

PIAKO COUNTY COUNCIL

NOTIFIED APPLICATION RECORD

No. 215

TYPE OF APPLICATION

~~Sec. 72~~ Conditional Use
~~Sec. 74~~ Specified Departure
~~Sec. 75~~ Work Contrary to a Change

NAME: TASMAN VILLAGE

ADDRESS FOR SERVICE: C/- R STEWART

PO Box 136 TE AROHA

PROPERTY — Location: CORNER THAMES STREET / SEALES ROAD

MORRINSVILLE

Survey Description: PT LOT 21 DP 2465

Valuation Ref.: 5305/325-04

USE PROPOSED: _____

RECEIPT AND NOTIFICATION:

DATE RECEIVED: 21/9/89 RECEIPT ACKNOWLEDGED DATE _____ BY _____

EXTRA INFORMATION REQUIRED OF APPLICANT DATE 6/10/89 BY PJ ROLFE

EXTRA INFORMATION REQUESTED RECEIVED DATE _____ BY _____

ADVERTISEMENT PLACED FOR PUBLICATION ON 11/9/89 BY PJ ROLFE

COPIES OF APPLICATION SERVED ON:—

(a) STANDARD LIST (REG. 37) DATE 10/9/89 BY PJ ROLFE

(b) _____ DATE _____ BY _____

(c) _____ DATE _____ BY _____

(d) _____ DATE _____ BY _____

(e) _____ DATE _____ BY _____

CLOSING DATE FOR OBJECTIONS

DATE 3/11/89

HEARING:

NOTICE OF HEARING SERVED ON APPLICANT DATE 27/11/89 BY PJ ROLFE

OBJECTORS DATE 27/11/89 BY PJ ROLFE

COUNCIL DECISION SERVED ON APPLICANT / OBJ' or DATE 15/12/89 BY PJ ROLFE

STANDARD LIST (REG. 38) DATE 15/12/89 BY PJ ROLFE

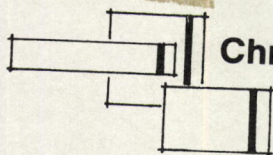
PLANNING RECORDS ENTERED ON REGISTER AS

PR

FEES — \$ _____ RECEIVED DATE _____ ACKNOWLEDGED AND RECEIPT _____ (Date) ISSUED

(By) _____

Jim Hellemond
Chairman
Tasman Village
PH. 5837



Chris van Empel

Architect & Urban Designer
bi (Arch & TP) ANZIA

17 Sandford Place, P.O. Box 12234, Hamilton
Ph. (071) 558-432

Our ref:
Your ref:

NA215

Enquiries to:



**matamata
piako**
district council

FILE NOTE

Tasman Village Society, Morrinsville

Living court areas (6metre ϕ circle) for
Units 1, 2 & 3 do not comply

Also unit 18 is closer than the
allowable 3.0metres from the property bdy.

Rang Dick Hewison 31/9/91

Advised General Manager

LT Plan, Stage Unit Plan and Proposed
Unit Plan have all been returned
to Thomson & Farrer for amendment.

R.G. Hubbard
1/10/91

THOMSON & FARRER
LAND AND ENGINEERING SURVEYORS

TELEPHONE 0-7-838 0469
FACSIMILE 0-7-838 0468

CNR TRISTRAM & HILL STREETS
OPPOSITE GIRLS' HIGH SCHOOL
HAMILTON, N.Z.

TOWN PLANNERS
RESOURCE MANAGEMENT CONSULTANTS

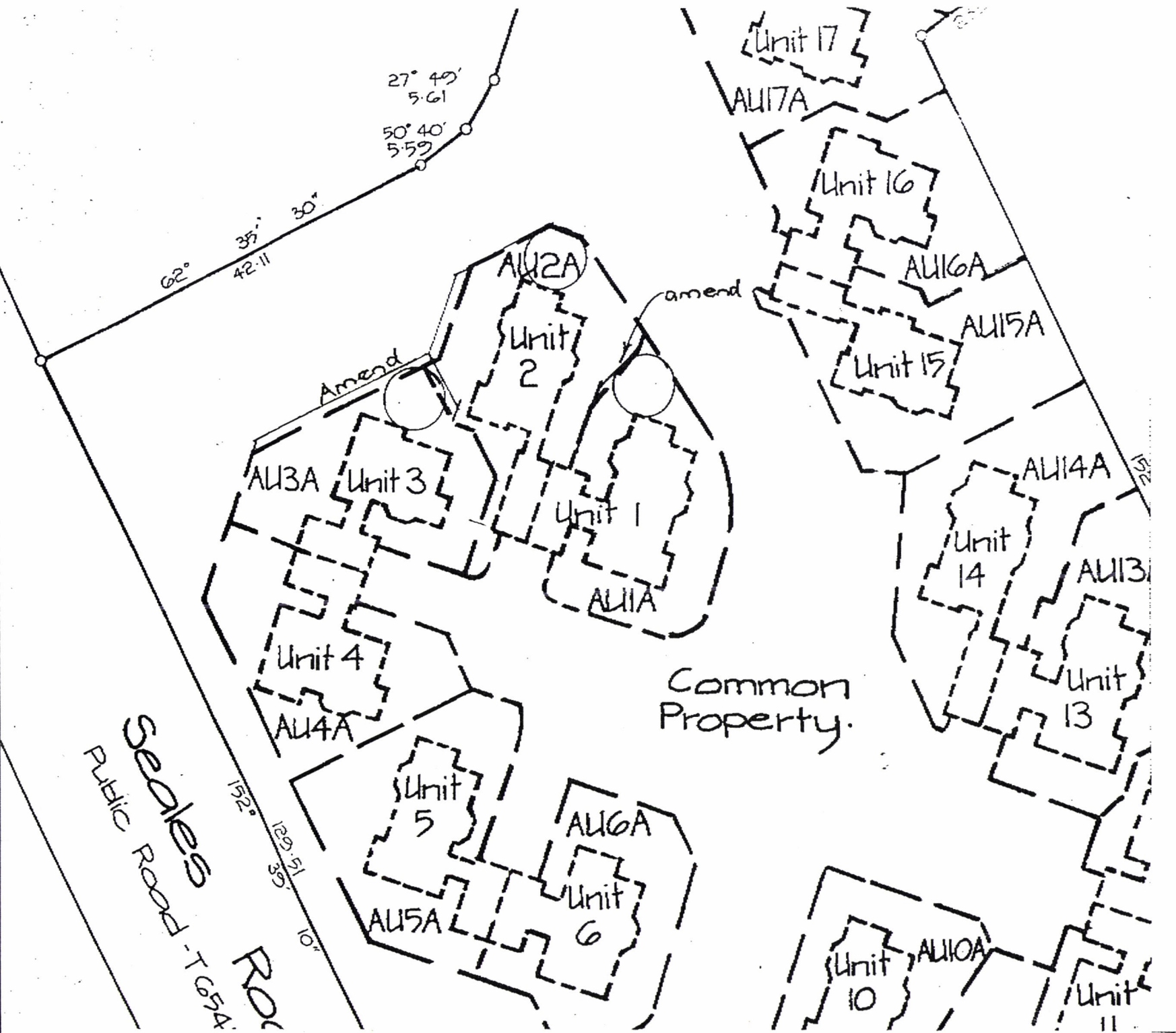
P.O. BOX - 376

RICHARD DOUGLAS HEWISON, M.ANZIS.
CHRISTOPHER SPENCER IRVINE, M.ANZIS.

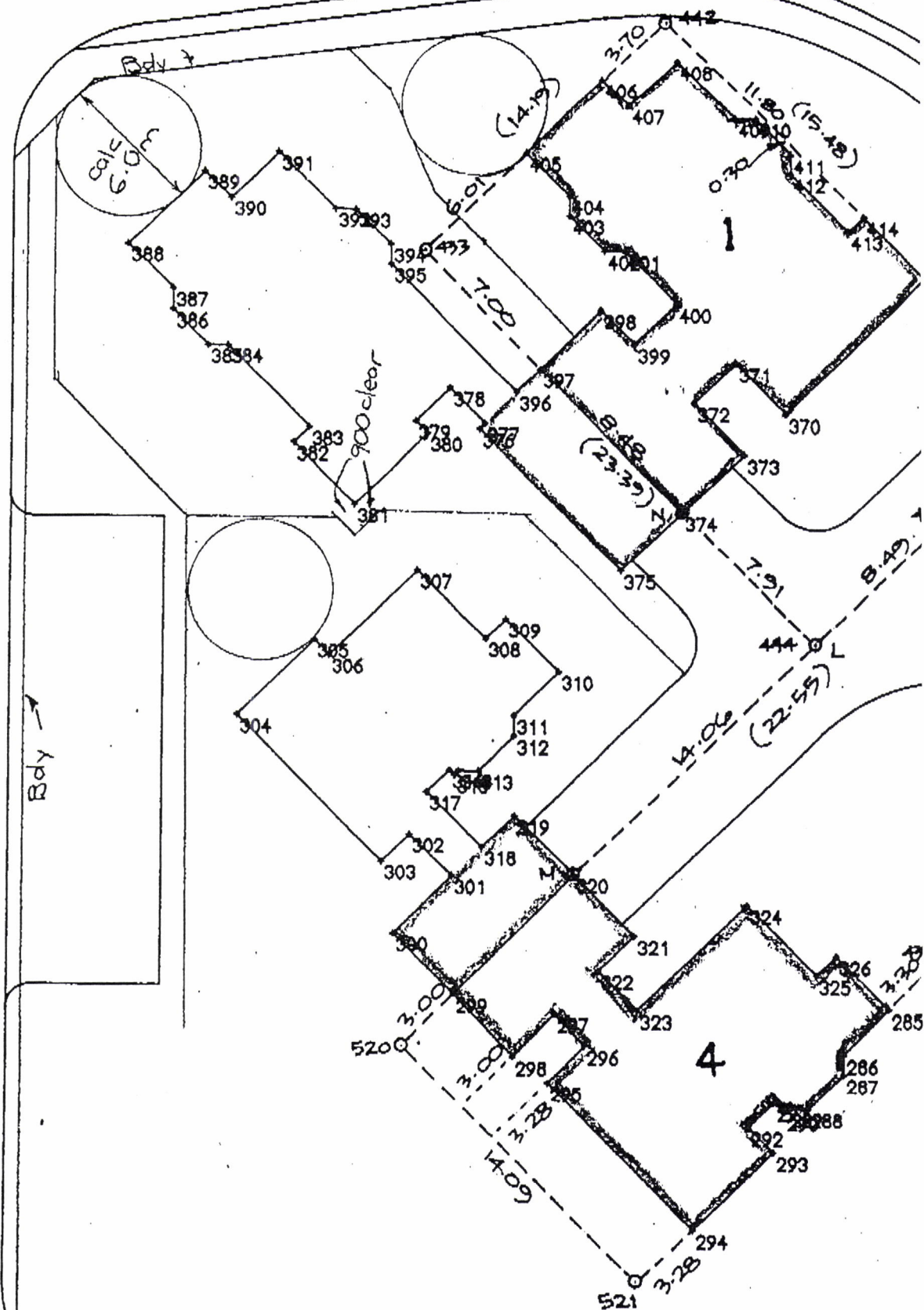
NA 215

Our ref: THOMSON
Date: 30-9-91
ATTENTION: R. HUBBARD

Your ref: 070040065
Fax. No. of receiver:
No. of pages (incl. cover sheet) 2



1.5.VII
RL 34.17



~~SCALE 1:250 DATE 02-25-1991 PLOT CENTRE 614180mN 368669mE R~~
~~FORMATION FOR UNITS 4 & 6 ADDED 26/4/91.~~
~~13 & 14 3/9/91.~~

Sub

Mr R J Kirby

30 September 1991

Thomson & Farrer
PO Box 376
HAMILTON

Attention: R D Hewison

Dear Sir

TASMAN VILLAGE DEVELOPMENT - STORMWATER RETENTION DAM

We are in receipt of your letter 25 September 1991, containing revised calculations and revised drawing of the outlet to the proposed retention dam.

We confirm that the design meets with the conditions of consent so you can proceed in applying to the Waikato Regional Council for a water right for its construction.

Yours faithfully



R J Kirby
DISTRICT DESIGN ENGINEER

RJK:smb

Our ref: 4391

25th September, 1991

The General Manager,
Matamata Piako District Council,
P. O. Box 266,
TE AROHA



Dear Sir,

re: Tasman Village Society Inc. - stage one - unit plans

We enclose herewith a proposed unit development plan together with a first stage unit development plan over the area of the Society's land shown on the land transfer plan forwarded in association with these plans.

Also enclosed is a full size copy of each plan together with a copy of the schedule as far as it has been prepared which will be placed on each plan when the assessments have been ascertained.

The proposed unit plan is for certification pursuant to Section 5(3)(c) of the Unit Titles Amendment Act 1979 noting that as far as we are aware this part of the Act was not amended in the Resource Management Act 1991.

It would be preferable if this plan could be dealt with before the 1st October, 1991 as otherwise it would appear that an application under the Resource Management Act would be required and further that it may still have to be signed under the Town and Country Planning Act.

You will also be aware that under the Resource Management Act 1991 the resource application for subdivision is in the case of a staged unit development needed only for the proposed unit plan and that the stage unit plans and complete unit plan are only dealt with under the Unit Titles Act 1972.

The first stage unit plan is forwarded for certification pursuant to Section 5(1)(g) of the Unit Titles Act 1972 and also that is consistent with the proposed unit plan. Unfortunately we cannot place on the first stage unit plan the proposed unit plan number, as this cannot be issued until it is lodged and it must be accompanied by a stage unit plan. Also enclosed is a copy of the schedule again without the unit assessments.

We enclose herewith our cheque for the required fee of \$345.00 made up as follows -

a) Proposed unit development plan	Nil
b) First stage unit development plan basic fee	\$100.00
9 (less 2) units at \$35.00	245.00
Inclusive G.S.T.	\$345.00

Would you please issue a tax invoice and receipt for this amount and return the plans to our office when both have been certified.

We note from your Council's schedule of fees that the fee for a unit title plan is \$100.00 plus \$35.00 for each unit in excess of two units presumably as shown on the plan.

Stage unit plans other than the first and the complete unit plans are required to show all units to date for which titles are required. Thus the next stage unit plan for Tasman will show not only unit 14 which is currently under construction but also the units presently shown on the first stage plan. Does this mean that the fee will be that set out above plus \$35.00 or \$100.00 plus one unit at \$35.00 being units in excess of these already shown.

Yours faithfully,
THOMSON & FARRER

Per:



Encl:

PROPOSED UNIT PLAN

DESCRIPTION	SCHEDULE AREA	UNIT ENTITLEMENT
UNIT 1	154	
AU1A	230	
UNIT 2	139	
AU2A	235	
UNIT 3	112	
AU3A	230	
UNIT 4	123	
AU4A	235	
UNIT 5	134	
AU5A	260	
UNIT 6	127	
AU6A	230	
UNIT 7	134	
AU7A	155	
UNIT 8	127	
AU8A	240	
UNIT 9	131	
AU9A	320	
UNIT 10	134	
AU10A	200	
UNIT 11	124	
AU11A	205	
UNIT 12	117	
AU12A	250	
UNIT 13	154	
AU13A	290	
UNIT 14	139	
AU14A	310	
UNIT 15	119	
AU15A	295	
UNIT 16	124	
AU16A	230	
UNIT 17	116	
AU17A	245	
UNIT 18	131	
AU18A	310	

TOTAL ENTITLEMENT

STAGE ONE UNIT PLAN

DESCRIP- TION	AREA	SCHEDULE			CT ISSUED
		UNIT ENTITLE- MENT	HEIGHT UPPER	LIMITS LOWER	
UNIT 1	154		34.20	39.70	
AU1A	230		34.20	39.70	
UNIT 4	123		34.00	39.50	
AU4A	235		34.00	39.50	
UNIT 5	134		33.80	39.30	
AU5A	260		33.80	39.30	
UNIT 6	127		33.80	39.30	
AU6A	230		33.80	39.30	
UNIT 10	134		32.90	38.40	
AU10A	200		32.90	38.40	
UNIT 11	124		33.10	38.60	
AU11A	205		33.10	38.60	
UNIT 12	117		33.10	38.60	
AU12A	250		33.10	38.60	
UNIT 15	119		34.20	39.70	
AU15A	295		34.20	39.70	
UNIT 18	131		33.50	38.80	
AU18A	310		33.50	38.80	
FDU1	716				
FDU2	1107				
FDU3	893				
FDU4	715				

