23

Parks & Reserves

Residential or Industrial Subdivision?

3

Number of new units of demand

	Water	Wastewater	Stormwater	Rooding	Parks & Reserves	TOTAL (incl GST) Development Contribution
Total New Units of Demand Created	3	3	1.23	3	3	
Development Contribution Unit Rate Fee	\$4,039.00	\$3,240.00	\$79.00	\$3,700.00	\$1,890.00	
Subtotal Development Contribution Payable	\$12,117.00	\$9,720.00	\$97.17	\$11,100.00	\$5,670.00	\$38,704.17

Note: Connection Fees apply in addition to Development Contributions.



REPORT TO: Chief Executive Ref: 7/SB 7066
REPORT FROM: Planning Officer
DATE: 5 October 2007
SUBJECT: **SUBDIVISION APPLICATION NO.SB 7066 – AMB HOUSING LTD, 3 CHAMBERLAIN STREET, FEILDING**

INTRODUCTION

AMB Housing Ltd owns a property situated between Chamberlain Street and Camden Street, Feilding. Truebridge Associates Ltd on behalf of AMB Housing Ltd has applied for subdivision consent in two stages to subdivide the property into four residential allotments. Stage 1 would be the creation of Lots 3 & 4, and stage 2 would be the creation of Lots 1 & 2.

A subdivision application and plan has been lodged showing a proposed infill subdivision to be undertaken in two stages. Stage 1 will create Lots 3 & 4 and stage 2 will create Lots 1 & 2.

Lot 1 & 2 will each be 350m². Lot 3 will be 376m² net, and Lot 4 will be 400m². The application includes a development plan indicating proposed dwellings on each of the allotments.

PLANNING CONSIDERATIONS

The property is zoned Residential under the Manawatu District Plan. The subdivision complies with Rule C2 2.2.1 – Infill subdivision. It has been determined that the subdivision will be assessed as a **controlled activity**.

Notification:

As the application is for a controlled activity it may proceed as a non-notified application in accordance with Rule A1 1.2.6 A). Under Rule A1 1.2.6 B):

"Notice of any application for resource consent does not need to be served on affected persons in the following circumstances:

i) The application is for a controlled activity land use or subdivision consent..."

Assessment:

All lots are at least 350m² minimum lot size and meet Rule C2 2.1.2 A) & B), although they are under the 500m² and cannot contain an 18m diameter circle.

The existing dwelling on Lots 1 & 2 and the garage on Lots 1 & 3 will be removed and a joint access created from Chamberlain Street. Access to Lots 3 & 4 will come from

Camden Street (although called 'access' on the subdivision plan the correct term for this access is a right-of-way, which will need to be constructed to Council minimum standards.

The application indicates a proposed dwelling on each allotment, however the only compliance indicated on the subdivision plan is with the 35% site coverage rule.

The dwellings on Lots 1 and 2 are indicated to have the proposed new boundary running through the middle. Clearly this party wall will need to be fire rated – an aspect that will need to be addressed at building consent stage along with neighbours consent. The existing dwelling and garage within Lots 1 and 2 are to be removed.

Lot 3 is effectively a rear section and it is unclear if the proposed dwelling complies with the 3m setback requirement.

Lot 4 shows a proposed dwelling up to the proposed new boundary. This also raises the requirement for fire rated walls at building consent stage along with neighbours consent.

RECOMMENDATION

That Subdivision Application No. SB 7066 submitted by Truebridge Associates Ltd on behalf of AMB Housing Limited for the subdivision of Lot 3 DP 5299 located at 3 Chamberlain Street, Feilding be approved pursuant to Section 104 A of the Resource Management Act 1991, subject to the following conditions:

Stage 1 (Lots 3 & 4)

General

1. That the development be in general accordance with the information and plans submitted with the application and held on Council file SB 7066. Minor alterations may be approved upon request providing the development is not materially different, the scale and intensity of adverse effects will be no greater, and no approval from affected persons is needed.
2. Prior to the approval under section 224 of the Resource Management Act 1991, all engineering works shall comply with the Code of Practice for Urban Land Subdivision NZS 4404:2004.
3. Prior to the approval under section 224 of the Resource Management Act 1991, the consent holder or his representative, shall submit "as built" drawings in both hard copy and electronic format, of the completed subdivision. As a minimum every service connection for every proposed lot shall be shown on the drawings either by a set of coordinates in terms of Land and Survey Datum 200 GD, or by at least two measurements from known points e.g. boundary pegs or manholes. In all cases the depth to the connection point, measured from ground level, of all service connections shall be shown on the "as built" drawings.

Utility Services

4. Any cross boundary pipelines shall be severed and / or protected by easement as necessary.

Water

5. Each lot shall be provided with a separate water supply connection, terminating with a Council approved manifold.

Sewer

6. Each lot shall be provided with a separate sewer connection.

Stormwater

7. Each lot shall be provided with a separate stormwater connection.
8. The open drain that runs through proposed Lot 4 shall be protected by easement as submitted in the proposed plans.