TOTAL ENTITLEMENT

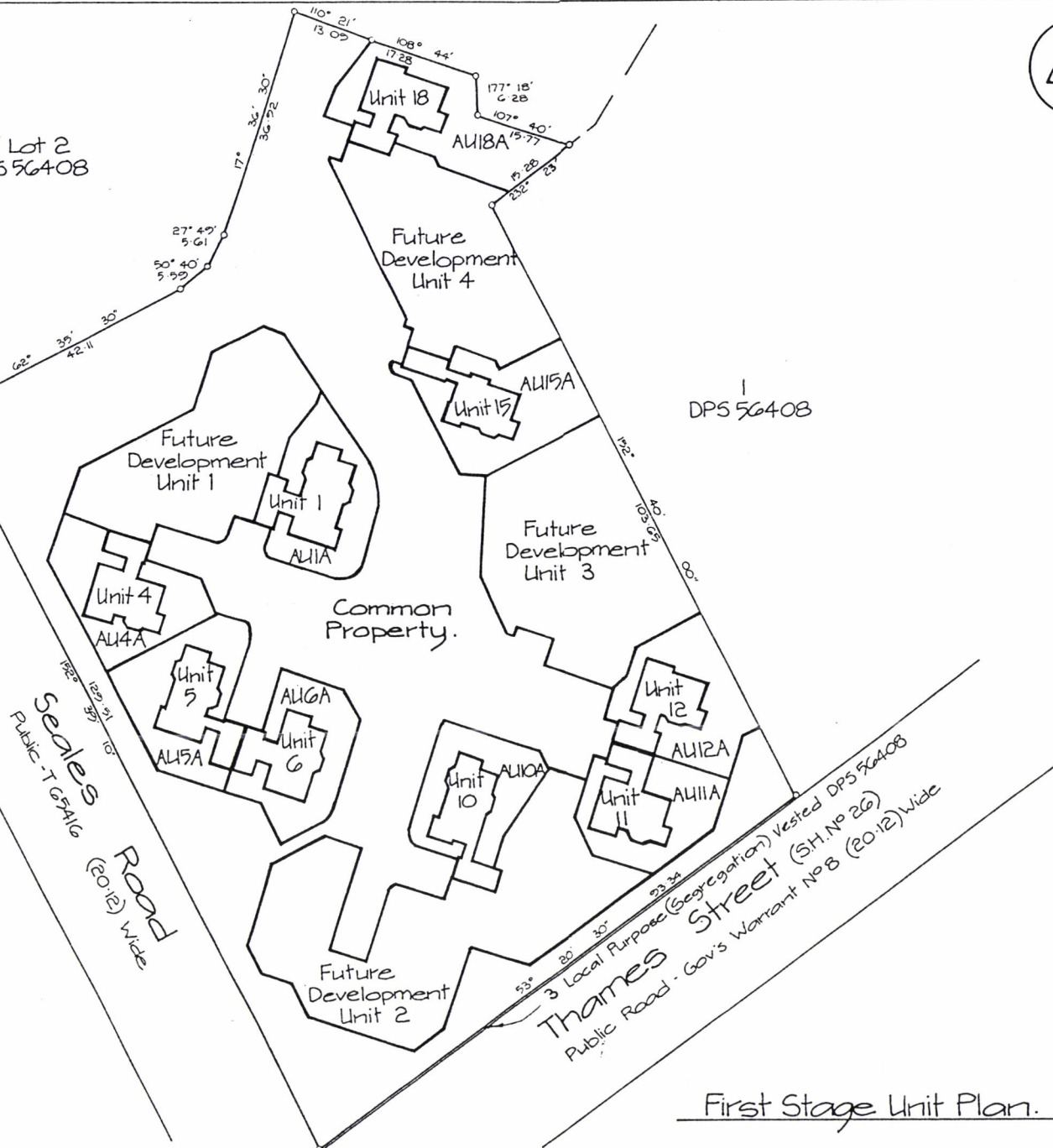
COMPLETE UNIT PLAN

DESCRIP- TION	AREA	SCHEDULE UNIT ENTITLE- MENT	HEIGHT UPPER	LIMITS LOWER	CT ISSUED
UNIT 1	154		34.20	39.70	
AU1A	230		34.20	39.70	
UNIT 2	139		34.20	39.70	
AU2A	235		34.20	39.70	
UNIT 3	112		34.00	39.50	
AU3A	230		34.00	39.50	
UNIT 4	123		34.00	39.50	
AU4A	235		34.00	39.50	
UNIT 5	134		33.80	39.30	
AU5A	260		33.80	39.30	
UNIT 6	127		33.80	39.30	
AU6A	230		33.80	39.30	
UNIT 7	134		32.90	38.40	
AU7A	155		32.90	38.40	
UNIT 8	127		32.90	38.40	
AU8A	240		32.90	38.40	
UNIT 9	131		32.90	38.40	
AU9A	320		32.90	38.40	
UNIT 10	134		32.90	38.40	
AU10A	200		32.90	38.40	
UNIT 11	124		33.10	38.60	
AU11A	205		33.10	38.60	
UNIT 12	117		33.10	38.60	
AU12A	250		33.10	38.60	
UNIT 13	154		33.50	39.00	
AU13A	290		33.50	39.00	
UNIT 14	139		33.50	39.00	
AU14A	310		33.50	39.00	
UNIT 15	119		34.20	39.70	
AU15A	295		34.20	39.70	
UNIT 16	124		34.20	39.70	
AU16A	230		34.20	39.70	
UNIT 17	116		33.50	38.80	
AU17A	245		33.50	38.80	
UNIT 18	131		33.50	38.80	
AU18A	310		33.50	38.80	

TOTAL ENTITLEMENT



PT Lot 2
DPS 56408



Approvals

Pursuant to Section 5(1)(g) of the Unit Titles Act 1972, I the Authorised Officer of the Matamata Piako District Council hereby certify that every building shown on this plan has been erected and all other development has been carried out to the extent necessary to enable all the boundaries of every unit shown on the plan to be physically measured. Dated this day of 1999

Authorised Officer.

I further certify that this plan is consistent with Proposed Unit Development Plan No.

Authorised Officer.

I, Registered Valuer of hereby certify that I have assessed the Unit Entitlements shown hereon in accordance with the Unit Titles Act 1972.

Registered Valuer.
/ / 1999

ADDRESS OF BODY CORPORATE
19 Tasman Village, Seales Road, Morrinsville.

Note:
Levels are in terms of Moturiki Datum -
Bench Mark OIT VIII DPS R.L. 33.46

Supplementary Record Sheet No.

Total Area

Comprised in

I, Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof. Dated at this day of 19 Signature

Field Book p. Traverse Book p.
Reference Plans
Examined Correct

Approved as to Survey

..... / Chief Surveyor

Deposited this day of 19

District Land Registrar

File
Received
Instructions

LAND DISTRICT South Auckland
SURVEY BLK. & DIST. VI. Maungakawa
NZMS 261 SHT RECORD MAP No

Plan of First Stage Unit Development
over Lot 1 DPS

TERRITORIAL AUTHORITY Matamata Piako
Surveyed by Thomson & Farrer
Scale 1:500 Date September 1999

THOMSON & FARRER

LAND AND ENGINEERING SURVEYORS

TOWN PLANNERS

RESOURCE MANAGEMENT CONSULTANTS

TELEPHONE 0-7-838 0469

FACSIMILE 0-7-838 0468

P.O. BOX - 376

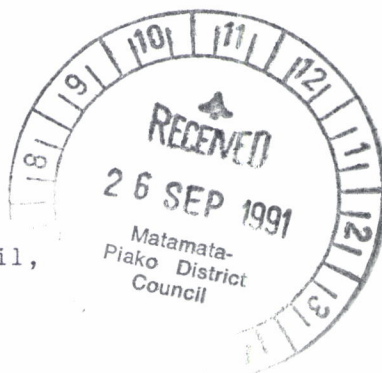
Sub
Cnr TRISTRAM & HILL STREETS
(OPPOSITE GIRLS' HIGH SCHOOL)
HAMILTON, N.Z.

RICHARD DOUGLAS HEWISON. M.N.Z.I.S.
CHRISTOPHER SPENCER IRVINE. M.N.Z.I.S.

Our ref: 4391

25th September, 1991

The General Manager,
Matamata Piako District Council,
P. O. Box 266,
TE AROHA



ATTENTION: Mr. R. Kirby

Dear Sir,

re: Your ref:NA 215 - Tasman Village development M'ville - stg 2 retention dam

In reply to your letter of the 1st August, 1991, we enclose herewith revised calculations from Messrs. Worley Consultants Limited now including page A6(1) which states the allowable dam discharge to be 110 litre/sec.

From page A7 a 200 mm diam nova drain pipe with a maximum surcharge depth of 2.2 m will discharge 110 litre/sec and with a gradient of 1 in 75 and no surcharge will discharge 38 litre/sec.

We also confirm that the area of 53,200 m² is the total area of catchments A, B, C, C2 and D.

An amended print off drawing 313/14C showing the new culvert is also enclosed.

Yours faithfully,

THOMSON & FARRER

Per: 

Encl:



Drawg Notes

Revised calcs accompanying
T&F letter 25/9/91

RJH

- ① Top of dam at RL = 22.0 m
- ② spillway RL = 21.7 m
- ③ Dam batter slopes to be 3:1 on the inside and outside faces. Dam crest width = 3.0 m.
- ④ Nett dam volume is approximate 570 m³
- ⑤ Tributary dam catchment area for the developed subcatchment = 39,500 m²
- ⑥ Outflow from dam is not to exceed current flow rates from the undeveloped pasture land.
Q (existing) for a 5 yr 10 min. duration storm = 180 L/s
A 200 mm diameter outflow pipe surcharged to 150 spillway invert depth will flow
Use a 200 mm dia outflow pipe on a grade of 1 in 32
- ⑦ Inlet & Outlet structures as per Fig 12 NRS 4404. It is considered baffles are not required on the outlet structure
- ⑧ Dam structure to be constructed from clay fill only. Dam shoulders to be keyed into existing ground contours and foundation to be overexcavated a minimum of 600 mm to found on firm subgrade. Clay to be compacted to a minimum of 98% maximum dry density. Moisture content during compaction to be between 4% below to 2% above optimum moisture content
- ⑨ Spillway width to be 2.5 m. Depth to be a minimum of 150 mm and sides and bottom to be protected from scouring using rock etc. Spillway to be discharge (if dam possible) away from the toe of the dam batter

Dam Contour Areas

Contour	Initial Value	Final Value	Area	Volume
19.5 m	358.3	359.5	$1.2 \times 25 = 30$	45
20.0 m	359.2	365.1	$5.9 \times 25 = 148$	96
20.5 m	358.1	367.5	$9.4 \times 25 = 235$	148
21.0	364.0	378.3	$14.3 \times 25 = 358$	210
21.5	375.8	395.0	$19.2 \times 25 = 480$	268
22.0	393.0	416.7	$23.7 \times 25 = 592$	

Scale = 1:500

 $1 \text{ cm} = 5 \text{ m}$
 $1 \text{ cm}^2 = 25 \text{ m}^2$
767 m³

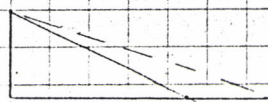
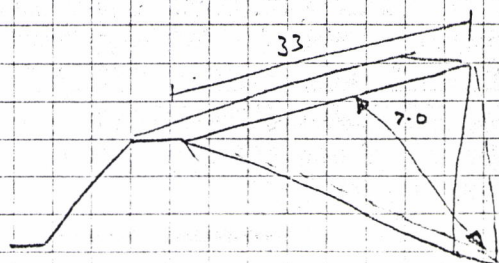
If an spillway structure is located with
 an RL of 21.7 m and assuming
 max water level RL = 21.8 m,

$$\begin{aligned} \text{water surface contour area} &\approx \frac{(592 - 480) \times 0.3}{0.5} \\ &+ 480 \\ &= 514 \text{ m}^2 \end{aligned}$$

$$\begin{aligned} \text{Volume from RL } 21.5 \rightarrow 21.8 \text{ m} \\ &= \frac{480 + 514 \times (0.3)}{2} = 149 \text{ m}^3 \end{aligned}$$

$$\begin{aligned} \therefore \text{total retention dam volume} &= 45 + 96 + 148 + \\ &210 + 149 \\ &= 648 \text{ m}^3 \end{aligned}$$

Re above figure assumes a slope
 of the inside dam face of 2:1
 If a 3:1 batter is used,
 $\text{net volume} \propto 648 \text{ m}^3 - \left(33 \times \frac{7}{2}\right) \times 0.7 \text{ m}$
 $= 570 \text{ m}^3$



Compare O.K.
 with 650 m³
 figure produced
 by Thomson
 & Farrow
 see letter
 25/1/91

Catchment Areas

The run-off from the site is not all piped to the retention dam. The marked up plan shows which areas are discharged into the dam.

a) Upper level system.

$$\begin{aligned}
 \text{tributary catchment area} &= 0.13 + 0.05 + 0.09 + \\
 & 0.05 + 0.06 + 0.05 \\
 & + 0.1 + 0.31 + 0.46 + \\
 & 0.12 + 0.07 + 0.06 \\
 & + 0.03 + 0.02 + \\
 & 0.14 + 0.14 + 0.04 + 0.03 \\
 & + 0.04 + 0.04 + 0.04 + 0.15 \\
 & = 2.22 \text{ ha}
 \end{aligned}$$

Outlet pipe = 225 mm ϕ @ 1:19 grade

Into dam structure

Pipes are spun concrete stormwater pipes use Mannings eqn. ($n = 0.012$)

$$V = \frac{r^{2/3} S^{1/2}}{n}$$

$$\begin{aligned}
 n &= 0.012 \text{ for UPVC pipes} \\
 r &= \frac{A}{P} = \frac{\pi D^2 \times 0.25}{\pi D} = \frac{0.25 \times 225}{4} \\
 &= 56.3 \text{ mm} \\
 &= 0.056
 \end{aligned}$$

$$S = 1/19 = 0.053$$

$$Q = VA = \left[\frac{(0.056)^{2/3} \cdot (0.053)^{1/2}}{0.012} \right] \times \pi (0.225)^2 / 4$$

$$\begin{aligned}
 &= 0.118 \text{ m/s} \\
 &= 120 \text{ l/s. say}
 \end{aligned}$$

The above discharge is assuming pipes are flowing full only i.e. no surcharging. These flows will then be the lower bounds as surcharging of the stormwater system via sumps, manholes and line gradients will definitely occur.



b) Lower level system

$$\therefore \text{tributary catchment area} = 0.06 + 0.20 + 0.10 \\ + 0.06 + 0.04 + 0.50 \\ + 0.03 + 0.14 + 0.13 \\ + 0.05 + 0.12 + 0.10 \\ + 0.08 + 0.14 \\ = 1.75 \text{ ha}$$

Outlet pipes = 225 mm ϕ @ 1:17 grade
and 150 mm ϕ @ 1:22 grade

i) 225 mm ϕ pipe

$$r = 0.056 \\ s = 1/17 = 0.059 \\ n = 0.012$$

$$Q = UA = \left[\frac{(0.056)^{2/3} + (0.059)^{1/2}}{0.012} \right] \times \pi (0.225)^2 / 4 \\ = 0.114 \\ = 115 \text{ L/s}$$

ii) 150 mm ϕ pipe

$$r = 0.25(150) = 37.5 \text{ mm} \\ = 0.037 \\ s = 1/22 = 0.045 \\ n = 0.012$$

$$Q = \left[\frac{(0.037)^{2/3} + (0.045)^{1/2}}{0.012} \right] \times \pi (0.15)^2 / 4 \\ = 35 \text{ L/s}$$

$$\therefore \text{total capacity} = 115 + 35 \\ = \text{say } 150 \text{ L/s}$$

$$\text{Total catchment area} = 2.2 + 1.75 \\ = 3.95 \text{ ha} \\ = 39,500 \text{ m}^2$$

Discharging into retention dam

$$d) \text{ Minimum outlet pipe capacity} = 150 + 120 \\ = 270 \text{ L/s}$$

Stormwater Run-off Volumes

Use the Rational Formula to determine the maximum run-off assuming the sub-division is fully developed.

For the sub-division $C = 0.36$
(see Appendix)

Single family dwellings, high density

$$Q = \frac{C i A}{3600}$$

The rainfall data will be determined using the N.Z. Meteorological Service data for Morrinsville but the time of concentration will need to be determined first.

Overland flow time:

overland distance = 50 m = 160'
 $n = 0.045$ (grassed clay pastures)
ground slope = 1%

$\therefore t_c \text{ overland} = 18 \text{ mins}$

pipe flow time:

225 mm ϕ pipe
 $\therefore$ length = 300 mm

- average gradient = $\frac{85m(150) + 105(40) + 110(19)}{300}$
= 1.65 say

Average velocity = 1.7 m/s (from flow tables for a 225 mm pipe)

$\therefore t_c \text{ pipe} = \frac{300}{1.7} = 176 \text{ secs}$
= 3 mins.

$\therefore T_c = 18 + 3 = 21$
say 20 mins.



From Tables

Depth (20 min duration)

$$T = 2 \text{ yrs}$$

14 mm

$$T = 10 \text{ yrs}$$

24 mm

$$T = 50 \text{ yrs}$$

33 mm

$$2 \text{ yr intensity, } i = 14 / (20/60) = 42 \text{ mm/hr}$$

$$10 \text{ yr intensity, } i = 24 / (20/60) = 72 \text{ mm/hr}$$

$$50 \text{ yr intensity, } i = 33 / (20/60) = 99 \text{ mm/hr}$$

$$Q (2 \text{ yr}) (20 \text{ min}) = \frac{0.36 \times 42 \times 39,500}{3600} = 166 \text{ L/s}$$

$$Q (10 \text{ yr}) (") = (72/42) \times 166 = 284 \text{ L/s}$$

$$Q (50 \text{ yr}) (") = (99/42) \times 166 = 392 \text{ L/s}$$

$$\text{From p. AS system} = \frac{\text{max. capacity of stormwater}}{270 \text{ L/s}} \leq \frac{284 \text{ L/s}}{270 \text{ L/s}} = 0.11$$

∴ stormwater system capable of carrying a minimum 10 yr return period storm

For larger return periods (20 yrs, 50 yrs etc) surplus flow will be overland to the dam as the ground falls towards the dam.



The Matamata Piako District Council advised the outflow from the dam should not exceed the run-off from the previous pasture land for the design rain fall.

They also advised the dam should be designed to cater for a five yr return period storm with a 10 minute duration of 84 mm per hour.

This is less than the calculated time of concentration for the developed subdivision but should result in high flows $\Rightarrow$ will be used for the retention dam.

The main criteria is the proposed outflow must not exceed the current outflow from the undeveloped subdivision.

(A) Calculation of Existing Flows

Use a 5 yr 10 min duration storm of 84 mm per hour to determine the existing discharge from the site.

From the existing contour plans, the maximum tributary area for the undeveloped subdivision is

	(195 x 360)
-	(270 x 45/2)
-	(80 x 100/2)
-	(90 x 60)
-	(100 x 30/2)
=	53,200 m ²

Design storm = 5 yr, 10 min duration of 84 mm / hr

i.e. 14 mm / 10 mins.

$$Q = \frac{C \cdot i \cdot A}{3600}$$

$$C \text{ (grassed pasture)} = 0.15$$

$$\therefore Q_{\text{existing}} = 0.15 \times 84 \times 53,200 / 3600 = 186 \text{ L/s}$$



Once the sub-division has been developed, area D stormwater run-off will be piped not into the dam but will flow out via an independent stormwater system to the channel upstream from the dam outlet.

This increased run-off must be allowed for when calculating the allowable dam outflow.

$$\text{Area D tributary area} = (130 \times 60) + (25 \times 60) / 2$$

$$= 9,150 \text{ m}^2$$

see sheet
3.13/11

$$Q = \frac{CIA}{3600}$$

$$A = 9150 \text{ m}^2$$

$$i = 84 \text{ mm/h}$$

$$C = 0.36 \text{ (See appendix)}$$

Syn 10 min
duration

$$\therefore Q = \frac{0.36 \times 9150 \times 84}{3600} = 77 \text{ L/s}$$

$\therefore$ Max allowable dam discharge

$$= 186 - 77$$

$$= 109$$

$$\text{say } 110 \text{ L/s}$$



Try a 200 mm dia. Nonadrain pipe of 2.2 m surcharged to the max depth of 2.2 m

$$Q_{\text{outflow}} = \frac{A \sqrt{2gH}}{\sqrt{1.1 + \frac{0.017L}{D^{1.2}}}}$$

Actual pipe ϕ
= 195 mm

L = pipe length beneath dam = 18 m

$$A = \frac{\pi(D^2)}{4} = \frac{\pi(0.195)^2}{4} = 0.031 \text{ m}^2$$

$$H = 2.2 \text{ m}$$

$$g = 9.8 \text{ m/s}^2$$

$$\therefore Q = \frac{0.031 \sqrt{2 \times 9.8 \times 2.2}}{\sqrt{1.1 + \frac{0.017(18)}{(0.195)^{1.2}}}} = 0.108 \text{ m}^3/\text{s} = \text{say } 110 \text{ L/s}$$

This is the same as the design outflow of 110 L/s under the proposed conditions. $\therefore$ O.K. to use a 200 mm ϕ outflow pipe.