Please Note:

The developer may, at his own cost, submit to Council proposed plans to pipe the section of open drain that runs through proposed Lot 4. Any such engineering plans should take into account catchment area and flow information etc. The full cost of design and construction of any approved plans will fall on the developer or land owner.

Stage 2 (Lots 1 & 2)

General

1. That the development be in general accordance with the information and plans submitted with the application and held on Council file SB 7066. Minor alterations may be approved upon request providing the development is not materially different, the scale and intensity of adverse effects will be no greater, and no approval from affected persons is needed.
2. Prior to the approval under section 224 of the Resource Management Act 1991, all engineering works shall comply with the Code of Practice for Urban Land Subdivision NZS 4404:2004.
3. Prior to the approval under section 224 of the Resource Management Act 1991, the consent holder or his representative, shall submit "as built" drawings in both hard copy and electronic format, of the completed subdivision. As a minimum every service connection for every proposed lot shall be shown on the drawings either by a set of coordinates in terms of Land and Survey Datum 200 GD, or by at least two measurements from known points e.g. boundary pegs or manholes. In all cases the depth to the connection point, measured from ground level, of all service connections shall be shown on the "as built" drawings.

4. The new joint access for proposed Lots 1 & 2 shall be constructed to the Council's minimum standards.

Please Note

Because the location of the joint access crosses proposed Lots 1 & 2, the developer may choose to construct the access with a carriageway width of 6m.

Utility Services

6. Any cross boundary pipelines shall be severed and / or protected by easement as necessary.

Water

7. Each lot shall be provided with a separate water supply connection, terminating with a Council approved manifold.

Sewer

8. Each lot shall be provided with a separate sewer connection.

Stormwater

9. Each lot shall be provided with a separate stormwater connection.

The open drain that runs through proposed Lot 4 shall be protected by easement as submitted in the proposed plans.

10. Prior to the issue of the 224 Certificate under the Resource Management Act 1991 the existing dwelling and garage within Lots 1 and 2 shall be removed.

Please Note:

- A building consent will required for the removal of the dwelling and garage within Lots 1 and 2. If the dwelling is to be relocate to another property within the Manawatu District, a land use consent will be required. A land use consent would only be required for the relocation of the garage if was relocated to a property in the Rural zone of the Manawatu District.

Reasons for the decision

Sections 104 and 104 A of the Resource Management Act 1991 have been considered in the formulating of this decision.

As the subdivision meets the standards and rules set down in Rule C2 2.1.1 it has therefore been assessed as a controlled activity. As a controlled activity, the subdivision must be approved. The above conditions will help mitigate any effects on the environment and these effects will be no more than minor.

DEVELOPMENT CONTRIBUTION

That pursuant to Section 198 of the Local Government Act 2002 SB 7066 above is subject to the following development contribution.

The development contribution amount has been calculated at \$38,704.17 (gst incl). See attached sheet for a breakdown of the calculation. This calculation is the amount payable during this financial year, 1 July 2007 to 30 June 2008.

However, the development contribution is subject to the Annual Plan process that may change the amount payable after this financial year. If payment is made after 30 June 2007 the applicant must apply to the Manawatu District Council for a recalculation of the development contribution amount payable.

Approval under section 224 of the Resource Management Act 1991 will not be given until the development contribution payment is made.

Please note, should the subdivision lapse and the subdivision process not be completed but an additional dwelling is established on the subject site Council will seek to recoup the Development Contribution payable for the additional units of demand created in the absence of subdivision under section 208 of the Local Government Act 2002.



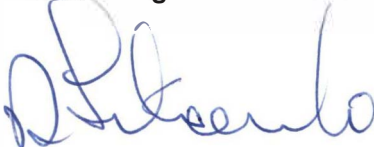
Bill Jamieson
PLANNING OFFICER

Recommended for approval:



Wendy Thompson
SENIOR PLANNER

Consent granted under authority granted to me:



Rod Titcombe
CHIEF EXECUTIVE

MEMORANDUM

File Ref SB 7066

To Planning Officer

From Contracts Technician

Date 4 October 2007

Subject **Subdivision of Lot 3 DP 5299 into 4 lots
AMB Housing Ltd.
3 Chamberlain St, Feilding**

The proposed subdivision is located in the Feilding residential area.

The following are recommended conditions for the proposed subdivision:

General

That the development be in general accordance with the information and plans submitted with the application and held on Council file SB 7066. Minor alterations may be approved upon request providing the development is not materially different, the scale and intensity of adverse effects will be no greater, and no approval from affected persons is needed

Prior to the approval under section 224 of the Resource Management Act 1991, all engineering works shall comply with the Code of Practice for Urban Land Subdivision NZS 4404:2004.