With a pipe gradient of 1 in 75, calculate pipe flow with no surcharging.

$$\begin{aligned} 200 \text{ mm } \phi, n &= 0.012 \\ r &= 0.049 \\ s &= 1/75 = 0.013 \end{aligned}$$

$$Q = VA = \left[\frac{r^{2/3} \cdot s^{1/2}}{n} \right] A = \left[\frac{(0.049)^{2/3} \cdot (0.013)^{1/2}}{0.012} \right] \cdot \frac{\pi(0.195)^2}{4}$$

$$= 0.038 \text{ m}^3/\text{s} = 38 \text{ L/s}$$



Proposed subdivision run-off

- i) Assume a 5 yr 10 min duration storm of 84 mm/hr

$$Q = \frac{C i A}{3600}$$

$$A = 39,500 \text{ m}^2$$

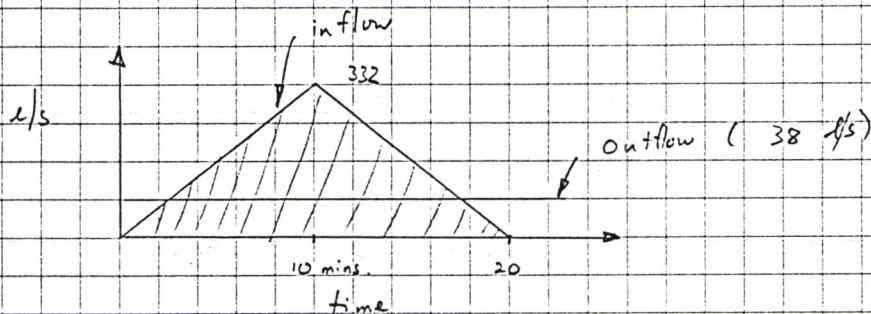
See p. A3

$$i = 84 \text{ mm/hr}$$

$$C = 0.36 \text{ (see appendix)}$$

$$\therefore Q = \frac{0.36 \times 84 \times 39,500}{3600} = 332 \text{ l/s max.}$$

Assume (conservatively) time of concentration for the catchment is 10 mins



$$\text{Total inflow} = \frac{332 \times (20 \times 60)}{2} = 199,000 \text{ L} = 199 \text{ m}^3$$

$$\text{Assumed outflow volume over 20 mins.} = 38 \text{ l/s} \times 20 \times 60 = 46 \text{ m}^3$$

$$\therefore \text{storage vol.} = 199 - 46 = 153 \text{ m}^3$$

From p. A1, filling the dam to an R.L. depth of 20.5 m (1.0 m) gives a vol. of approx. 140 m³ $\Rightarrow$ O.K. to assume an outflow (average) of 38 l/s.



2) Check a 5 yr 20 min duration storm
 $i = 60 \text{ mm/hr}$

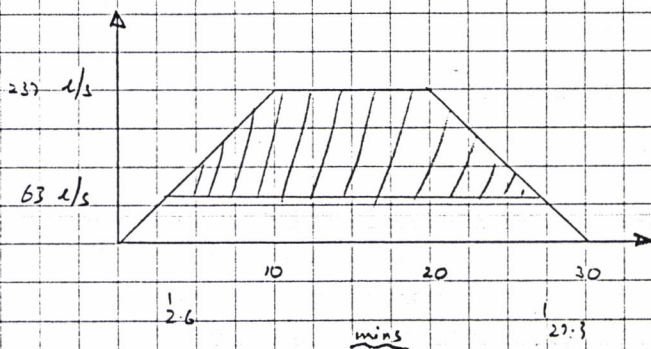
$$Q_{\text{inflow}} = 0.36 \times 60 \times 39,500 / 3600 = 237 \text{ l/s}$$

- Assume $T_c = 10 \text{ mins}$

- Assume average outflow depth of pipe is surcharged to 1.5 m/2 on
 conservative

$$Q_{\text{outflow}} = \frac{\pi (0.195)^2}{4} \sqrt{2 \times 9.8 \times 0.25} = 0.063$$

$$\sqrt{1.1 + \frac{0.017 (10)}{(0.195)^{1.2}}} = 63 \text{ l/s}$$



$$Q_{\text{storage}} \approx \frac{(237 - 63) (10 + (27.3 - 2.6))}{2} \times 60$$

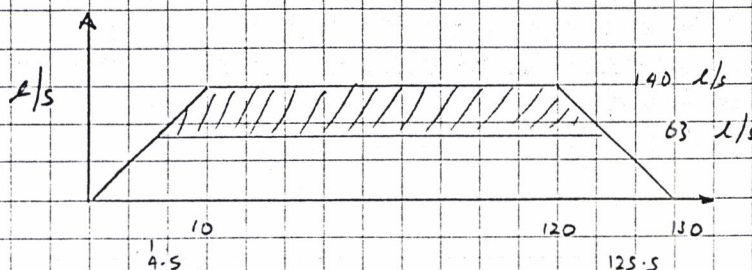
$$= 181,000 \text{ l}$$

$$= 181 \text{ m}^3 < 570 \text{ m}^3 \Rightarrow \text{O.K.}$$

3) Check a 20 yr 2 hr storm
 intensity = 35 mm/hr

$$Q = 0.36 \times 35 \times 39,500 / 3600 = 140 \text{ l/s}$$

Assume average outflow = 63 l/s (as above)



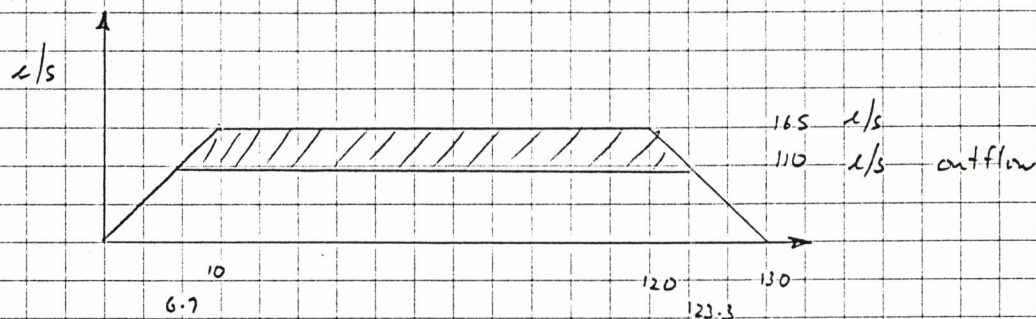
$$Q_{\text{storage}} \approx \frac{(140 - 63) (110 + 121)}{2} \times 60 = 534,000 \text{ l}$$

$$= 534 \text{ m}^3 \Rightarrow \text{O.K.}$$



4) Check a 50 yr 2hr storm
intensity = 42 mm/hr

$$Q \text{ inflow} = \frac{0.36 \times 42 \times 39,500}{3600} = 165 \text{ l/s}$$



Dam will be
surcharged to
crest (by
inspection)
∴ Q outflow
= 110 l/s.

$$Q \text{ storage} = \frac{(165 - 110) \left(\frac{110 + 165}{2} \right) \times 60}{1000} = 374,000 \text{ l} = 373 \text{ m}^3$$

5) Check a 50 yr 6hr storm
intensity = 22 mm/hr

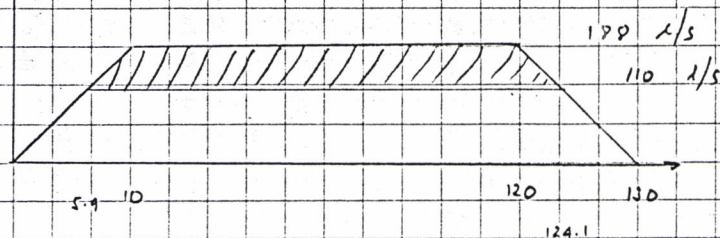
$$Q = \frac{0.36 \times 22 \times 39,500}{3600} = 87 \text{ l/s}$$

∴ outflow > inflow ∴ no problem.

6) Check a 100 yr 2hr storm
intensity = 47 mm/hr

$$Q = \frac{0.36 \times 47 \times 39,500}{3600} = 189 \text{ l/s}$$

Q outflow = 110 l/s (by inspection)



$$Q \text{ storage} = \frac{(189 - 110) \left(\frac{110 + 189}{2} \right) \times 60}{1000} = 561 \text{ m}^3 \approx 570 \text{ m}^3$$

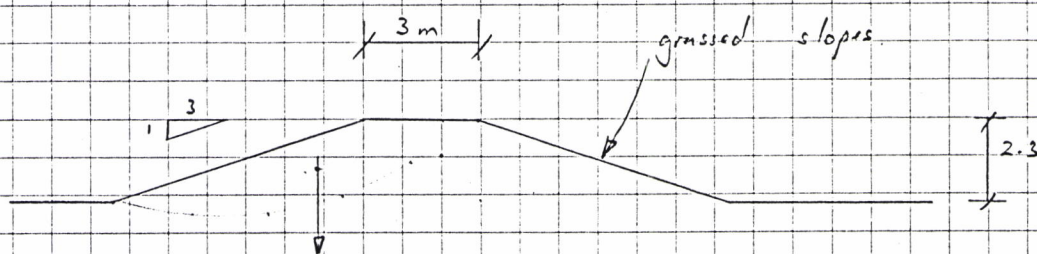
∴ 100 yr 2hr storm will fill dam to

Dam capacity
O.K.

∴ Dam as proposed is O.K.

Dam Stability.

Soils investigations of the proposed subdivision revealed the dam will be constructed across the gully which is soft for the top 600 → 900 mm. This layer will be excavated and back filled with suitable clay fill.



Check saturated stability:

assume $\gamma = 19.0 \text{ kN/m}^3$
undrained shear strength = 30 kN/m^2

radius $r = 9.0 \text{ m}$

Mass of soil = $10 \text{ m}^3 \times 19 = 190 \text{ kN}$

$$F = \frac{9.0 \times 10 \text{ m} \times 30 \text{ kN/m}^2}{2.5 \text{ m} \times 190} = 5.6 \rightarrow \text{O.K.}$$

Fill material to be silty clay excavated from on site.

Moisture content during compaction to be optimum between 4% & below to 2% above acceptable dry density to be 96% of standard maximum dry density.

Inlet / Outlet structure.

O.K. to use Fig 12 N25 4404 with a culvert slope of 1 in 32 Use R.C. headwall structures with no baffles.

Spillway

Spillway will be designed to cater for the maximum inflow that will fill the outlet dam assuming blockage of the pipe.

1) Syr 20 min storm

$$Q = 237 \text{ l/s}$$

$$\begin{aligned} \text{total inflow} &= \frac{(30 + 10)}{2} 237 \times 60 \text{ sec/min} \\ &= 284 \text{ m}^3 < 570 \text{ m}^3 \end{aligned}$$

2) Syr 30 min storm

$$Q = \frac{0.36 \times 52 \times 39,500}{3600} = 205 \text{ l/s}$$

$$\begin{aligned} \text{total inflow} &= \frac{(40 + 20)}{2} 205 \times 60 \\ &= 369 \text{ m}^3 < 570 \text{ m}^3 \end{aligned}$$

3) Syr 1 hr storm

$$i = 37 \text{ mm/hr}$$

$$Q = 0.36 \times 37 \times 39,500 / 3600 = 146 \text{ l/s}$$

$$\begin{aligned} \text{total inflow} &= \frac{(70 + 50)}{2} 146 \times 60 \\ &= 525 \text{ m}^3 \end{aligned}$$

∴ Assume max inflow $\approx 140 \text{ l/s}$ for design of spillway

For an overflow spillway

$$Q = \sqrt{g y_c^3}$$

$$\text{Let } H_0 = 0.15 \text{ m}$$

$$y_c = \frac{2}{3} \times 0.15 = 0.1 \text{ m}$$

$$Q = \sqrt{9.81 \times 0.1^3} = 0.1 \text{ m}^2/\text{s}$$

$$\therefore \text{min spillway width} = 0.14 / 0.1 = 1.4 \text{ m}$$

Section 6.3
Henderson's
"Open Channel
Flow"



WORLEY CONSULTANTS LIMITED

DATE

25/6/91

DESIGNED

C&J

REF No

50202 16

CHECKED

PROJECT

stormwater Dam

SECTION

Tasman Village

PAGE No.

63

O.K. to use a 3.0 m wide spillway.

check flow down batter of dam spillway:

assume $n = 0.050$ (grassed channel)

$$S = 1/3 = 0.33$$

$$Q = \frac{VA}{0.050} = \frac{(R^{2/3} S^{1/2}) \times A}{0.050} = \frac{\left(\frac{(3.0 \times 0.1)^{2/3}}{3.2} \right) \times (0.33)^{1/2}}{0.050} \times 3.0 \times 0.1$$

$$= 710 \text{ l/s} > 140 \text{ l/s} \Rightarrow \text{O.K.}$$



WORLD CONSULTANTS LIMITED

DATE

20/5/91

DESIGNED

CSJ

PROJECT

50 282 16

CHECKED

PROJECT Stormwater Dam

SECTION

Tasman Village

PAGE No

Appendix

Determination of C Value (Developed Subdivision)

$$\text{Gross area} = \frac{(115 + 100)}{2} \times 90 = 9675 \text{ m}^2$$

Stage I only

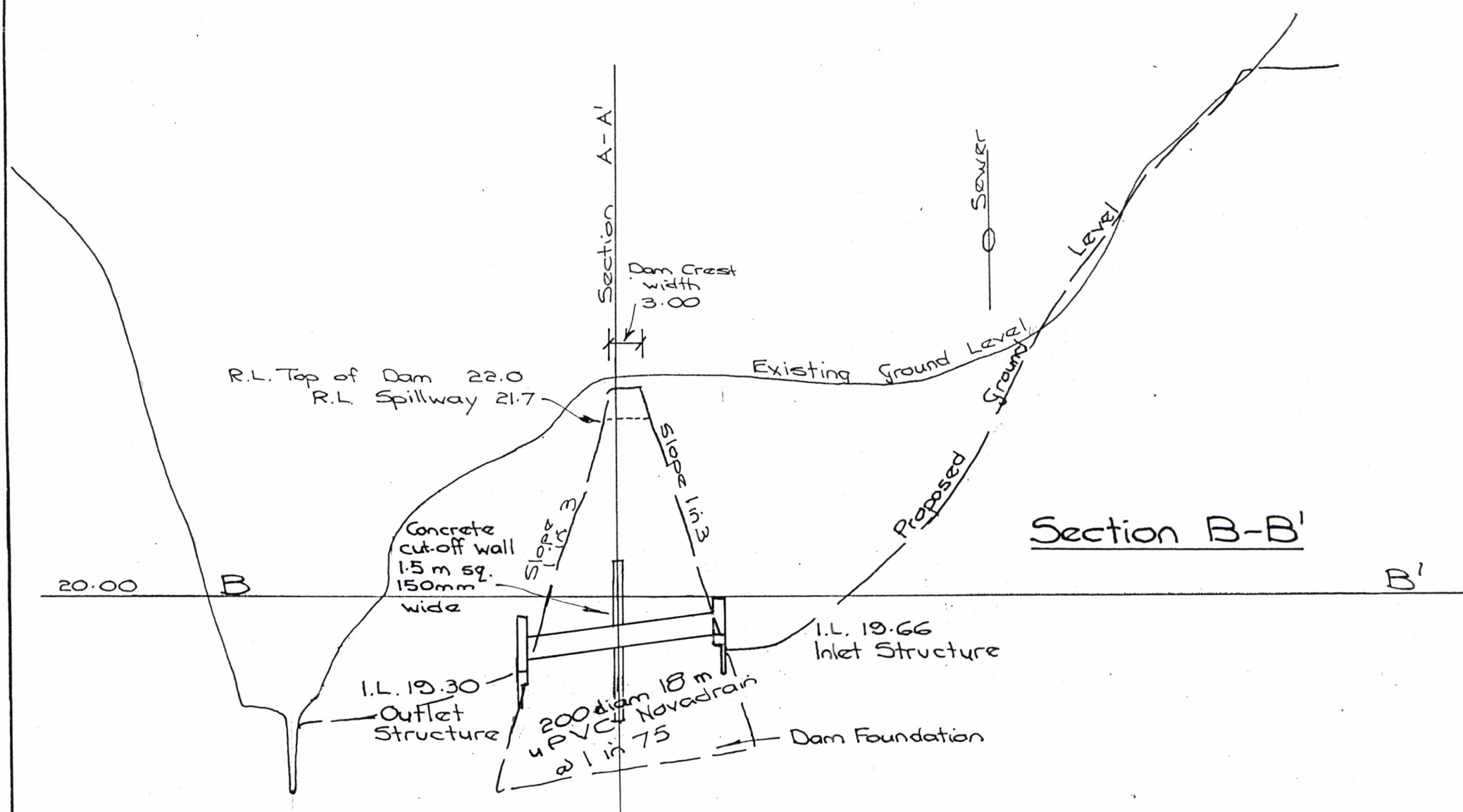
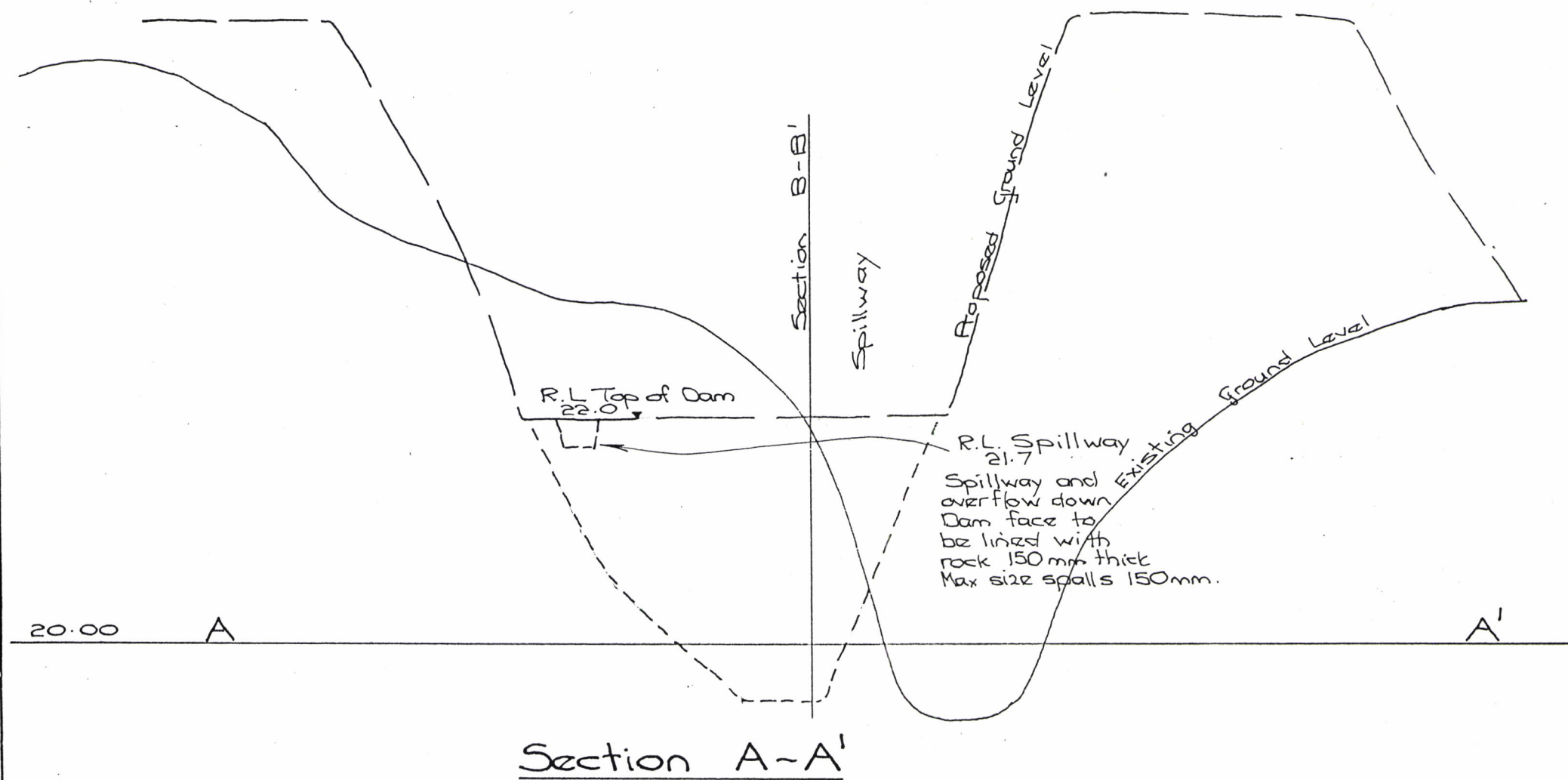
$$\begin{aligned} \text{Area of roofs} &= [(11 \times 8) + (7 \times 6) + (11 \times 8)] \times 2 \\ &= 1744 \text{ m}^2 \end{aligned}$$

$$\begin{aligned} \text{Area of roads} &= 5.0 [35 + 25 + 20 + 22 + 20 + 7 \\ &\quad + 42 + 27 + 8 + 8 + 12] \\ &= 1150 \text{ m}^2 \end{aligned}$$

$$\begin{aligned} \therefore \text{grassed area} &= 9675 - [1744 + 1150] \\ &= 6780 \text{ m}^2 \end{aligned}$$

$$\begin{aligned} C \text{ (weighted average)} &= \frac{0.85(1744 + 1150) + 0.15(6780)}{9675} \\ &= 0.36 \end{aligned}$$

- for the existing grassed land,
C = 0.15



Tasman Village Development
Morrinsville
Proposed Stormwater Retention
Dam

Sections - Scales - Horizontal - 1:500
Vertical - 1:50

Thomson & Farrer
Registered Surveyors
December 1990
Amended September 1991

313/14C

F.4391

NA.215

1 August 1991

Thomson & Farrer
P O Box 376
HAMILTON

Attention: R D Hewison

Dear Sirs

TASMAN VILLAGE DEVELOPMENT - STORMWATER RETENTION DAM

We are in receipt of your letter of 29 July 1991, containing calculations and drawings of the proposed retention dam.

On page A6 of the calculations, the pasture runoff from the site is calculated at 186 l/s for the 5 year, 10 minute storm duration.

1. Does the area of 53200 m² comprise tributary areas A, B, C1, C2 and D as shown on Drawing 313/14A? If not, could you please confirm what these tributary areas are, and what is included in the 53200 m²?
2. In calculating the pipe size in dam wall it appears, from page A7, that no allowance has been made for the increased flow from tributary area D which flows directly into the stream. This flow plus the flow from the dam should not exceed 186 l/s.

Could you please forward these queries to Worley Consultants.

Thanking you.

Yours faithfully

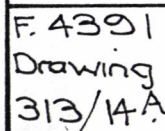
R J Kirby
DESIGN ENGINEER

RJK:CP

BUDGET SOURCES

POHIMIHI PUMP	\$20000.00	327001.285	RATES
STREAMWORKS	\$3800.00	862004.252	RATES
SEWER MAIN RELOC.	\$50000.00	331701.285	RESERVES
SEWER MAINTENANCE	\$1500.00	331101.89	RATES
ROADWORKS	\$30000.00	352011.285	RESERVES
BRIDGE CROSSINGS	\$65000.00	352011.285	RESERVES
FOOTPATHS	\$11300.00	352004.252	RATES
LANDSCAPING	\$80000.00	352011.285	RESERVES
SEWER MAINTENANCE	\$4400.00	331101.89	RATES
PUBLIC TOILETS	\$10000.00	307001.285	RESERVES
PUBLIC TOILETS	\$40000.00	307001.285	RESERVES
LANDSCAPE CONSULTANTS	\$8000.00	352011.285	RESERVES
CONSULTANTS	\$5000.00	873010.187	RATES
CONSULTANTS	\$6000.00	873010.187	RATES
CONSULTANTS	\$2218.78	873010.187	RATES

\$337218.78

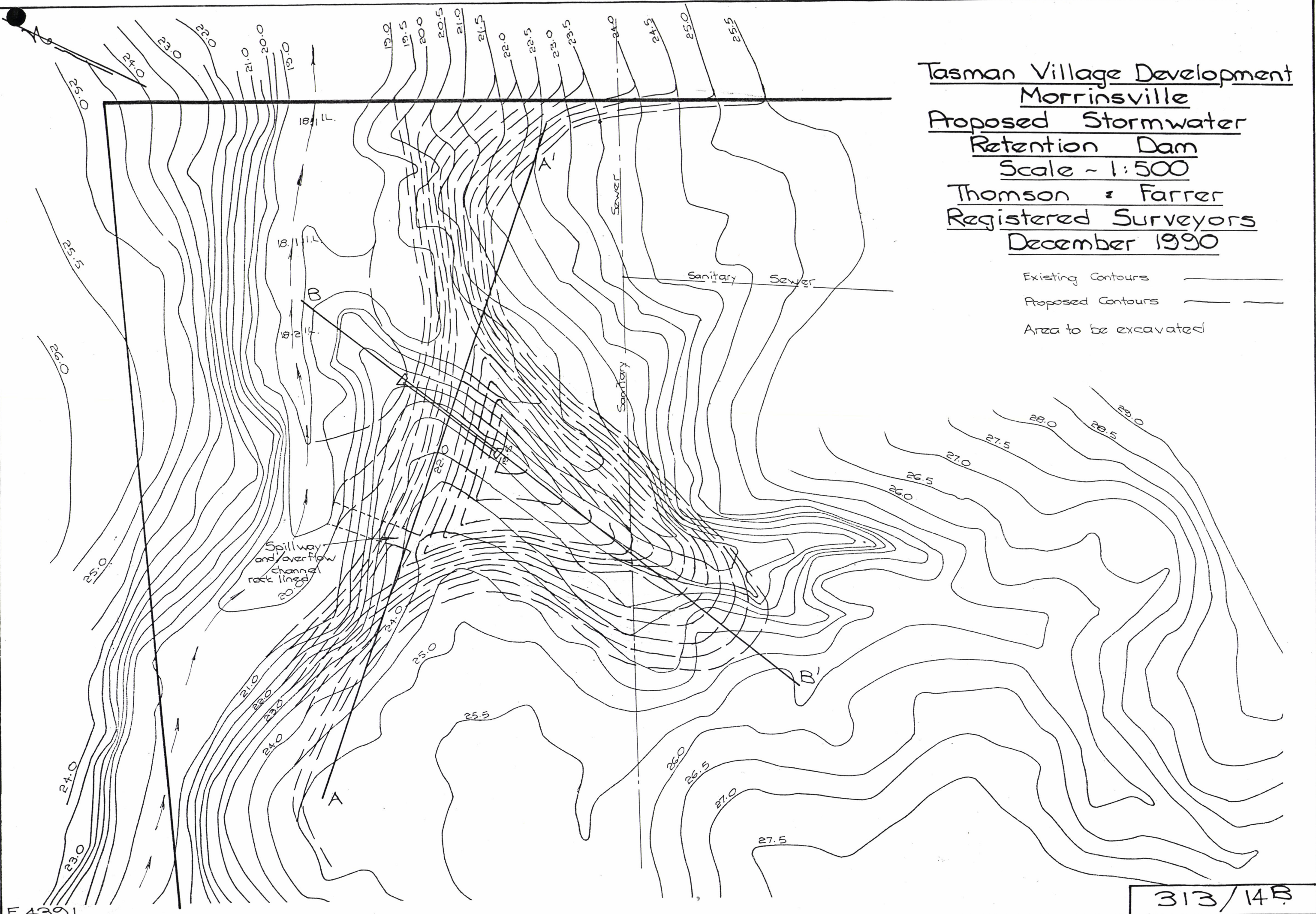


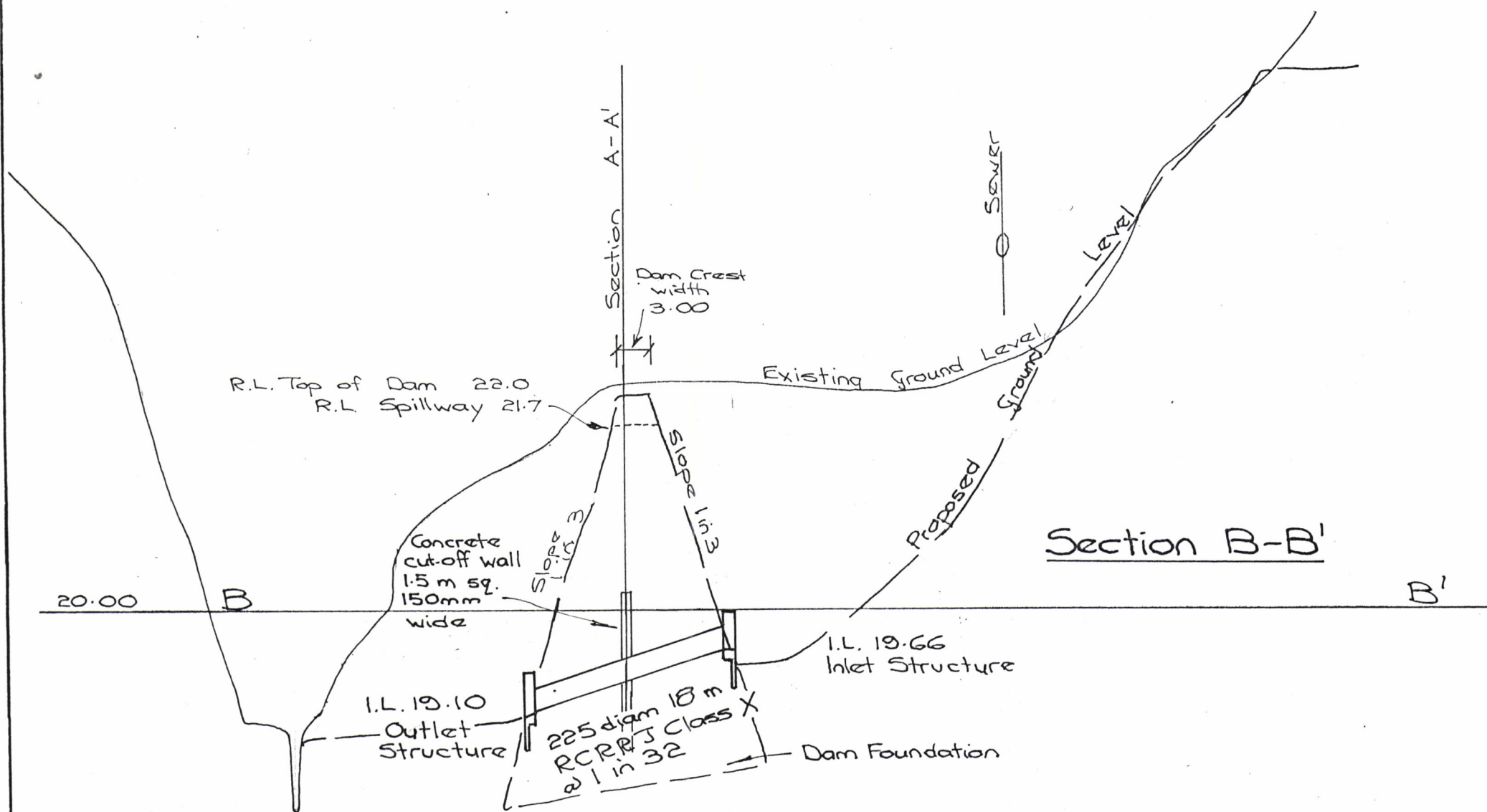
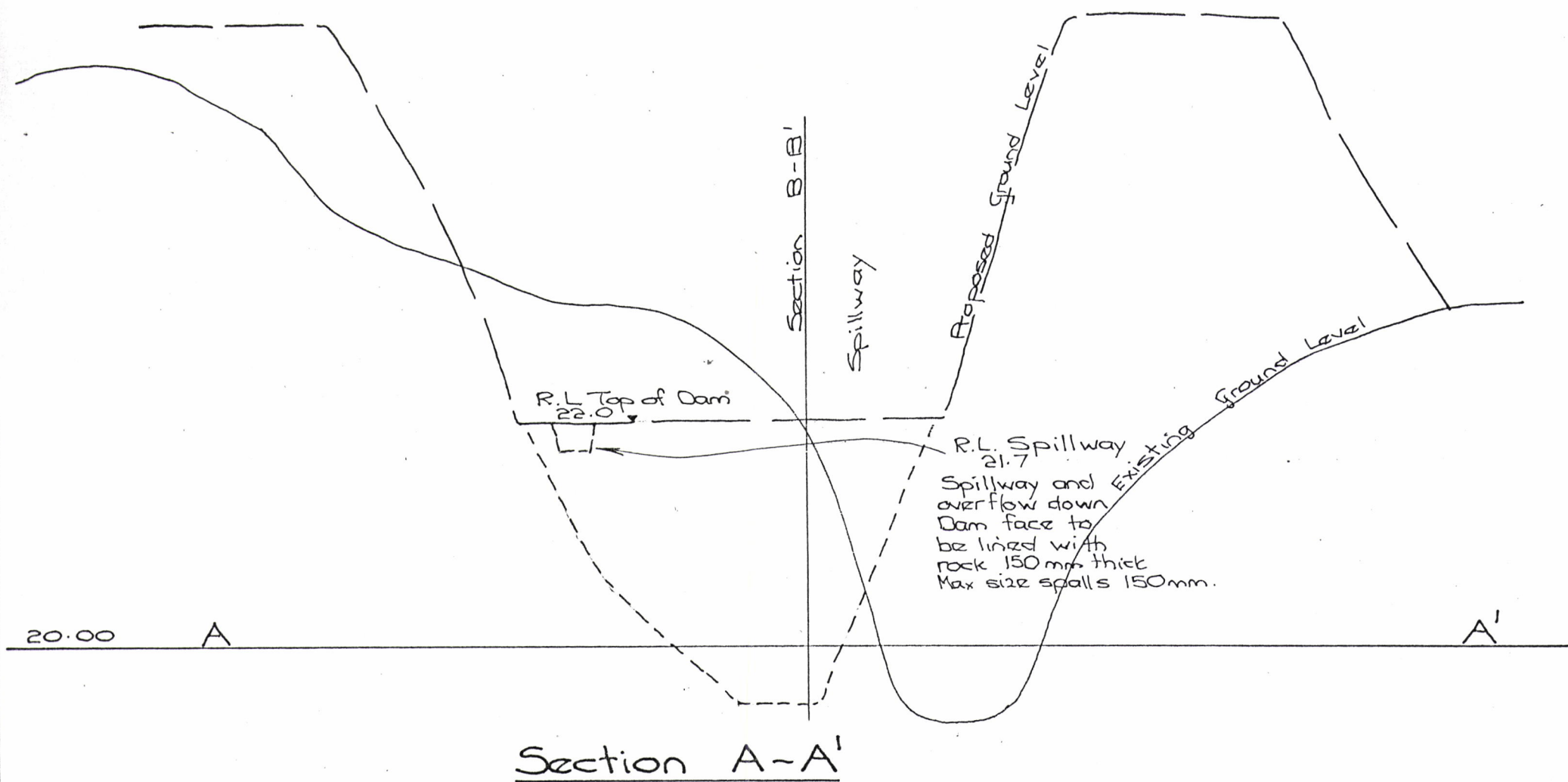
Stormwater Reticulation
Scale ~ 1:1000 Dec. 1990

Thomson & Farrer
Regd. Surveyors
Hamilton

Tasman Village Development
Morrinsville
Proposed Stormwater
Retention Dam
Scale ~ 1:500
Thomson & Farrer
Registered Surveyors
December 1990

Existing Contours ———
 Proposed Contours ———
 Area to be excavated





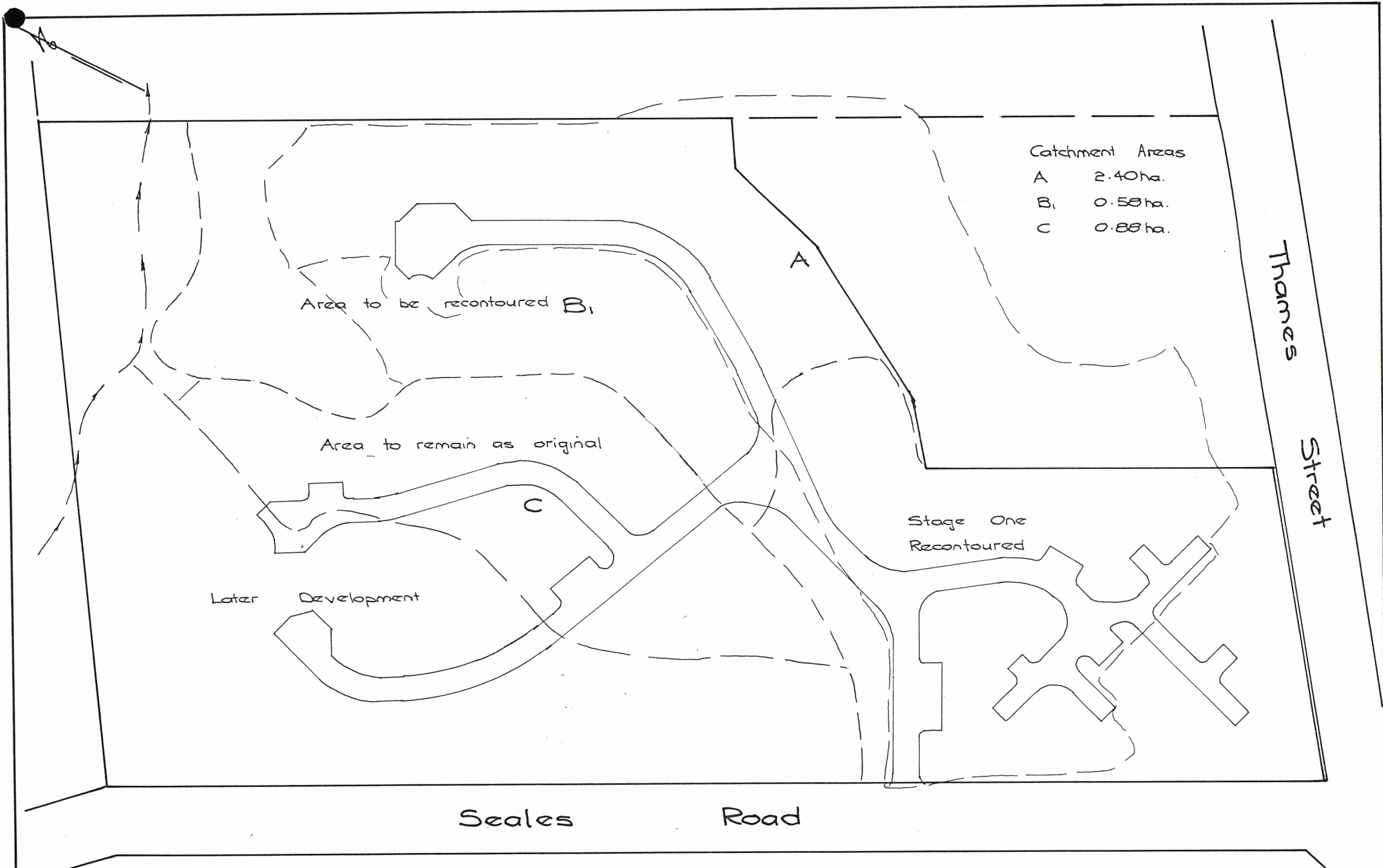
Tasman Village Development
Morrinsville
Proposed Stormwater Retention
Dam

Thomson & Farrer
Registered Surveyors
December 1990

F.4391

Sections - Scales - Horizontal - 1:500
Vertical - 1:50

313/14C



Catchment Areas

A	2.40ha.
B ₁	0.58ha.
C	0.88ha.