Prior to the approval under section 224 of the Resource Management Act 1991, the consent holder or his representative, shall submit "as built" drawings in both hard copy and electronic format, of the completed subdivision. As a minimum every service connection for every proposed lot shall be shown on the drawings either by a set of coordinates in terms of Land and Survey Datum 200 GD, or by at least two measurements from known points e.g. boundary pegs or manholes. In all cases the depth to the connection point, measured from ground level, of all service connections shall be shown on the "as built" drawings.

*staged development: stage 1 -
stage 2 -*

Vehicle crossings

- 1 A new ROW to serve proposed Lots 3 & 4 shall be constructed to the Council's minimum standards. This shall be constructed in accordance with the plans submitted with the application to subdivide.

ROW "Urban 2-4 lots" shall be constructed to Council's minimum standards including;

Legal road / ROW width	3.5m
Carriageway width	3m

Seal width	3m
Total berm width	0.5m
Max / min grade	12.5% (1 in 8) / 0.4% (1 in 250)
Normal camber	3%
Appropriate stormwater control	

The existing vehicle crossing that serves 3 Chamberlain shall be removed and footpath reinstatement shall be made prior to the 224 certificate being issued.

- 2 The new joint access for proposed Lots 1 & 2 shall be constructed to the Council's minimum standards. Because the location of the joint access appears to cross proposed Lots 1 & 2, the required width of the access shall be constructed to have a carriageway width of 6m.

Access Lot "Urban 2-4 lots" shall be constructed to Council's minimum standards including;

Legal road / ROW width	3.5m
Carriageway width	3m
Seal width	3m
Total berm width	0.5m
Max / min grade	12.5% (1 in 8) / 0.4% (1 in 250)
Normal camber	3%
Appropriate stormwater control	

Can't do this as a 4 lot subdivision only requires 3.5m wide access. The developer may choose to though.

Utility Services

Any cross boundary pipelines shall be severed and / or protected by easement as necessary.

Water

Each lot shall be provided with a separate water supply connection, terminating with a Council approved manifold.

Sewer

Each lot shall be provided with a separate sewer connection.

Stormwater

Each lot shall be provided with a separate stormwater connection.

The open drain that runs through proposed lot 4 shall be protected by easement as submitted in the proposed plans.

Note:

The developer may, at ^{their} ~~his~~ own cost, submit to Council proposed plans to pipe the section of open drain that runs through proposed lot 4. Any such engineering plans should take into account catchment area and flow information etc. The full cost of design and construction of any approved plans will fall on the developer or land owner.

Michael Taylor
Contracts Technician

Ref: SB7066

17 September 2007

Truebridge Associates Ltd
100 Manchester Street
Feilding

Dear Sir

**ACKNOWLEDGEMENT OF RECEIPT OF RESOURCE CONSENT - AMB
HOUSING LIMITED, 3 CHAMBERLAIN ST, FEILDING**

Thank you for your application to subdivide Lot 3 DP 5299 into 4 residential allotments on a property situated at 3 Chamberlain Street - AMB Housing Ltd.

Council received your application on 17 September 2007 and has allocated the following number for future reference - SB7066.

Council members of staff are currently checking your application to ensure we have all the information we need to assess your proposal properly. We will advise you as soon as possible whether or not we require further information.

If we do require further information, the processing of your application will stop until the required information is obtained. If further information is not required, you will receive a decision on your application within 20 working days.

Please find enclosed a tax receipt for consents fees paid.

If you have any queries, please contact me.

Yours faithfully

Bill Jamieson
Planning Officer

Enc:Receipt

Manawatu District Council

GST No: 52-867-193

12/09/07 11:47 am

REPRINT

Recpt # 194976

RL 5524 Rates 481.00

No of Items: 1 Total \$ 481.00

Cheque \$ 481.00

Payment From:

M R Binns

THANK YOU

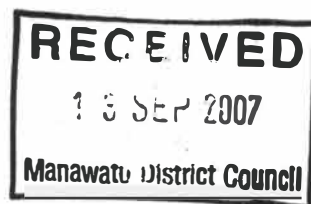


TRUEBRIDGE ASSOCIATES LIMITED

LICENSED CADASTRAL SURVEYORS
&
RESOURCE MANAGEMENT PLANNERS

Directors:
William Loudon Riordan, B.SURV. M.N.Z.I.S.
Roger Colin Truebridge, B.SURV. M.N.Z.I.S.

TELEPHONE 06 323 7576
FAX 06 323 1134
EMAIL feilding@truebridge.co.nz
bill@truebridge.co.nz



100 MANCHESTER STREET
FEILDING

5 September 2007

The Subdivision Planner
Manawatu District Council
Private Bag 10001
Feilding

Dear Sir/Madam,

Lots 1 - 4 being proposed subdivision of Lot 3 DP 5299 3 Chamberlain Street – AMB Housing Ltd

On behalf of AMB Housing Ltd please find herewith an application under Section 88 of the Resource Management Act 1991 for resource consent to subdivide.