Area to be recontoured B₁

Area to remain as original

Later Development

Stage One
Recontoured

Thames
Street

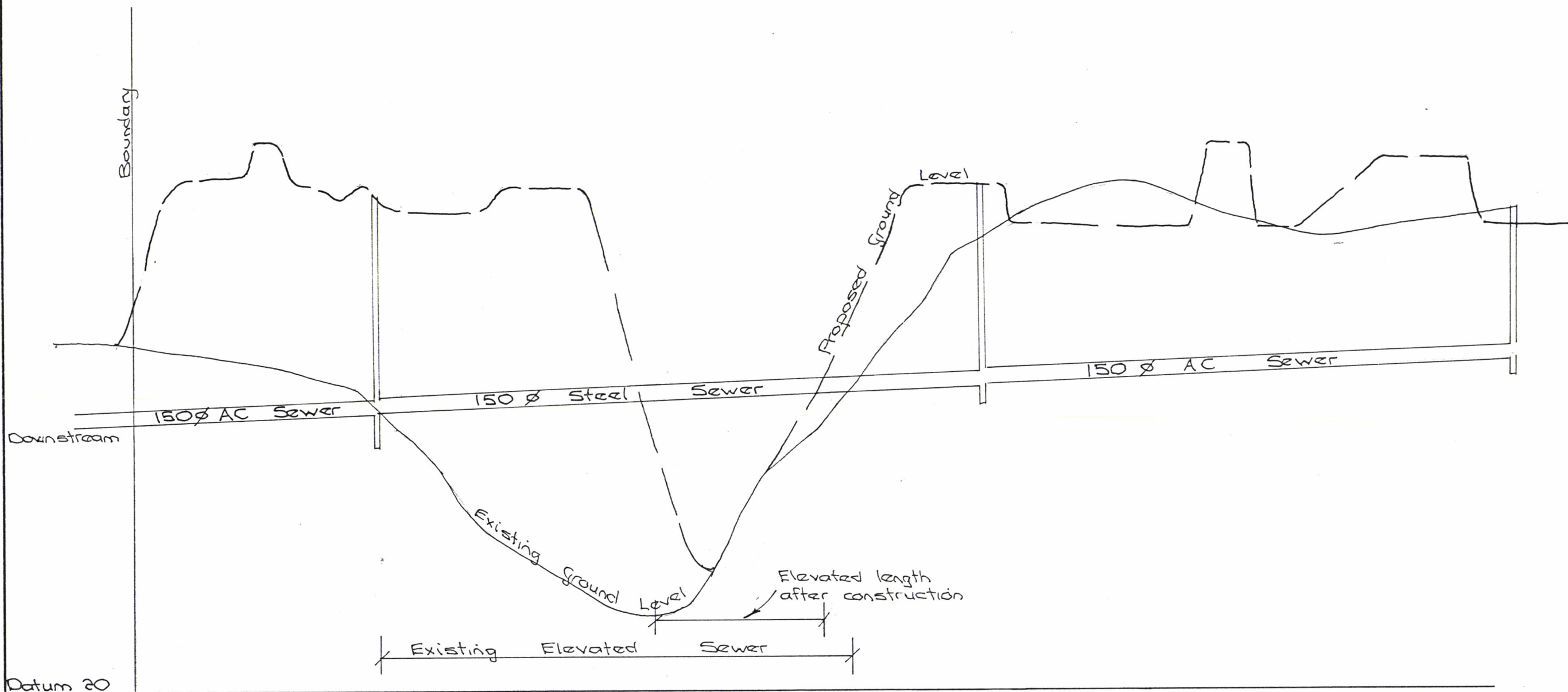
Seales Road

See Drawing 313/14A

Scale ~ 1:1000

June 1991

F.4391 Drawing 313/14A	<u>Tasman Village Development</u> <u>Morrinsville</u>	<u>Retention Dam</u> <u>Stage</u> <u>Two ~ Catchment</u> <u>Areas</u>	<u>Thomson & Farrer</u> <u>Regd. Surveyors</u> Hamilton
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Tasman Village Development
Morrinsville

Proposed Stormwater Retention Dam

Existing Sanitary Sewer - Longitudinal Section

Scales - Horizontal : 1:500, Vertical : 1:50

Thomson & Farrer, Regd Surveyors, Dec. 1990

THOMSON & FARRER

LAND AND ENGINEERING SURVEYORS

AND

TOWN PLANNERS

TELEPHONE (071) 380-469
FACSIMILE (071) 380-468

P.O. BOX - 376

Cnr TRISTRAM & HILL STREETS
(OPPOSITE GIRLS' HIGH SCHOOL)
HAMILTON, N.Z.

RICHARD DOUGLAS HEWISON, M.N.Z.I.S.
CHRISTOPHER SPENCER IRVINE, M.N.Z.I.S.

Our ref: 4391

15th July, 1991

The General Manager,
Matamata Piako District Council,
P. O. Box 266,
TE AROHA

Dear Sir,

re: Tasman Village development - Morrinsville

Further to our letter of 17th January, 1991, requesting that Council consider and then take over responsibility for the maintenance of the trunk water, stormwater and sanitary sewer services within the above development, and following discussions with Council's staff to give consideration to Council taking over the responsibility for rubbish collection, street lighting, and roadways, we submit the following.

1) Zoning

The land is now zoned Tasman Village Retirement Zone with its own ordinances which allow for further subdivision so long as each lot contains not less than 10 of the units.

2) Subdivision

Stage I consisting of 18 units is at present the subject of an application to Council to permit its subdivision off from the remainder of the site. Further scheme plans will be submitted for future stages in the development as each is proceeded with. Thus on completion the zone will consist of a number of lots on separate land transfer plans. The 'ownership' of each of these lots will initially rest with the Tasman Village Society Inc. but eventually individual titles within the lots will be set up under the Unit Titles Act 1972.

3) Units

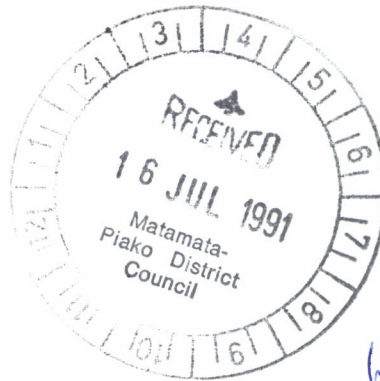
a) The procedure under the Unit Titles Act 1972 is -

1) A proposed unit plan is prepared which shows all the units and the whole of the common property which will comprise the development when completed. Because the exact location of the future units in the total development cannot be ascertained at this stage to the accuracy required, we have proceeded to reduce the total area into smaller parcels of land i.e. subdivision. If any unit is built that does not conform to the proposed unit plan then the procedure must start again and to start again the consent of every unit owner and every mortgagor is needed.

2) One or more stage unit plans are prepared showing the completed units and that part of the common property that has been completed.

3) A complete unit plan is prepared.

All these plans are approved by Council and each stage plan when deposited results in a Unit Title being issued for each principal unit and such



*Paula,
I have taken a copy
of this. Could you
please give one to John
& Richard & we can
discuss it on Friday
Don*

NA 215

Mr R G Hubbard

26 June 1991

Thomson and Farrer
PO Box 376
HAMILTON

Attention: R D Hewison

Dear Sir

NA 215 - TASMAN VILLAGE STAGE ONE DEVELOPMENT LEVY

Pursuant to Section 294 of the Local Government Act 1974, please find enclosed an invoice for \$1713.60 plus GST, being the Development Levy for Tasman Village Stage One.

Yours faithfully

R G Hubbard
PLANNING ASSISTANT

RGH:smb
enc.

NA215
4391

Mr R G Hubbard

14 March 1991

Thomson and Farrer
P O Box 376
HAMILTON

Dear Sir/Madam

**HEARING OF OBJECTION TO DEVELOPMENT PLAN:
TASMAN VILLAGE SOCIETY INC., MORRINSVILLE.**

You are advised that at its meeting held on 13 March 1991 the Matamata-Piako District Council considered the objection to the above Development Plan.

The following is the text of Council's resolution:-

"That pursuant to Section 299 of the Local Government Act 1974 the Matamata-Piako District Council allows the objection by Tasman Village Society Inc. and confirms that condition 2 (IV) of the Development Plan consent be deleted."

Yours faithfully

R G Hubbard
PLANNING ASSISTANT

RGH:SHF

NA 215

Ms P J Rolfe

14 March 1991

Transit New Zealand
P O Box 973
HAMILTON

ATTENTION: Paul Montague

Dear Sir

STATE HIGHWAY 26 - MORRINSVILLE, TASMAN VILLAGE

With reference to your letter dated 18 February 1991, I advise that at its meeting held on the 13 March 1991, the Council allowed the applicants objection to have the following condition deleted from the development plan for the above.

"That kerb and channel complete with pavement drain underneath the kerb, along with two catchment pits be constructed along Thames Street (State Highway 26) to the satisfaction of Transit New Zealand."

The reason for this, is that it was considered that Council could not legally impose such a condition. Furthermore, Council ⁶reputes that they are responsible for the imposition of the kerb and channel, and that if the piping of the stormwater drain was not imposed, the road drainage would be in a worse position.

Yours faithfully

Ms P J Rolfe
DISTRICT PLANNER

PJR/MM

MATAMATA-PIAKO DISTRICT COUNCIL

Regulatory & Planning Committee

AGENDA for Meeting on 13 March 1991Agenda Reference Number Rlc a/20Title (File Name) Tarman Village Development Plan-SUMMARY of Text Correspondence, or Matter for Consideration:

2-15 pm. Hearing to hear objection
pursuant to Section 299 of
the Local Government Act 1974

NOTES: (To assist Consideration at Meeting)

Report circulated.

SUGGESTED RESOLUTION/RECOMMENDATION:

As per report-

Our ref: NA215

Your ref:

Enquiries to:



F A C S I M I L E T R A N S M I S S I O N

DATE: 8 March 1991

TIME: _____

TO: Thomson & Farrier

ATTENTION: Dick Hewison

FAX NO: (071) 380 468

NO OF PAGES: 4
(Including Header Page)

COMMENTS: Copy of Planners Report for Council
hearing on Wednesday 13 March

FROM: R.G. HUBBARD

Development Plan - Tasman Village

1. BACKGROUND

The development plan for the Tasman Village Retirement Village was approved subject to a number of conditions inclusive of:

"That kerb and channel complete with pavement drain underneath the kerb along with two catchment pits be constructed along Thames Street (State Highway 26) to the satisfaction of Transit New Zealand."

As a condition of approval to the scheme plan for the subdivision of the 5.67 hectare lot from the original lot of 6.91 hectares a condition was imposed that:

"That the open stormwater drain along the Thames Street frontage of Lots 1 and 2 be piped."

This condition has been met and the stormwater drainage piped as required.

2. OBJECTION

The applicants have submitted an objection pursuant to Section 299 of the Local Government Act 1974. The grounds for the objection are:

- that the original application and scheme plan of subdivision were submitted to Transit New Zealand or their agents for their comments and at that time no conditions were imposed by Council concerning construction of kerb and channel. At the time of scheme plan approval a segregation strip formally preventing access from the State Highway to our clients property was incorporated within the land transfer plan.
- In July 1990, we wrote to Transit New Zealand advising of the proposed works to be undertaken within the boundaries of State Highway 26. A copy of the letter and reply is attached. At that stage Transit New Zealand made no reference to any possible upgrading work required on the State Highway.
- In October 1990 formal application was made to Transit New Zealand for the works required to be undertaken on the State Highway including the thrusting of the water main under the carriageway. A copy of their interim reply in this matter is enclosed along with out letter. Upgrading of Thames Street other than the work originally required by Council i.e. stormwater, is not covered in their letter.
- Through Section 281 of the Local Government Act 1974 Council can make in respect of the development, any decision relating to roads that it is entitled to make under Part XII of the Act.

Section 321A applies in this case as follows -

"For the purpose of upgrading any existing road because of new or increased traffic owing to the development of any land the Council may require the owner to:

- (1) Pay or enter into a contract to pay a fair and reasonable contribution towards to cost of upgrading a road or part of a road in or adjacent to the development to a standard that may be specified by Council or require them to carry out that work.
- (2) No requirement can require contributions from or the carrying out of work by an owner that exceeds the extent to which the road serves or is intended to serve the subdivision or in the case of a road that is adjacent to the subdivision that exceeds half the estimated cost of the work which ever is the lesser."

- The State Highway does not legally abut our clients property and no access is permitted from the property onto the State Highway. The extent to which traffic generated by the development on its completion will traverse the State Highway in an easterly direction from the intersection of Seales Road with the State Highway is negligible compared with the amount of traffic which is currently using the State Highway.

3. COMMENTS

The applicant is correct in that the application was submitted to Transit New Zealand or their agents and no comment was received and that they approved the works on the watermain and stormwater.

It was not until prior to the development plan being approved that Transit New Zealand advised us that:

"I have recently received from our Consultants a copy of the drainage proposal for the above development. The arrangement is unsatisfactory in its effect upon the State Highway as the invert level and slope of the grass berm would prohibit adequate drainage of the pavement layers. The only satisfactory solution acceptable to Transit New Zealand if this arrangement is to be installed is the provision of kerb and channel complete with pavement drain underneath the kerb. Two catchpits would also be required as would seal widening of the highway. The rough order cost of these provisions is as follows:

Kerb and Channel	\$4,000
Pavement Drain	\$2,000 (Already in place)
Two Catchpits	\$1,000 (One already in place)

The 100mm subsoil drain could then be deleted. The seal widening costs would be borne by Transit New Zealand."

It could be argued that if the condition was imposed at the time of scheme plan approval of the original subdivision that the argument of the State Highway does not legally abut the applicants property would be null and void. It was also seen as unreasonable to withhold a scheme plan approval until such time as the development plans were prepared and submitted.

However, it could also be seen that the kerb and channel is not a roading contribution under Section 321A of the Local Government Act. It is part of a drainage system and Section 283 of the Local Government Act is relevant. It states that:

"In any case where the Council is of the opinion that all or any part of the land in respect of which a scheme plan is submitted to it for approval is intended to be used solely for residential purposes the Council may, as a condition of its approval, require the owner:

- (a) where an existing drainage system is available to service the subdivision (being a subdivision within or contiguous to the land in the subdivision)
 - (i) To pay, or enter into a bond to pay, to the Council such amount as the Council considers fair and reasonable for or towards the cost of upgrading the said system.
 - (ii) To supply and lay within the subdivision necessary pipes and ancillary equipment for drainage.

The imposition of the condition to require the open drain to be piped was considered fair and reasonable and accepted by the applicant it is estimated that this cost was in the vicinity of \$4,000 to \$5,000. The stormwater drainage from the site will be piped into this drain as well as road drainage. The kerb and channel would also form part of that drainage system, and would also provide an amenity for the site and form an integral development with the surrounding urban development.

The total additional cost of compliance with the condition would be approximately \$5,000 (\$4,000 kerb and channel and one additional catchpit at \$1,000). The additional seal widening to be borne by Transit New Zealand would be approximately \$3,000 to \$4,000.

It could therefore be considered that with the imposition of the condition that a fair and reasonable contribution would be imposed on the developer bearing in mind the development on the adjoining site.

However it could be argued, that it is fair and reasonable to delete the condition as it was not originally communicated to Council as being a requirement of Transit New Zealand and that by taking total drainage costs within the road reserve into account and seal widening costs the applicant would be paying in the vicinity of \$10,000 whilst Transit New Zealand \$3,000 to \$4,000.

The road useage of the drainage system would be for greater than that from the village.

4. RECOMMENDATION

That pursuant to Section 299 of the Local Government Act 1974 the Matamata-Piako District Council allows the objection by Tasman Village Society Inc. and confirms that condition 2 (iv) of the development plan consent be deleted.

P J Rolfe
DISTRICT PLANNER

S/plan/rolfe/sp/tasman

NA 215

Ms P J Rolfe

28 February 1991

Thomson and Farrer
PO Box 376
HAMILTON

Attention: D Hewison

Dear Sir

DEVELOPMENT PLAN - TASMAN VILLAGE

In reply to your letter dated 17 January 1991 I advise that the development levy was calculated on a value of \$270,000, however taking into account the 80 units provides for the shortfall in valuation. It is considered not unreasonable to require the contribution in relation to the staged development and as Stage I comprises 18 units an invoice will be forwarded for the sum of \$1,713.60 (plus G.S.T.).

As mentioned in your letter you have had discussions with Mr Kirby regarding the water reticulation and it is accepted that the following apply:

1. The water meter and double backflow preventors requested in the two places where the watermain crosses the road reserve boundary be modified to:
 - (a) having approved water meters on each domestic connection to be located in the toby box next to the toby valve.
 - (b) having approved water meters on each domestic connection to be located in the toby box next to the toby valve.
 - (c) having approved sluice/butterfly valves on each main one metre into the road reserve and where the new main connects onto the existing main in both locations.
 - (4) that "SWMH A4" referred to in 2(a)(ii) be changed to "SWMH A3, sand bagged headwall"

With regard to the matter of the kerb and channel along State Highway 26 I advise that this will be dealt with via a hearing of objection and you will be notified accordingly.

Yours faithfully

P J Rolfe (Ms)
DISTRICT PLANNER

Mr R G Hubbard

26 February 1991

Thomson and Farrer
P O Box 376
HAMILTON

Dear Sir

HEARING OF OBJECTION TO DEVELOPMENT PLAN : TASMAN VILLAGE SOCIETY INC.,
MORRINSVILLE

Notice is hereby given in accordance with the Local Government Act 1974, that the Regulatory and Planning Committee will hear submissions on the above development plan at the District Council Office, 35 Kenrick Street, Te Aroha, on Wednesday, 13 March 1991, commencing at 2.15 p.m.

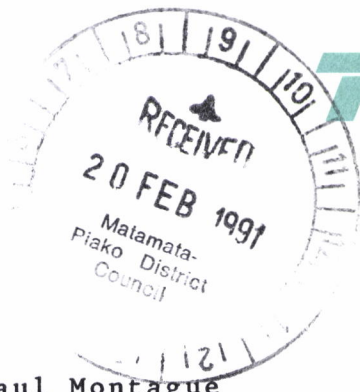
You will have the opportunity to make submissions, if you wish, to Council either personally or through your advocate. If you wish to make written submissions, you should supply 12 copies for distribution at the hearing.

A copy of the Planners Report for this hearing will be forwarded in due course.

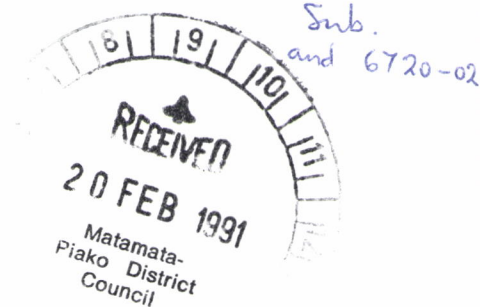
Yours faithfully

R G Hubbard
PLANNING ASSISTANT

RGH/MM



TRANSIT
NEW ZEALAND



Paul Montague

18 February 1991

SH/3/26/8/3
SH/3/26/10/3

The General Manager
Matamata-Piako District Council
P.O. Box 266
TE AROHA

Attention: Mrs Paula Rolfe

Dear Madam

STATE HIGHWAY 26: MORRINSVILLE: TASMAN VILLAGE

Further to our memo of 6 December 1990 and confirming telephone conversation Rolfe/Montague on 12 February 1991 I beg to report the following.

You have verbally advised that your Council has asked the developer to construct kerb and Channel graded to suit the State Highway along the frontage of the Tasman Village proposal. You have further advised me that this undertaking has not been accepted by the developer and further more you have no power to enforce the request.

Unfortunately the requirement of stormwater reticulation got off to a bad start. A decision was made and conditions set, but regrettably the controlling authority of the State Highway reserve was not involved or asked to comment of the proposed stormwater reticulation and its effect on the current or future aspects of the State Highway. On 6 December 1990 a memo was sent to your Council expressing our concern and asking for the construction of kerb and Channel. (I attach a copy of this memo for your information).

It is now viewed by this office that as the condition of the stormwater reticulation outlet was set by your council, without consultation or consideration of Transit New Zealand, then the responsibility of the kerb and channel requirement we asked for will now be upon the Matamata Piako District Council. As stated previously Transit New Zealand will undertake the construction of the seal widening and accept the costs involved.

Page 2 ...

Hamilton Office

Clayton House 109 Anglesea Street PO Box 973 Hamilton New Zealand
Phone: (071) 383-575 Fax: (071) 393-461

Page 2

Please do not hesitate to contact the writer or Mr T Fearnley should you have any query.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Paul Montague', written in a cursive style.

Paul Montague
for **REGIONAL MANAGER**
PM18202

MATAMATA-PIAKO DISTRICT COUNCIL

MEMO FORM

DATE: 30-1-91

TO:

FROM: S. Bigwood

COPIES TO:

SUBJECT: Tasman Village - Stage 1.

Rang Mr Van Empel (30-1-91) about 6 metre circles for houses 2 & 11. In both cases the fences shown will be moved to accommodate the circles.

Plantings will substitute for fences for houses 3 & 5.

SB.

Paul Montague

16 January 1991

SH/3/113/4

Thomson and Farrer
Engineering Surveyors
P.O. Box 376
HAMILTON

Attention: Mr R.D. Hewison

Dear Sir

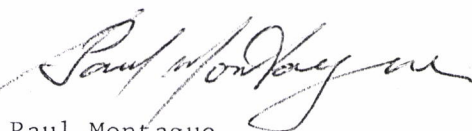
STATE HIGHWAY 26: TASMAN VILLIAGE MORRINSVILLE

Further to my memo of 6 December 1990.

I attach, copy of notice of consent made out in the name of Matamata -
Piako District Council for your information.

A copy of this consent has also been sent to the Matamata - Piako
Council.

Yours faithfully



Paul Montague
for REGIONAL MANAGER
PM1601

Hamilton Office

Clayton House 109 Anglesea Street PO Box 973 Hamilton New Zealand
Phone: (071) 383-575 Fax: (071) 393-461

S/D

Mr R J Kirby

16 January 1991

Thompson and Farrer
Cnr Tristram & Hill Streets
HAMILTON

Attention: R D Hewison

Dear Sir

TASMAN VILLAGE - STAGE ONE

We are in receipt of your letter 5 December 1990.

Sanitary Sewer - we confirm acceptance of a 150mm diameter sewer between manholes AF and AI as discussed.

Stormwater - we accept that the bases of the two manholes 1 and 2 be utilised for sediment trapment.

Yours faithfully

R J Kirby
DESIGN ENGINEER

RJK:smb

MATAMATA - PIAKO DISTRICT COUNCIL

DEVELOPMENT PLAN - TASMAN VILLAGE

BACKGROUND

In December 1989 Council consented via a planning application under the Town and Country Planning Act for the development of up to a maximum of 80 units for the establishment of a retirement village on the property situated on the corner of Thames Street and Seales Road, Morrinsville. A condition of that consent is "That a development plan incorporating landscaping, stormwater inclusive of a holding reservoir, sewerage, all roading, accessways, services and the first stage of unit development be submitted to Council for approval, and for each subsequent stage thereafter".

INTRODUCTION

Under Section 271A of the Local Government Act 1974 development is defined for residential purposes to include:

"Constructing, erecting, or altering any one or more buildings or other works for the purpose of providing 3 or more new or 2 or more additional household units".

Under subsection (3) where it is proposed to construct, erect, or other works in stages and the total proposed constitute a development as defined, the total construction, erection, or alteration shall constitute one development for the purposes of this part of the Act:-

"Where the owner of any land in the district is required by Section 293 of this Act to notify the Council of a proposed development that is solely or principally for residential purposes, -

a. The Council may require him -

i. To set aside to be vested in the council as public reserves under the Reserves Act 1977 an area of land within the land shown on the development plan, to the satisfaction of the Council, amounting to not more than 20 sq. metres for every household unit to be provided in the development after the second new such unit or first additional such unit; or

ii. Where the Council is satisfied that it is impracticable or unnecessary to set aside such land, to pay to the Council, within such time as it may specify, an amount of money that would, in the Council's opinion, be sufficient to purchase, at the time of lodgment of the development plan, an area determined by the Council, within the land on the plan, being not more than 20 sq. metres of land for every such household unit after the second new such unit or first additional such unit; or

b. The Council and the owner may agree that a combination of subparagraphs i. and ii. of paragraph a. of this subsection shall apply:"

Where the owner makes provision for the setting aside within the land on which a development solely or, principally for residential purposes is to be made of open space for the use only of persons to live within that land, the Council, may take into account the whole or part of the area to be set aside when assessing the area to be set aside as reserves, or the contribution to be made under that subsection in lieu of reserves.

Compliance with Section's 280, 281, 283, 289, 291, 292 and 302 of the Local Government Act 1974 is also applicable to a development. Of these sections the following are applicable to this development:

Section 281 - Application of Part XXI - Local Government Act which relates to roads, private roads or road access.

Section 283 - Public water supply, drainage and electricity reticulation.

Section 292 - Reserves for future service lanes.

ASSESSMENT

1. DEVELOPMENT LEVY - RESERVE CONTRIBUTION.

The allotment on which the development is to take place comprises an area of 5.6638 hectares, of which the 80 units are to be placed on.

At 20m² per unit a total contribution of 1600m² in land area should be paid for the contribution. Such a contribution would be money in lieu as it is not proposed to set aside land for reserve purposes within the development. The land was sold for a sum of \$270,000, therefore giving a current market value to the land. This equates to \$4.76 per m² giving a total contribution payable of \$7,616.

As the development will be carried out in stages it would not be unreasonable to require the contribution in stages. For example the first stage comprises 18 units being 22.5% of the development, or equivalent to 320m², being \$1,713.60.

2. SERVICES

2.1 "INTRODUCTION

The development plans for the Tasman Village are dated August 1990 and numbered 313/1-11 inclusive and were prepared by Thomson and Farrer, Registered Surveyors, Hamilton. After discussions with the developer, Plan No. 313/4 was revised and Plan 314/8, dated October 1990, was submitted as a revision to aspects of the reticulation on Plan 313/4.

2.1 STORMWATER

In calculating the stormwater run off the developer has used a run off factor of 0.3 for the whole site. This figure of 0.3 is considered applicable for parks, playgrounds and reserves that are mainly grassed. For subdivisions of this type a more realistic figure would be in the region of 0.35 to 0.4.

Consequently the stormwater pipe sizes will tend to restrict the flow of water. This will result in minor flooding during design storm conditions. This is not considered to be a major problem and will serve to ease peak loading on reticulation downstream.

The 225mm dia. pipe from SWMH D3 to SWMH D2 must be laid to a grade of 2.9% instead of 1.43%, and the 225mm dia. pipe from SWMH D2 to the outfall from 9.0% to 7.4%.

The outfall from SWMH A4 has a theoretical velocity of 3.60 metres/sec and some form of energy dissipator such as that detailed in Fig. 12 of NZS 4404:1981 is required.

The calculations for the design of the detention pond have yet to be submitted to Council for approval. Should the run off from incremental development prove to be a problem, Council reserves the right to direct the construction of the detention pond.

Transit New Zealand have advised that they have received a copy of the applicants drainage proposal. They state that the arrangement is unsatisfactory in its effect on the State Highway as the invert level and slope of the grass berm would prohibit adequate drainage of the pavement layers. They advise that the only acceptable solution if the arrangement is to be installed is the provision of kerb and channel complete with pavement drain underneath the kerb.

Two catchpits would also be required as would seal widening of the highway. This latter requirement would be borne by Transit New Zealand and the 100mm subsoil drain could then be deleted.

2.3 SEWERAGE

The overall design of sewers complies with the NZS 4404 except that 100mm diameter lines have been used at the head of the sewer lines. That all 100mm sewer mains be no lesser a grade than 1 in 60.

All connections to the public sewer shall only proceed after a plumbing and drainage permit has been granted by the Matamata-Piako District Council Office, Morrinsville and shall be completed under Council supervision.

2.4 WATER

A 100mm diameter main shall not be curved to a radius of less than 15 metres.

It is recommended that an additional sluice valve be placed in 100mm diameter main, near unit no 62 and adjacent to the parking area. The two connections to the public supply on Seales Road and Thames Road respectively shall have an approved water meter and double back flow preventers at each location. These should be located within the road reserve, within one metre of the road reserve boundary. Tracer tape shall be used on all water mains and rider mains within the development.

2.5 EARTHWORKS

With the considerable degree of earthworks required in the development, an Engineers foundation report will have to be supplied with the building permit application form for each of the units to be built in the development.

2.6 ROADING

Road cross section widths comply with NZS 4404."

With regard to electricity and lighting these are required to be provided to the site boundaries as part of the subdivision of the lot for the development and a bond is in place to cover these works. All services for the development within the site must comply with NZS - 4404 1981.

LANDSCAPE PLAN

A landscape proposal has been submitted as part of the development plan as required as a condition of the planning consent. This plan indicates that group plantings are to be carried out along with singular species in various locations. Shrubs and medium sized trees are identified along the Thames Street frontage to ensure traffic safety at the intersection. Smaller trees are also indicated for along the Seales Road frontage so that power lines are not interfered with.

Overall the landscape plan will allow the development to be created into a pleasant environment.

RECOMMENDATION:

That pursuant to Section 294 of the Local Government Act 1974 the Matamata-Piako District Council grants its consent to the development plan for Tasman Village to develop the property described as Lot 2 DPS 56408 as an 80 Unit Retirement Village subject to the conditions listed below:

1. That a development levy (reserve contribution) of \$7,616 (plus GST) be paid to Council.
2. That all services, internal roading and accessways for the development shall comply with NZS 4404 - 1981 inclusive of the following:
 - a. **STORMWATER**
 - i. The 225mm dia. pipe from SWMH D3 to SWMH D2 must be laid to a grade of 2.9% instead of 1.43%, and the 225mm dia. pipe from SWMH D2 to the outfall from 9.0% to 7.4%.
 - ii. The outfall from SWMH A4 has a theoretical velocity of 3.60 metres/sec and some form of energy dissipator such as that detailed in Fig. 12 of NZS 4404;1981 is required.
 - iii. The calculations for the design of the detention pond have yet to be submitted to Council for approval. Should the run off from incremental development prove to be a problem, Council reserves the right to direct the construction of the detention pond.
 - iv. That kerb and channel complete with pavement drain underneath the kerb along with two catchment pits be constructed along Thames Street (State Highway 26) to the satisfaction of Transit New Zealand.
 - b. **SEWERAGE**
 - i. The overall design of sewers complies with the NZS 4404 except that 100mm diameter lines have been used at the head of the sewer lines. All 100mm sewer mains must be no lesser a grade than 1 in 60.
 - ii. All connections to the public sewer shall only proceed after a plumbing and drainage permit has been granted by the Matamata-Piako District Council Office, Morrinsville and shall be completed under Council supervision.

c. WATER

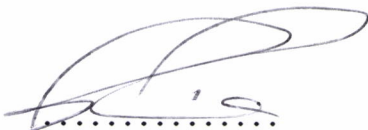
- i. A 100mm diameter main shall not be curved to a radius of less than 15 metres.
- ii. An additional sluice valve is to be placed in 100mm diameter main, near unit no 62 and adjacent to the parking area. The two connections to the public supply on Seales Road and Thames Road respectively shall have an approved water meter and double back flow preventers at each location. These are to be located within the road reserve, within one metre of the road reserve boundary. Tracer tape shall be used on all water mains and rider mains within the development.

d. EARTHWORKS

With the considerable degree of earthworks required in the development, an Engineers foundation report is to be supplied with the building permit application form for each of the units to be built in the development.

3. The landscape plan as submitted as part of the development plan is approved as part of this development, and furthermore the applicant is advised that the conditions of planning consent granted by Council on the 13 December 1990 are applicable to the development.

Approved/~~Declined~~


.....
GENERAL MANAGER

14.12.90
.....
DATE


.....
DISTRICT PLANNER

T. Fearnley

6 December 1990

SH/3/26/10/3

Works Engineer
Matamata Piako District Council
P.O. Box 266
TE AROHA

Attention: J. Harris

Dear Sir

TASMAN VILLAGE: SH26 MORRINSVILLE

I have recently received from our consultants a copy of the drainage proposal for the above development. The arrangement is unsatisfactory in its effect upon the State Highway as the invert level and slope of the grass berm would prohibit adequate drainage of the pavement layers. The only satisfactory solution acceptable to Transit New Zealand if this arrangement is to be installed is the provision of kerb and channel complete with pavement drain underneath the kerb. Two catchpits would also be required as would seal widening of the highway. The rough order cost of these provisions is as follows:

Kerb and Channel	\$4,000.00
Pavement drain	\$2,000.00
2 Catchpits	\$1,000.00

The 100mm subsoil drain could then be deleted. The seal widening costs would be borne by Transit New Zealand.

Page 2...

*John, - this will
better discuss
Richard
Don*

Hamilton Office

Clayton House 109 Anglesea Street PO Box 973 Hamilton New Zealand
Phone: (071) 383-575 Fax: (071) 393-461

P. Montague

6 December 1990

SH/3/26/8/3

Thomson and Furrer
Engineering Surveyors
P.O. Box 376
HAMILTON

Attention: Mr R D Hewison

Dear Sir

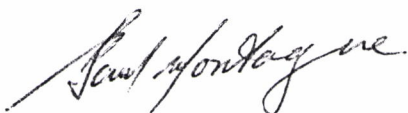
STATE HIGHWAY 26: TASMAN VILLAGE MORRINSVILLE: STORMWATER RETICULATION
AND WATERMAIN CONNECTION.

Your 4391 of 18 October 1990 refers.

I have made arrangements for the issue of a Notice of Consent that will grant approval for the thrust boring and ducting under the carriageway for the proposed and ducting under the carriageway for the proposed watermain connection. This notice will be forwarded to you shortly..

Relating to the stormwater reticulation proposal of filling in and piping the open drain. Transit New Zealand will liase with the local authority on this matter and will advise you in due course of the outcome.

Yours faithfully



Paul Montague
for REGIONAL MANAGER
PM62

Hamilton Office

Clayton House 109 Anglesea Street PO Box 973 Hamilton New Zealand
Phone: (071) 383-575 Fax: (071) 393-461

THOMSON & FARRER

LAND AND ENGINEERING SURVEYORS

AND
TOWN PLANNERS

Our ref: 4391

5th December, 1990

The District Manager,
Matamata Piako District Council,
P. O. Box 266,
TE AROHA

ATTENTION: Mr. R. Kirby

Dear Sir,

re: Tasman village - stage I

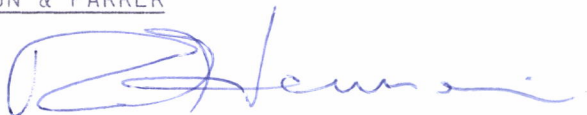
Sanitary sewer - Further to our discussions yesterday we will increase the size of the main between manholes AF and AI to 150 mm diameter. The grade will remain the same. The house sewer grades and stormwater levels prevented a change in grade of the 100 diam line to a minimum of 1 in 60.

Stormwater - We suggest that the base of the two manholes I and II along Thames Street which have grate lids remain unchanged. They are constructed with precast manhole base cuts and the pipes are between 100 mm and 150 mm above the concrete floor. This area will allow for sediment entrapment.