1. APPLICATION AND BACKGROUND

It is proposed to subdivide an existing residential allotment at 3 Chamberlain Street, Feilding into 4 residential allotments as shown on the attached scheme plan.

Lot 1 is to be 350m², the existing dwelling and garage on the Lot 1 / Lot 2 boundary will be removed, Lot 2 is to be 350m² and Lot 3 is to be 376m² excluding the Access, Lot 4 is to be 400m².

Access to Lots 1 and 2 will be from Chamberlain Street. Access to Lots 3 and 4 will be from Camden Street.

Please also note that this proposal is to occur in two stages. The first stage is the creation of Lots 3 & 4 and the second stage is the creation of Lots 1 & 2.

2. DISTRICT PLAN

The land involved with this proposal is zoned Residential under the current rules of the Manawatu District Council Operative District Plan as shown on planning map 29.

Rule C - Subdivision is the relevant section in the District Plan.





Rule C1 1.1.1 C) – Controlled Activities, states, “Any subdivision which meets the relevant standards set out in C2 2.1 to 2.5 and which does not involve land wholly or partly within the coastal areas as shown on the Planning Maps.”

Section 2.1.2 contains performance standards for subdivision within the residential zone. The performance standards are addressed as follows:

A) Infill Subdivision

Rule 2.1.2

An application for land use consent will be needed for development of sites under 350m².

Comment

Lot 1 is to be 350m², Lot 2 is to be 350m², Lot 3 is to be 376m² exclusive of the access and Lot 4 is to be 400m².

Rule 2.1.2 A)

Infill subdivision proposals which do not comply with the minimum lot size, or shape factor rules shall demonstrate that:

- i) The site can accommodate the proposed new and any existing development in compliance with the standards in Rule B1 1.3.*
- ii) The proposed sites can be satisfactorily serviced.*

Comment

All lots are under 500m² and cannot contain an 18m diameter circle. However as shown on the subdivision plan each site can contain a complying dwelling.

All services are currently in place Chamberlain Street and Camden Street, an easement for storm water will run along the eastern side of Lot 3 and Lot 4.

Rule 2.1.2 B)

Infill subdivision proposals shall comply with Rules C2 2.1.1 B) and C).

The access to Lot 3 meets the 3.5m minimum width.

Rule 2.1.1 C) is not applicable.



3. RESERVE CONTRIBUTION

Three additional units of demand are being created.

4. CONCLUSION

This application meets all relevant standards for controlled activities and as such it can be concluded that this application will not result in any adverse effects on the environment that will be more than minor.

Consequently I am of the opinion that consent can be granted with appropriate conditions.

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

It is also requested if Council would assess the possibility of piping and redirecting the open drain over Lots 3 & 4 such that the drain is redirected along the eastern boundary of Lot 4. This will have the effect of creating more developable space on Lot 4.

Yours faithfully,

Simon Mori
Principal Planner
Truebridge Associates Ltd



APPLICATION FOR RESOURCE CONSENT TO SUBDIVIDE UNDER
SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991

(FORM 9)



To: Manawatu District Council, Private Bag 10001, Feilding

I, Simon Mori apply for a Resource Consent to subdivide at 3 Chamberlain Street, Feilding.

The location of the proposed activity is as follows:

Address: 3 Chamberlain Street, Feilding.

Legal Description: Lot 3 DP 5299.

No additional resource consents are required for the proposed activity.

I attach, in accordance with the Fourth Schedule of the Resource Management Act 1991, an assessment of environmental effects in the detail that corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

I attach any information required to be included in this application by the district plan, the regional plan, the Resource Management Act 1991, or any regulations made under that Act.

List of Documents attached.

Planning Report.
Certificate of Title.
Scheme Plan for Subdivision.

As this is an application for a subdivision consent, I attach information that is sufficient to adequately define –

- (a) the position of all new boundaries; and
- (b) the areas of all new allotments; and
- (c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips; and
- (d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips; and
- (e) the locations and areas of land below mean high water springs of the sea, or of any part of the bed of a river or lake, to be vested in the Crown or local authority under section 237A of the Resource Management Act 1991; and
- (f) the locations and areas of land to be set aside as new roads.


.....
Signature of applicant (or person authorised to sign on behalf of the applicant.)