We await your advice.

Yours faithfully,
THOMSON & FARRER

Per:



Richard,
Could you
please get back
to me on
this before D/Plan
is approved.
Paula.

TELEPHONE (071) 380 469
FACSIMILE (071) 380 468

P.O. BOX 176

- 6 DEC 1990

Matamata-
Piako District
Council

CNR TRISTRAM & HILL STREETS
(OPPOSITE GIRLS' HIGH SCHOOL)
HAMILTON, N.Z.

RICHARD DOUGLAS HEWISON, M.N.Z.I.S.
CHRISTOPHER SPENCER IRVINE, M.N.Z.I.S.

Sub

LOCAL AUTHORITY WORKS ON STATE HIGHWAYS

NOTICE OF CONSENT

To: Matamata Piako Dist
Council
TE AROHA

Date: December 1990
Reference:

PURSUANT to Sections 51 and 52 of the Transit New Zealand Act 1989 the consent of Transit New Zealand is hereby given for the works requested by you in your notice of 28 for laying a 100mm watermain and a 215mm stormwater on No. 26 State Highway at route position 26/2.65 as shown on your plan Reference 313/12 subject to the following conditions:

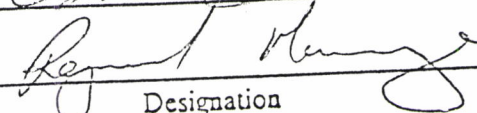
1. The works shall not result in any costs being met by Transit New Zealand.
2. The exact location and level of all installations is to be made known and agreed before work commences.
3. Appropriate barriers, signs, lights, etc are to be provided and used on site for the protection of the public and workmen.
4. Instructions concerning the use of signs for the control of traffic from any traffic officer of the Ministry of Transport or any person authorised by the Regional Manager shall be complied with in addition to those stated in the special conditions.
5. The works are to be available at all times for inspection by any person authorised by the Regional Manager.
6. The requirements made with regard to the reinstatement, materials used, compaction and surfacing shall be complied with.
7. Transit New Zealand reserves the right to require the installing authority to carry out repairs to the reinstated surface of the road, should these become necessary within six months from the completion of the original work.
8. Where the holder of this consent fails to comply with any requirement made pursuant to conditions 6 and 7 within two working days the Regional Manager may arrange for the necessary work to be done and may recover any costs so incurred from the consent holder.

Special Conditions See overleaf.

Signed on behalf of
Transit New Zealand

)
)
)
)





Designation

SPECIAL CONDITIONS

1. All road crossings shall be thrust under the pavement without causing any disturbance to the sealed surface.
2. Cover over the pipelines within the highway reserve shall be not less than that shown on the plan, No 313/12
3. Reinstatement of the surface within the state highway reserve shall be to leave it as presently existing and shall be to the requirement and satisfaction of the Regional Manager Transit New Zealand Hamilton or his appointed agent, with supervision by WORKS Consultancy Services Paeroa who are to be advised when the works are to be carried out.
4. Traffic Control and provision of temporary signs shall follow the procedures set out in the NRB publication "Working on the Road" October 1987 a handbook for temporary traffic control and safety at roadwork sites. All warning signs shall be of the new symbolic type. No other signs shall be used.
5. That the thrusting crossing shall be ducted and the thrusting pit shall be a minimum distance of 3.5m from edge of seal.

THOMSON & FARRER

LAND AND ENGINEERING SURVEYORS

AND
TOWN PLANNERS

TELEPHONE (071) 380-469
FACSIMILE (071) 380-468

P.O. BOX - 376

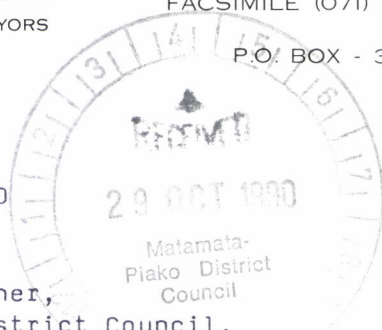
Cnr TRISTRAM & HILL STREETS
(OPPOSITE GIRLS' HIGH SCHOOL)
HAMILTON, N.Z.

RICHARD DOUGLAS HEWISON, M.N.Z.I.S.
CHRISTOPHER SPENCER IRVINE, M.N.Z.I.S.

Our ref: 4391

26th October, 1990

The District Planner,
Matamata Piako District Council,
P. O. Box 266,
TE AROHA



ATTENTION: Ms. P.J. Rolfe

Dear Madam,

re: Tasman Village development - Morrinsville

In reply to your letter of 10th instant concerning a proposed scheme change, we have made our notes on the proposal and return herewith a copy.

Our reasons for the suggested changes are as follows -

Site has a specific meaning within the district scheme and when further subdivision takes place each of these lots could be considered to be a site. Reference to the actual lot on the deposited plan when creating the zone and rewording 'site' to 'property', would assist in clarifying which area of the zone this applies to.

In ordinance 02801.3 the changes of the word 'on the site' to 'within the zone' are again for clarification.

We suggest changing water reservoirs which we doubt will be required to stormwater holding reservoir which was one of the conditions of the original approval.

Ordinances 02804.2 and .3 Change the words 'property' and 'site' to 'zone'. Again here both of the words used could refer to an actual lot on a plan of subdivision within the zone.

Under 'bulk and location' we would prefer to see a maximum site coverage relating to the whole zone rather than as worded. Again this could refer to an individual lot on a plan. We do not anticipate any problem in easily meeting the 35% site coverage for each individual area. The larger areas of open space retained at the north eastern end of the development, could become a matter of slight embarrassment in the future middle stages of the development.

Ordinance 02804.8 landscaping We have suggested alternative wording for this part of the ordinance whilst trying to clarify the intent of this part of the ordinance. We are not certain that we have achieved a better result.

We thank you for the opportunity of commenting on the proposed scheme change prior to its submission to Council.

We also concur that to obtain a subdivision before the scheme change is adopted by Council would require a specified departure application.

Yours faithfully,
THOMSON & FARRER

Per: 

Encl:

THOMSON & FARRER

LAND AND ENGINEERING SURVEYORS

AND
TOWN PLANNERS

TELEPHONE (071) 380-469
FACSIMILE (071) 380-468

P.O. BOX - 376

CNR TRISTRAM & HILL STREETS
(OPPOSITE GIRLS' HIGH SCHOOL)
HAMILTON, N.Z.

RICHARD DOUGLAS HEWISON. M.N.Z.I.S.
CHRISTOPHER SPENCER IRVINE. M.N.Z.I.S.

Our ref: 4391

26th October, 1990

The Design Engineer,
Matamata Piako District Council,
P. O. Box 266,
TE AROHA

ATTENTION: Mr. R. Kirby

Dear Sir,

re: Tasman Village development

Further to our discussion on the 10th instant, we enclose herewith two prints of the amended stormwater reticulation plan together with two copies of the amended design schedule.

With regard to future maintenance of sanitary sewer, stormwater, and water reticulation services within the village, it has always been our intention that the services be taken over and maintained by Council although this may not have been made clear to yourself. In discussions with Paula Rolfe it is intended that the development have titles issued under the Unit Titles Act and that further subdivision of the property will need to take place so that each of the stages stands on its own separate title before unit title development commences.

Briefly the reason for this is that any change in the shape, location or size of a dwelling constructed after a proposed unit plan has been prepared, requires the preparation of a new proposed unit plan and the consent of all the then unit title holders within the development. To overcome this problem which would occur if the whole development was proceeded with as one, it is our intention to support Council to affect a change to the district scheme to permit further subdivision of our client's land into smaller parcels so that unit title plans are developed over stages that have had their buildings fixed in size, shape and location.

For this reason the services will then actually pass through a series of lots which will be owned by separate body corporates.

We therefore formally request that Council give consideration to accepting responsibility for the trunk services within the development with the sanitary sewer and stormwater reticulation drains being made public drains and consideration be given to the creation of a stormwater easement over the proposed dam and catchment area upstream of the dam together with the spillway and low flow pipe work.

With regard to water reticulation it would be our intention to create water supply easements over the trunk mains at the time of each subdivision and that Council would be granted rights over the main roadways which will be rights of ways to obtain legal access into and through the village for maintenance works if such access is required by means of a right of way and is not covered by other enactments.

As built plans would be produced showing the exact location of the reticulation which is the same procedure as for subdivision and Council would undertake inspections and testing of the work during its construction.

Following completion of the three reticulated services in each stage and their passing final tests the work would be maintained by the developer and through him by the contractor for a period of not less than three months. Following the end of this period further tests and or inspections would be undertaken and at that point the works would become the responsibility of Council.

We will be involved in the design of the services to the individual houses from the trunk services and it is not our intention that these would become the responsibility of Council. Such tests as Council requires to be undertaken in the normal house reticulation situation will be required to be undertaken prior to these individual services being connected to the trunk mains. If required these connections will be undertaken under the supervision of Council staff.

We await your further advice on this matter.

Yours faithfully,
THOMSON & FARRER

Per:



Encl:

THOMSON & FARRER

LAND AND ENGINEERING SURVEYORS

AND
TOWN PLANNERS

Our ref: 4391

24th October, 1990

TELEPHONE (071) 380-469

FACSIMILE (071) 380-468

P.O. BOX - 376

CNR TRISTRAM & HILL STREETS

(OPPOSITE GIRLS' HIGH SCHOOL)

HAMILTON, N.Z.

RICHARD DOUGLAS HEWISON, M.N.Z.I.S.
CHRISTOPHER SPENCER IRVINE, M.N.Z.I.S.

Tasman Village proposal - stage I - STORMWATER - October, 1990

Manhole	Catchment	Flow	Diam	Grade	Full flow	% full flow	& full vel	Vel
II - I	0.15	7.9	225	120	44.4	18	76	0.85
- I	0.17	8.8	150	90	17.4	50	100	0.98
- I	0.14	7.4						
at I to existing	0.46	24.1	225	172	37.1	65	107	1.00
V - III	0.24	12.7	150	80	18.4	69	108	1.12
IV - III	0.11	5.8	225	150	39.7	15	72	0.71
III - existing	0.35	18.5	225	150	39.7	47	98	0.98
A RUN								
X - IX	0.12	6.3	150	40	26.1	24	83	1.23
IX - VIII	0.55	29.0	225	150	39.7	73	108	1.08
VIII- VII	0.73	38.5	225	150	39.7	97	114	1.14
VII - VI	0.79	41.6	225	135	41.9	99	114	1.20
VI - V	1.40	73.8	225	43	74.2	99	114	2.12
V - IV	1.49	78.5	225	38	78.9	99	114	2.26
IV - III	1.90	100.1	225	20.5	107.4	93	113	2.51
III - II	2.20	115.9	225	17	118.0	98	114	3.38
II - I	2.33	122.8	225	15	125.6	98	114	3.60

*Dissipator
required
at I to*

MATAMATA-PIAKO DISTRICT COUNCIL

Development Plans

Tasman Village - Morrinsville

INTRODUCTION

The development plans for the Tasman Village are dated August 1990 and numbered 313/1-11 inclusive and were prepared by Thomson and Farrer, Registered Surveyors, Hamilton. After discussions with the developer, Plan No. 313/4 was revised and Plan 314/8, dated October 1990, was submitted as a revision to aspects of the reticulation on Plan 313/4.

STORMWATER

In calculating the stormwater run off the developer has used a run off factor of 0.3 for the whole site. This figure of 0.3 is considered applicable for parks, playgrounds and reserves that are mainly grassed. For subdivisions of this type a more realistic figure would be in the region of 0.35 to 0.4.

Consequently the stormwater pipe sizes will tend to restrict the flow of water. This will result in minor flooding during design storm conditions. This is not considered to be a major problem and will serve to ease peak loading on reticulation downstream.

The 225mm dia. pipe from SWMH D3 to SWMH D2 must be laid to a grade of 2.9% instead of 1.43%, and the 225mm dia. pipe from SWMH D2 to the outfall from 9.0% to 7.4%.

The outfall from SWMH A4 has a theoretical velocity of 3.60 metres/sec and some form of energy dissipator such as that detailed in Fig. 12 of NZS 4404:1981 is required.

The calculations for the design of the detention pond have yet to be submitted to Council for approval. Should the run off from incremental development prove to be a problem, Council reserves the right to direct the construction of the detention pond.

SEWERAGE

The overall design of sewers complies with the NZS 4404 except that 100mm diameter lines have been used at the head of the sewer lines. ~~This is probably acceptable as it is assumed that the reticulation will remain private.~~ *That all 100 mm ϕ sewer mains be no lesser a grade than 1 in 60.*

All connections to the public sewer shall only proceed after a plumbing and drainage permit has been granted by the Matamata-Piako District Council Office, Morrinsville and shall be completed under Council supervision.

WATER

A 100mm diameter main shall not be curved to a radius of less than 15 metres.

It is recommended that an additional sluice valve be placed in 100mm diameter main, near unit no 62 and adjacent to the parking area. The two connections to the public supply on Seales Road and Thames Road respectively shall have an approved water meter and double back flow preventers at each location. These should be located within the road reserve, within one metre of the road reserve boundary. *Tracer tape shall be used on all watermains and rider-mains within the development.*

*R.K.'s
additions
4/12/90*

EARTHWORKS

With the considerable degree of earthworks required in the development, an Engineers foundation report will have to be supplied with the building permit application form for each of the units to be built in the development.

ROADING

Road cross section widths comply with NZS 4404.

21 October 1990

R J Kirby
DESIGN ENGINEER

*Received last week
of November 1990.
RJK*

Our ref: 4391

18th October, 1990

The Regional Manager,
Transit N.Z. Limited,
P. O. Box 973,
HAMILTON

Dear Sir,

re: Your ref: SH/3/111/4 - State Highway 26 Tasman Village - Morrinsville

Further to our letter of the 4th July, and your reply of the 10th July, 1990, regarding obtaining services across State Highway 26 (Thames Street) to my clients development, we advise as follows -

- 1) Sanitary sewer reticulation - We have abandoned any idea of reticulating out to the existing lines on the south east side of Thames Street and this reticulation is now being constructed totally within the development.
 - 2) Water reticulation - The Matamata Piako District Council require the developer to connect to the existing water main in Thames Street with a 100 mm diam. main and this will be thrust bored underneath the existing State Highway carriageway.
 - 3) Stormwater reticulation - The Matamata Piako District Council required as its approval of the development the piping and filling of the open drain along the development side of Thames Street. It is intended to install a manhole on the end of the existing line under Thames Street and extend this in a north eastward direction with both manholes having grate lids at this stage to collect runoff from Thames Street and the adjoining open areas of the development.
- From the manhole on the end of the existing line in a south westerly direction the existing open drain will be filled in following the construction of a 100 mm diam subsoil drain.
- 4) Berm reconstruction - On completion of the works specified above it is intended to topsoil and grass the berm area between the edge of the seal and the property boundary to shape this to provide surface water run-off to the aforementioned manholes. This work will be carried out as part of the final work on the tidying up of this stage of the development.

The enclosed plan shows in detail the location of the work to be undertaken and we request Transit N.Z.'s permission to carry out the aforementioned work.

If you require we can make arrangements for the contractor to notify you prior to carrying out any or all of the above stages of the work so that personnel from Transit N.Z. can be on site. We await your further advice.

Yours faithfully,
THOMSON & FARRER

Per:

Encl:

MATAMATA-PIAKO DISTRICT COUNCIL

OPERATIVE DISTRICT SCHEME

PROPOSED CHANGE NO. 5

Piako District Scheme Section

Explanation

In December 1989 the District Council approved an application for consent to establish a retirement village on the corner of Thames Street and Seales Road, on the eastern edge of Morrinsville.

The approval was for a retirement village of up to 80 household units.

This scheme change proposes a retirement village zone for this site, in order for appropriate planning provisions and controls to be maintained for the retirement village development.

Proposed Amendments

Insert the following:

1. CONTENTS

Under clause (IV) PROVISION FOR ACTIVITIES - Page (ii)

"(4A) Retirement Village Zone S4403 18"

Under ordinance II - Page (v)

"Clause 8 : RETIREMENT VILLAGE ZONE

Predominant Uses	02801	61(a)
Conditional Uses	02802	61(a)
Subdivision of Land	02803	61(a)
Control of Development	02804	61(a)"

2. SCHEME STATEMENT : PROVISION FOR ACTIVITIES

Clause S4403 - Page 18

"(4A) RETIREMENT VILLAGE ZONE

Lot 2 DP 56408 being property
S.4403 This zone applies to a 5.67 hectare site at Seales Road, Morrinsville, which was subject to a consent for a retirement village in December 1989.

The retirement village zone provides for and controls the development of the retirement village."

3. ORDINANCE II

Clause 02102 - ZONE TITLES AND NOTATIONS - Page 49

".6 Retirement village zone"

(Page 61a)

"CLAUSE 8 - RETIREMENT VILLAGE ZONE"

Predominant Uses

02801 The predominant uses shall be:

- .1 Dwellinghouses[?]
- .2 Apartment houses containing not more than two household units
- .3 Outdoor recreational facilities for the exclusive use of people resident ~~on-the-site~~ within the zone
- .4 ^{Stormwater holding} Water reservoirs, bus passenger shelters, and other structures of public utility
- .5 Accessory buildings except that:
for each household unit a maximum area of 15m² shall be permitted and that no accessory buildings are permitted in view of Seales Road and Thames Street.

Conditional Use

02802 The conditional uses shall be:

- .1 All residential uses not permitted as predominant uses
- .2 Buildings for the purpose of indoor recreation, medical care and community activities
- .3 Churches and Chapels
- .4 Shops for the sale of groceries and dairy products, either alone or in conjunction with residential accommodation

Subdivision of Land

02803 Minimum area - equal to the development of 10 household units in compliance with the approved development plan.

Control of Development

02804 Controls for Predominant Uses in the Retirement Village Zone

Council when assessing conditional use applications shall use the following controls as a guide.

1. Staged development

For each stage of development, a development plan incorporating landscaping, stormwater, sewerage, roading, accessways, parking, services and residential units be submitted to Council for approval.

A maximum of 80 household units will be permitted within this zone.

2. Design and Appearance

All household units are to be designed and constructed so as to provide a harmonious design and architectural theme. A maximum of two household units to be constructed within one building and garages are to be incorporated into the design of the buildings.

3. Bulk and Location

No building shall be erected closer than five metres to a public road or closer than three metres to any other ^{zone} property boundary.

The maximum site coverage ^{zone} permitted is 35% over the whole zone

All buildings shall be a minimum of three metres apart and the main glazing of the main living area shall not penetrate directly into the main glazing of another unit unless separated by a distance of at least six metres.