23-9-07
.....
Date

Address for service of applicant:

AMB Housing Ltd
C/- Truebridge Associates Limited
100 Manchester Street
Feilding



Attention: Mr W L Riordan

Phone 06 323 7576
Fax 06 323 1134
Email bill@truebridge.co.nz



AMB Housing Ltd
C/- Truebridge Associates Limited
100 Manchester Street
Feilding



Attention: Mr W L Riordan

Phone 06 323 7576
Fax 06 323 1134
Email bill@truebridge.co.nz

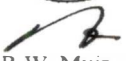




COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy


R.W. Muir
Registrar-General
of Land

Identifier WN548/100
Land Registration District Wellington
Date Issued 17 June 1949

Prior References

WN290/14

Estate Fee Simple
Area 1561 square metres more or less
Legal Description Lot 3 Deposited Plan 5299
Proprietors
AMB Housing Limited

Interests

922 Order in Council exempts Chamberlain Street from Section 128 of the Public Works Act, 1928
7228143.3 Mortgage to Bank of New Zealand - 12.2.2007 at 9:00 am

RECEIVED

13 SEP 2007

Manawatu District Council

Truebridge Associates Limited

Licensed Cadastral Surveyors

Resource Management Consultants

100 Manchester Street, Feilding

Phone 06 323 7576

Fax 06 323 1134



3 Chamberlain Street, Feilding

Application for

Resource Consent to Subdivide

Prepared for

AMB Housing Limited

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TRUEBRIDGE ASSOCIATES LIMITED

LICENSED CADASTRAL SURVEYORS

&

RESOURCE MANAGEMENT PLANNERS

Directors:

William Loudon Riordan, B.SURV. M.N.Z.I.S.
Roger Colin Truebridge, B.SURV. M.N.Z.I.S.

TELEPHONE 06 323 7576

FAX 06 323 1134

EMAIL feilding@truebridge.co.nz
bill@truebridge.co.nz

100 MANCHESTER STREET
FEILDING

5 September 2007

The Subdivision Planner
Manawatu District Council
Private Bag 10001
Feilding

Dear Sir/Madam,

Lots 1 - 4 being proposed subdivision of Lot 3 DP 5299 3 Chamberlain Street – AMB Housing Ltd

On behalf of AMB Housing Ltd please find herewith an application under Section 88 of the Resource Management Act 1991 for resource consent to subdivide.

1. APPLICATION AND BACKGROUND

It is proposed to subdivide an existing residential allotment at 3 Chamberlain Street, Feilding into 4 residential allotments as shown on the attached scheme plan.

Lot 1 is to be 350m², the existing dwelling and garage on the Lot 1 / Lot 2 boundary will be removed, Lot 2 is to be 350m² and Lot 3 is to be 376m² excluding the Access, Lot 4 is to be 400m².

Access to Lots 1 and 2 will be from Chamberlain Street. Access to Lots 3 and 4 will be from Camden Street.

Please also note that this proposal is to occur in two stages. The first stage is the creation of Lots 3 & 4 and the second stage is the creation of Lots 1 & 2.

2. DISTRICT PLAN

The land involved with this proposal is zoned Residential under the current rules of the Manawatu District Council Operative District Plan as shown on planning map 29.

Rule C - Subdivision is the relevant section in the District Plan.

Offices at

LEVIN

Ph 06 368 6249
Fax 06 368 6049

FEILDING

Ph 06 323 7576
Fax 06 323 1134

KAPITI COAST

Ph 04 298 3083
Fax 04 298 3083

PALMERSTON NORTH

Ph 06 357 9765
Fax 06 357 9762



Rule C1 1.1.1 C) – Controlled Activities, states, “Any subdivision which meets the relevant standards set out in C2 2.1 to 2.5 and which does not involve land wholly or partly within the coastal areas as shown on the Planning Maps.”

Section 2.1.2 contains performance standards for subdivision within the residential zone. The performance standards are addressed as follows:

A) Infill Subdivision

Rule 2.1.2

An application for land use consent will be needed for development of sites under 350m².

Comment

Lot 1 is to be 350m², Lot 2 is to be 350m², Lot 3 is to be 376m² exclusive of the access and Lot 4 is to be 400m².

Rule 2.1.2 A)

Infill subdivision proposals which do not comply with the minimum lot size, or shape factor rules shall demonstrate that:

- i) The site can accommodate the proposed new and any existing development in compliance with the standards in Rule B1 1.3.*
- ii) The proposed sites can be satisfactorily serviced.*

Comment

All lots are under 500m² and cannot contain an 18m diameter circle. However as shown on the subdivision plan each site can contain a complying dwelling. ?

All services are currently in place Chamberlain Street and Camden Street, an easement for storm water will run along the eastern side of Lot 3 and Lot 4.

Rule 2.1.2 B)

Infill subdivision proposals shall comply with Rules C2 2.1.1 B) and C).

The access to Lot 3 meets the 3.5m minimum width.

Rule 2.1.1 C) is not applicable.



3. RESERVE CONTRIBUTION

Three additional units of demand are being created.

4. CONCLUSION

This application meets all relevant standards for controlled activities and as such it can be concluded that this application will not result in any adverse effects on the environment that will be more than minor.

Consequently I am of the opinion that consent can be granted with appropriate conditions.

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

It is also requested if Council would assess the possibility of piping and redirecting the open drain over Lots 3 & 4 such that the drain is redirected along the eastern boundary of Lot 4. This will have the effect of creating more developable space on Lot 4.

Yours faithfully,

Simon Mori
Principal Planner
Truebridge Associates Ltd



APPLICATION FOR RESOURCE CONSENT TO SUBDIVIDE UNDER
SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991



(FORM 9)

To: Manawatu District Council, Private Bag 10001, Feilding

I, Simon Mori apply for a Resource Consent to subdivide at 3 Chamberlain Street, Feilding.

The location of the proposed activity is as follows:

Address: 3 Chamberlain Street, Feilding.

Legal Description: Lot 3 DP 5299.

No additional resource consents are required for the proposed activity.

I attach, in accordance with the Fourth Schedule of the Resource Management Act 1991, an assessment of environmental effects in the detail that corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

I attach any information required to be included in this application by the district plan, the regional plan, the Resource Management Act 1991, or any regulations made under that Act.

List of Documents attached.

Planning Report.

Certificate of Title.

Scheme Plan for Subdivision.

As this is an application for a subdivision consent, I attach information that is sufficient to adequately define –

- (a) the position of all new boundaries; and
- (b) the areas of all new allotments; and
- (c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips; and
- (d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips; and
- (e) the locations and areas of land below mean high water springs of the sea, or of any part of the bed of a river or lake, to be vested in the Crown or local authority under section 237A of the Resource Management Act 1991; and
- (f) the locations and areas of land to be set aside as new roads.

.....
Signature of applicant (or person authorised to sign on behalf of the applicant.)

.....
Date

Address for service of applicant:

Chamberlain Street
Legal Road 12.07 wide

PROPOSED DWELLINGS



Lot 2
DP 5299

Part Lot 2
DP 19

Lots 1 - 4 being a proposed
Subdivision of Lot 3 DP 5299

Prepared for: **AMB Housing Ltd**
CT Reference: **WN548/100**
Local Authority: **Manawatu Dist. Council**
Scale (at A3): **1 : 250**
Date Drawn: **August 2007**
Our Reference: **2767-2a**
Physical Address: **3 Chamberlain St.,
Feilding**

DRAFT PLAN
Not yet approved by the
Manawatu District Council

DISCLAIMER / LEGAL

I, William Loudon Riordan, being a Licensed Cadastral Surveyor, Hereby certify that this Scheme Plan has been prepared by me for the sole purpose of gaining Resource Consent pursuant to Section 105 of the Resource Management Act 1991.

Truebridge Associates Limited accepts no responsibility for its use for any other purpose.

Further, the resource consent has been prepared at the request of and for the purpose of, our client only and neither we nor any of our employees accept any responsibility on any ground whatever including liability in negligence, to any other person if it is used by any other person or for any other purpose.

The areas and dimensions shown on this Scheme Plan have not been checked by survey and are likely to change upon final survey.

Prepared by



**TRUEBRIDGE
ASSOCIATES
LIMITED**

Licensed Cadastral Surveyors &
Resource Management Consultants

Office 100 Manchester Street, Feilding
Telephone 06 323 7576
Facsimile 06 323 1134
Email feilding@truebridge.co.nz

Camden Street
Legal Road 20.12 wide

12.52

Joint
Access

12.52

Proposed Dwelling
120m²
Site Coverage
35%

1
350m²

Proposed Dwelling
120m²
Site Coverage
35%

2
350m²

28.20

28.20

28.20

12.36

12.36

3
376m² Net

Proposed Dwelling
130m²
Site Coverage
35%

15.30

16.80

34.59

Access
84m²

5.93

Proposed Dwelling
140m²
Site Coverage
35%

4
400m²

19.11

10.80

Proposed 3m wide
Stormwater Easement

Open Drain

23.84

5.36

4.36

Chamberlain Street
Legal Road 12.07 wide

PROPOSED DWELLINGS



Lot 2
DP 5299

Part Lot 2
DP 19

Lots 1 - 4 being a proposed
Subdivision of Lot 3 DP 5299

Prepared for: **AMB Housing Ltd**
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Prepared by



**TRUEBRIDGE
ASSOCIATES
LIMITED**
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12.52

Joint
Access

12.52

28.20

28.20

1
350m²

Proposed Dwelling
120m²
Site Coverage
35%

28.20

Proposed Dwelling
120m²
Site Coverage
35%

2
350m²

12.36

12.36

3
376m² Net

Proposed Dwelling
130m²
Site Coverage
35%

15.30

16.80

10.80

Proposed Dwelling
140m²
Site Coverage
35%

4
400m²

Access
84m²

34.59

5.93

19.11

5.36

4.36

Camden Street
Legal Road 20.12 wide

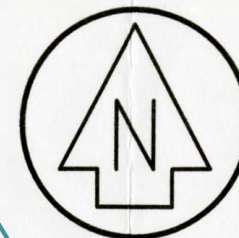
Proposed 3m wide
Stormwater Easement

Open Drain

23.84

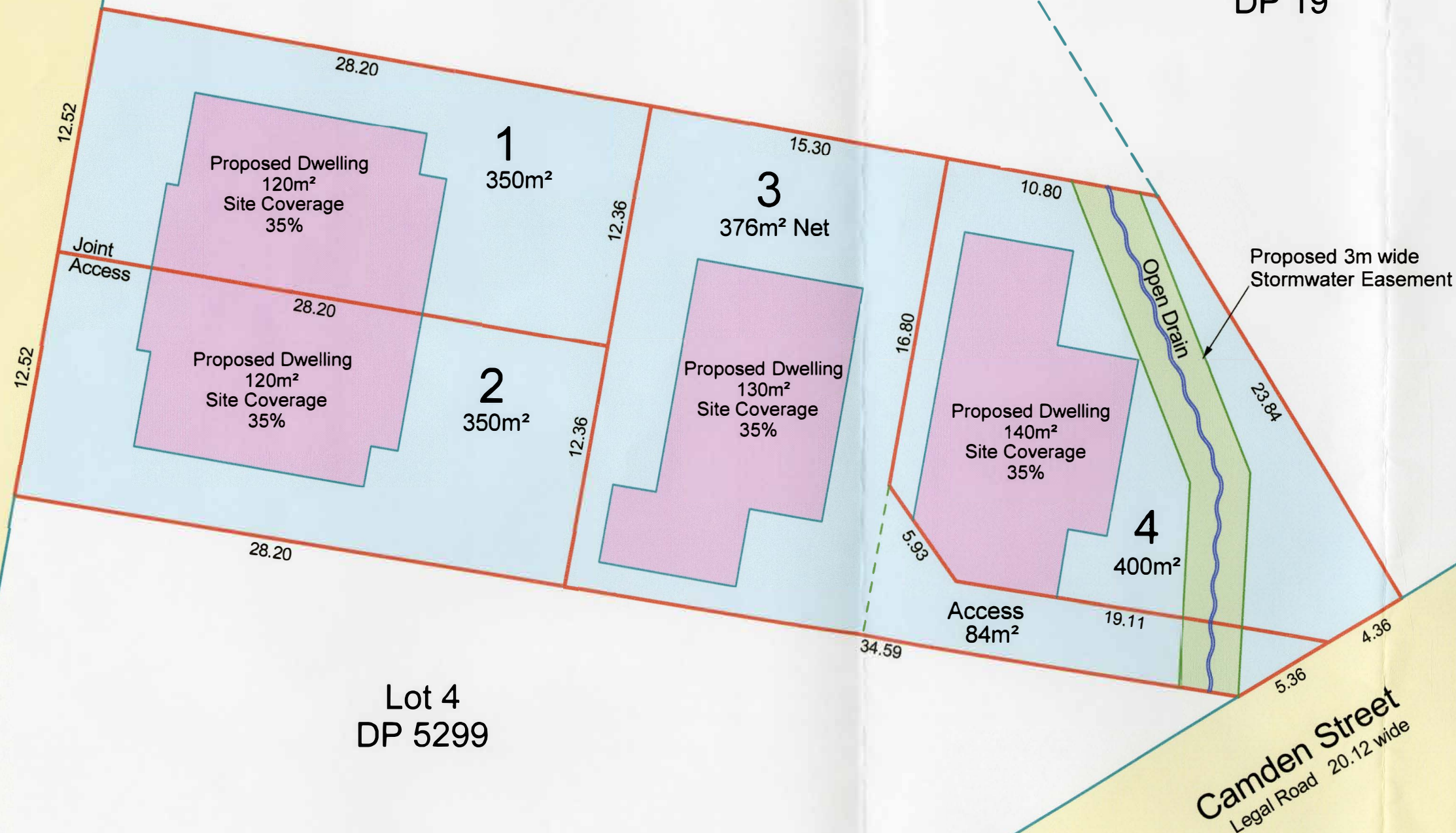
Chamberlain Street
Legal Road 12.07 wide

PROPOSED DWELLINGS



Lot 2
DP 5299

Part Lot 2
DP 19



Lots 1 - 4 being a proposed
Subdivision of Lot 3 DP 5299

Prepared for: **AMB Housing Ltd**
CT Reference: **WN548/100**
Local Authority: **Manawatu Dist. Council**
Scale (at A3): **1 : 250**
Date Drawn: **August 2007**
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Physical Address: **3 Chamberlain St.,
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DRAFT PLAN
Not yet approved by the
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DISCLAIMER / LEGAL

I, William Loudon Riordan, being a Licensed Cadastral Surveyor, Hereby certify that this Scheme Plan has been prepared by me for the sole purpose of gaining Resource Consent pursuant to Section 105 of the Resource Management Act 1991.

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The areas and dimensions shown on this Scheme Plan have not been checked by survey and are likely to change upon final survey.

Prepared by



Licensed Cadastral Surveyors &
Resource Management Consultants

Office 100 Manchester Street, Feilding
Telephone 06 323 7576
Facsimile 06 323 1134
Email feilding@truebridge.co.nz

PROPOSED SUBDIVISION SHOWING EXISTING DWELLINGS



Chamberlain Street
Legal Road 12.07 wide

Lot 2
DP 5299

Part Lot 2
DP 19

Lots 1 - 4 being a proposed
Subdivision of Lot 3 DP 5299

Prepared for: **AMB Housing Ltd**
CT Reference: **WN548/100**
Local Authority: **Manawatu Dist. Council**
Scale (at A3): **1 : 250**
Date Drawn: **August 2007**
Our Reference: **2767-2**
Physical Address: **3 Chamberlain St.,
Feilding**

DRAFT PLAN
Not yet approved by the
Manawatu District Council

DISCLAIMER / LEGAL

I, William Loudon Riordan, being a Licensed Cadastral Surveyor,
Hereby certify that this Scheme Plan has been prepared by me for
the sole purpose of gaining Resource Consent pursuant to Section
105 of the Resource Management Act 1991.

Truebridge Associates Limited accepts no responsibility for its use
for any other purpose.

Further, the resource consent has been prepared at the request of
and for the purpose of, our client only and neither we nor any of
our employees accept any responsibility on any ground whatever
including liability in negligence, to any other person if it is used by
any other person or for any other purpose

The areas and dimensions shown on this Scheme Plan have not
been checked by survey and are likely to change upon final survey.

Prepared by



**TRUEBRIDGE
ASSOCIATES
LIMITED**

Licensed Cadastral Surveyors &
Resource Management Consultants

Office 100 Manchester Street, Feilding
Telephone 06 323 7576
Facsimile 06 323 1134
Email feilding@truebridge.co.nz

Existing Entrance & Drive

1
350m²

2
350m²

Existing
Dwelling

Existing
Garage

3
376m² Net

Lot 3
DP 5299
WN548/100

4
400m²

Access
84m²

Proposed 3m wide
Stormwater Easement

Open Drain

Camden Street
Legal Road 20.12 wide

PROPOSED SUBDIVISION SHOWING EXISTING DWELLINGS



Chamberlain Street
Legal Road 12.07 wide

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RID (Private)

Rates Comparison New Search

Owner:

Rates

Monday, 17 September 2007 09:09:23

RID ID Receiver of Assessment (ID 74314) Other Names

5524 AMB Housing Limited
39 Leeds St
PALMERSTON NORTH 5301

Properties

DVR ID	Valn Ref	Address/Legal Description	Area (ha)	LV	CV	Improvements
5524	14081/23400	3 Chamberlain St, FEILDING	0.1561	32,000	112,000	DWG OBS OI
		Previous Values		24,000	80,000	
		LOT 3 DP 5299				
RID TOTALS:			0.1561	32,000	112,000	

Financial Summary

(This information is valid as at today)

	Opening	Charged	Paid	Remitted	Due
Arrears:		\$0.00	\$0.00	\$0.00	\$0.00
In Advance:			\$0.00		\$0.00
Current:		\$603.50	\$0.00	\$0.00	\$603.50
Arrears Penalties:		\$0.00	\$0.00	\$0.00	\$0.00
Current Penalties:		\$0.00	\$0.00	\$0.00	\$0.00
Sundry:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Postponed:	\$0.00		\$0.00		\$0.00
Balance:					\$603.50
Balance To Clear To 30 June 2008:					\$1,810.60
This Year's Annual Rates:					\$1,810.60
Last Year's Annual Rates:					\$1,661.60
Back To Top					

Easy Pay Plan

Exemption:
Frequency:
Payment Method:
Amount:
Start Date:
Back To Top

Due: 11 Oct 07
Residential

Details Of Rates Levied

Code	Description	Value	Levied
0101	CAT 1 GENERAL	112000	\$118.47
0201	CAT 1 ROADING NETWORK	112000	\$225.23
0301	CAT 1 PARKS & RESERVES	112000	\$84.90
0321	CAT 1 2004 STORM	112000	\$0.00
0401	Fg Ward Targeted rates	1	\$593.00
1411	FEILDING WATER	1	\$380.00
1421	FEILDING SEWERAGE	1	\$347.00
1431	FEILDING STORMWATER	1	\$32.00
1441	KERBSIDE RECYCLING	1	\$30.00