4. Outdoor Living Court

Each household unit shall be provided with an outdoor living court to link the use of the unit to the use of the ^{zone} site and to provide visual amenity to the ^{zone} site which meets the following requirements:

- minimum area - 40m².
- capable of containing a circle six metres in diameter.
- be oriented east, north, or west of the unit.
- be for the exclusive use of the unit and free of access to other units, driveways, manoeuvring areas, parking and service courts.
- each living court shall abut the main living area of the unit and be readily accessible to the unit.
- be screened by the developer at the time the units are constructed to a maximum height of 1.5 metres for not less than 50% of its perimeter.

5. Outdoor Service Court

Each household unit shall be provided with an outdoor service court for activities such as clothes drying and the outdoor storage of rubbish which meets the following requirements:

- minimum area - 20m² with a minimum width of three metres.
- be for the exclusive use of the unit and free of access to other units, driveways, manoeuvring areas, parking and living courts.
- service courts must be screened from view of public places, recreation areas and pedestrian ways.

6. Roading Standards etc

All services, internal roading and accessways for the development of the village shall comply with NZS 4404 : 1981 or any other standard referred to therein, plus any additional conditions that may be imposed in relation to the development plan.

7. Parking - See Ordinance VI

8. Landscaping

All parts of the retirement~~s~~ village are to be landscaped to a comprehensive overall scheme as detailed on the development plan approved by Council."

4. PLANNING MAPS

Amend planning maps 9 and 25 and legend to show Retirement Village zone, as shown on the attached maps.

8. Landscaping.

All those areas of each stage of the development within the zone not otherwise occupied by roadways, driveways, footpaths, household units and their outdoor and service courts are to be landscaped. The landscaping shall be carried out in accordance with the development plan as approved by Council.

NA 215

D Hewison

10 October 1990

Thomson and Farrer
PO Box 376
HAMILTON

ATTENTION: D Hewison

Dear Sirs

TASMAN VILLAGE DEVELOPMENT - MORRINSVILLE

With reference to your letter dated 27 September 1990, I advise that I do not have any objection to the subdivision of land for the staged development of the units.

I have enclosed a copy of a proposed scheme change for the village site which permits the subdivision of at least 10 household units as depicted on the development plan. This of course has not been to Council as yet for approval to publicly notify the change, therefore, I would appreciate your comments as soon as possible.

Please note that I haven't allowed for the subdivision of the Recreation and Cultural Centre, as I considered that this in time would become a balance area. I cannot see the need for subdividing this portion of the property.

I suggest that the scheme change is required to be proceeded with prior to the submission of a scheme plan for such a subdivision.

Yours faithfully

Ms P J Rolfe
DISTRICT PLANNER

PJR/LCW

THOMSON & FARRER

LAND AND ENGINEERING SURVEYORS

AND
TOWN PLANNERS

TELEPHONE (071) 380-469
FACSIMILE (071) 380-468

P.O. BOX - 376

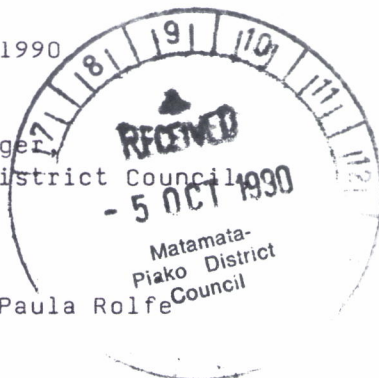
CNR TRISTRAM & HILL STREETS
(OPPOSITE GIRLS' HIGH SCHOOL)
HAMILTON, N.Z.

RICHARD DOUGLAS HEWISON, M.N.Z.I.S.
CHRISTOPHER SPENCER IRVINE, M.N.Z.I.S.

Our ref: 4391

27th September, 1990

The General manager,
Matamata Piako District Council
P. O. Box 266,
TE AROHA



ATTENTION: Ms. Paula Rolfe

Dear Madam,

re: Tasman Village development - Morrinsville

We enclose herewith a print off the site development plan showing the overall layout of the development prepared prior to the final layout of the exact positions of the first 18 units being decided and confirmed.

The plan shows edged in green the area to be developed containing the first 18 units which development will proceed in two stages with 12 of these 18 units being constructed in stage I and the remaining 6 in stage II.

The plan also shows outlined in pink an area containing the future recreation centre, studios, and care rooms.

Also shown on the plan is part of the main entrance roadway coloured orange.

You will be aware that it is intended to create individual titles for the units within the development under the Unit Titles Act 1972. Under that Act a stage development is proceeded with as follows -

1) A proposed unit development plan is prepared showing the division of the land into units both principal and accessory specifying all of the units and the whole of the common property proposed to comprise the development when it is completed.

A stage unit plan is then prepared specifying each of the units and each part of the common property if any that has so far been completed to the extent necessary for the purposes of Section 5 (1) (g) of the Act with the balance of the area within the development being shown as one or more future development units.

A complete unit plan is prepared when the last of the units and the common property comprised in the development have been completed.

For the purposes of the Act a unit entitlement is assigned to every principal and accessory unit shown on the proposed unit development plan, this entitlement being fixed by a registered valuer.

If after the preparation of the proposed unit development plan any change in the location of a principal or accessory unit or common property or deletion or addition of a principle or accessory unit within the development occurs the procedure to date has to be cancelled and the whole process recommenced with a proposed unit plan repeated. New entitlements have to be assigned to every unit and accessory unit and the body corporate then in existence has to be cancelled and a new body corporate established. The consent of every owner of a principle unit within the body corporate is required for such a change.

At this point in time little work has been done on the recreation, care rooms and studio development which is unlikely to be commenced until substantial development of the complex has taken place. In addition the concept of this part of the development is completely different from the individual residential units comprised in the rest of the development and thus does not fit easily into the overall scheme for the issue of the unit titles.

For the above reasons we request that preliminary consideration be given to further subdividing our clients property to create initially three lots but in the future probably a further number of lots as follows -

A lot edged green on the plan comprising the first two stages of the development where the units have been fixed for dimension and location.

A lot in the area edged pink comprising the recreation centre, care rooms and studios, which development is of a different nature to the remainder.

Further lots over the rest of the development the dimensions of which will be defined as each of the stages becomes fixed in respect of unit size and location.

A series of rights of way over the main roadways within the development so that the owners of the units within any one specific parcel of land have rights over the roadways and preferably over the major footways as well to gain access to other parcels of land within the development.

In addition to the area marked orange on the plan for which rights will be granted to the rest of the land owned by our clients it may also be preferable that other areas within stage I comprising the main roadway and the footpaths also be subject to rights in favour of the remainder of the development.

For your information we have enclosed herewith a series of land transfer plans prepared for Fletcher Residential Allandale Village Limited in Hamilton which is being proceeded with in stages and which shows the methods that they are using to overcome problems that will be similar to Tasman Village. With reference to the plans we comment as follows -

D.P.s 49327 - shows rights of way over stage I and part of the adjoining land including rights to convey water, electricity and telephone services. This plan was deposited on the 18th July, 1988.

D.P.s 48457 of two sheets showing the units for stage I of their development. Note the whole of their stage I was completed at one time, unlike Tasman Village which we envisage will require two stages and thus a proposed unit plan as well. Note that the plan which forms the basis of the body corporate has noted on it the rights created as shown on D.P.s 49327.

L.T.s 56680 covering stage III and IV of the development as two separate lots together with a series of rights of way with rights to convey water, electricity, gas, and telephone services. Note that this plan indicates that the land shown on it is has appurtenant rights over parts of the adjoining land and in particular that shown on D.P.s 49327 and that the schedule of proposed easements on the plan intends to create rights over the rights of way within the subdivision in favour of the previous stages.

What we are requesting is consent to further subdivide the Tasman Village property so as to ease the legal problems concerning creation of unit titles within a development over a period of years.

Your comments would be welcome before we consider formally submitting a scheme plan or scheme plans.

Yours faithfully,
THOMSON & FARRER

Per:

A handwritten signature in blue ink, appearing to read 'R. Leura', written over a horizontal line.

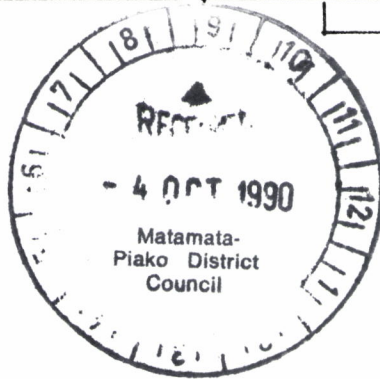
Encl:

Sub?

Chris van Empel

Architect & Urban Designer
bi (Arch & TP) ANZIA

17 Sandford Place, P.O. Box 12234, Hamilton. Ph. 558-432



3 October 1990

The District Planner
Matamata-Piako District Council
PO Box 266
Te Aroha

Dear Mrs Rolfe

Re: TASMAN VILLAGE MORRINSVILLE.

Further to our telephone conversation on 2 October 1990,
I enclose two copies of a landscaping proposal for above
development.

The plans for roading and site services have been submitted to
your office by our Surveyor/Engineer Thomson & Farrer.

Further details on landscaping for stage 1 will be included in
our application for a building permit for the villa's in stage 1.

Would you please advise, if any further information is required
to meet council conditions on the Development Plan.

Yours faithfully

A handwritten signature in black ink, appearing to read "Chris van Empel".

P. Montague

10 July 1990

SH/3/113/4

Thomson & Farrer
Land & Engineering Surveyors
PO Box 376
HAMILTON

ATTENTION : MR RD HEWISON

Dear Sir

STATE HIGHWAY 26 : TASMAN VILLAGE MORRINSVILLE : SERVICE
FACILITY

Your 4391 of 4 July 1990 refers.

Thank you for supplying an informative description of the
proposal as well as the accompanying plan.

Transit New Zealand like its predecessor has a policy of not
granting approval to open trench the state highway to
accomodate service facilities.

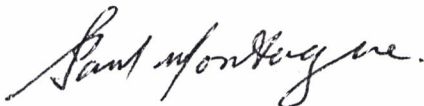
Regretably I must inform you that alternative means of either
thrusting of constructing on the proposed site are the options
you must consider.

Should thrusting be the chosen option then application to do so
can be made through this office.

Transit New Zealand also has a requirement of a minimum depth
of 1.2 metres for service facilities such as you are proposing.

Please do not hesitate to contact the writer should you have
any further query.

Yours faithfully



Paul Montague
for Regional Manager
PM101

Hamilton Office

Clayton House 109 Anglesea Street PO Box 973 Hamilton New Zealand
Phone: (071) 383-575 Fax: (071) 393-461

MATAMATA-PIAKO DISTRICT COUNCIL

P O Box 266
35 Kenrick Street
Te Aroha

Phone: (0819) 48-179
Fax: (0819) 48-865

Our ref: NA 215

6 July 1990

Chris van Empel
PO Box 12234
HAMILTON

Dear Sir

TASMAN VILLAGE

I have examined the preliminary plans for Stage I of the above development and make the following comments.

The roadway from the entry/exit to the turning circle is considered as a long cul-de-sac which would serve more than six vehicles per day therefore the width of this carriageway must be seven metres, that is from the entry/exit to the turning circle. This would also apply to the roading to the turning circle on the remainder of the development.

Unit 2 - the living court should be adjacent to the main living area, however one could argue that the space adjoining the main living area is also part of the living court. This would apply to some of the other units as well e.g. ^{Unit 3} The service court for Unit 4 is considered not to comply with the minimum area of 20 square metres having a minimum width of three metres.

Condition II of the consent requires that a development plan incorporating landscaping, stormwater inclusive of a holding reservoir, sewerage, all roading, accessways services and the first stage of unit development be submitted to Council for approval, and for each subsequent stage thereafter. It is considered that this will be the next stage of development and we look forward to receiving the plans.

Yours faithfully
R M Rankine
GENERAL MANAGER

PER

P J Rolfe (Ms)
DISTRICT PLANNER

PJR:SMB

Our Ref: 4391

4 July 1990

The Regional Manager
Transit New Zealand
P O Box 973
HAMILTON

Dear Sir

State Highway 26 - Morrinsville

We have been engaged by the developers of the Tasman Village a retirement village to be constructed on lot 2 LTS 56408 located at the intersection of State Highway 26 (Thames Street) and Seales Road on the edge of the Morrinsville urban area. Our involvement is the design and supervision of construction of roading and all services.

Stage 1 of the development will be undertaken on that portion of property nearest Thames Street with vehicular and pedestrian access from Seales Road.

The Matamata Piako Council in approving the scheme plan of subdivision imposed a segregation reserve along the whole of the frontage of Thames Street, thus no access will be available off Thames Street.

Council imposed other conditions amongst which were the following:

Water Supply - a connection from the existing main along the State Highway which connection is to be thrust bored across the State Highway.

Stormwater - Piping of the open stormwater drain along Thames Street with manholes complete with gratings to take the surface run off and connected into the existing line laid under the State Highway.

Sanitary Sewer Reticulation - Reticulation of the whole of the development and connection of this to the existing Borough systems. Consent to connect to the existing sewage system at the corner of the State Highway and Elm Street subject to permission being granted by Transit New Zealand.

The sanitary sewer reticulation for Stage 1 can be handled by connecting to the line on the south side of the Thames Street (State Highway) or alternatively, constructing a line up to 5 metres deep through the balance of the development to the existing trunk main. We prefer the former of the two alternatives, not only because the line is much shallower but that once a line is constructed through the rest of the development this will have serious effects on future changes if any changes are proposed.

We have investigated the feasibility of constructing a sanitary sewer line under the State Highway, so that it clears the existing stormwater line running parallel to the road and from the information and invert levels we have obtained, the line can be laid underneath the stormwater line without the two pipes clashing. The line needs to be laid at a depth between 1.8 and 1.9 m³ and due to the fact there is little margin for error during construction of the line, it would be preferred if it could be open cut.

Page 2

The advantages to our client in proceeding to lay a sanitary sewer line under the State Highway are:

The reduced depth of the sanitary sewer line serving Stage 1.

The independence of Stage 1 from the rest of the development.

The flexibility retained within the balance of the development in that there will be no fixed trunk sewer lines constructed within the balance area, except for that already existing.

We are in the process of preparing overall layout plans for the trunk services and would appreciate an early reply to our request.

For your information we enclose a plan showing the location of the existing stormwater and sanitary sewer services at the intersection of the State Highway and Seales Road.

Yours faithfully,
THOMSON & FARRER

Per:

Encl:

MATAMATA-PIAKO DISTRICT COUNCIL

MEMO FORM

DATE: 21 December 1990
TO: Paula Rolfe - District Planner
FROM: R J Kirby - Design Engineer
COPIES TO:
SUBJECT: TASMAN VILLAGE

Could you please revise the conditions of consent on the water reticulation as follows:

1. The water meter and double backflow preventors requested in the two places where the watermain crosses the road reserve boundary be modified to:
 - (a) having approved water meters on each domestic connection to be located in the toby box next to the toby valve.
 - (b) having approved water meters and double backflow preventors on any other than domestic connections.
 - (c) having approved sluice/butterfly valves on each main one metre into the road reserve and where the new main connects onto the existing main in both locations.

These modifications have been discussed with R Hewison, Thomson and Farrer and verbal agreement has been reached.

2. Letter to Thomson and Farrer 17 December 1990 refers;

That "SWMH A4" referred to in 2(a)(ii) be changed to "SWMH A3, sand bagged headwall".

R J Kirby

NA215

Ms P J Rolfe

17 December 1990

Thomson and Farrer
P O Box 376
HAMILTON

Chris Van Empel
P O Box 12234
HAMILTON

Dear Sir

DEVELOPMENT PLAN - TASMAN VILLAGE, MORRINSVILLE

You are advised that pursuant to a delegated authority, the following is the text of Council's decision on the above Development Plan.

"That pursuant to Section 294 of the Local Government Act 1974 the Matamata-Piako District Council grants its consent to the development plan for Tasman Village to develop the property described as Lot 2 DPS 56408 as an 80 Unit Retirement Village subject to the conditions listed below:

1. That a development levy (reserve contribution) of \$7,616 (plus GST) be paid to Council.
2. That all services, internal roading and accessways for the development shall comply with NZS 4404 - 1981 inclusive of the following:
 - a. STORMWATER
 - i. The 225mm dia. pipe from SWMH D3 to SWMH D2 must be laid to a grade of 2.9% instead of 1.43%, and the 225mm dia. pipe from SWMH D2 to the outfall from 9.0% to 7.4%.
 - ii. The outfall from SWMH A4 has a theoretical velocity of 3.60 metres/sec and some form of energy dissipator such as that detailed in Fig. 12 of NZS 4404;1981 is required.
 - iii. The calculations for the design of the detention pond have yet to be submitted to Council for approval. Should the run off from incremental development prove to be a problem, Council reserves the right to direct the construction of the detention pond.
 - iv. That kerb and channel complete with pavement drain underneath the kerb along with two catchment pits be constructed along Thames Street (State Highway 26) to the satisfaction of Transit New Zealand.
 - b. SEWERAGE
 - i. The overall design of sewers complies with the NZS 4404 except that 100mm diameter lines have been used at the head of the sewer lines. All 100mm Ø sewer mains must be no lesser a grade than 1 in 60.

vary
to SWMH 3. ✓

MAJIS

Ms P J Rolfe

17 December 1990

Thomson and Farrer
P O Box 376
HAMILTON

Dear Sir

DEVELOPMENT PLAN - TASMAN VILLAGE, MORRISVILLE

You are advised that pursuant to a delegated authority, the following is the text of Council's decision on the above Development Plan.

"That pursuant to Section 294 of the Local Government Act 1974 the Matamoras District Council grants its consent to the development plan for Tasman Village to develop the property described as Lot 2 DP2 26408 as an 80 Unit Retirement Village subject to the conditions listed below:

1. That a development levy (reserve contribution) of \$7,616 (plus GST) be paid to Council.

2. That all services, internal road and accessways for the development shall comply with NZS 4404 - 1981 inclusive of the following:

a. STORMWATER

i. The 225mm dia. pipe from 2MMH 03 to 2MMH 02 must be laid to a grade of 2.9% instead of 1.43%, and the 225mm dia. pipe from 2MMH 02 to the outfall from 2.0% to 2.4%.

ii. The outfall from 2MMH A4 has a theoretical velocity of 3.60 metres/sec and some form of energy dissipator such as that detailed in fig. 12 of NZS 4404:1981 is required.

iii. The calculations for the design of the detention pond have yet to be submitted to Council for approval. Should the run off from incremental development prove to be a problem, Council reserves the right to direct the construction of the detention pond.

iv. That kerp and channel complete with pavement drain underneath the kerp along with two catchment pits be constructed along Thames Street (State Highway 26) to the satisfaction of Transit New Zealand.

b. SEWERAGE

i. The overall design of sewers complies with the NZS 4404 except that 100mm diameter lines have been used at the head of the sewer lines. All 100mm 0 sewer mains must be no lesser a grade than 1 in 60.

- ii. All connections to the public sewer shall only proceed after a plumbing and drainage permit has been granted by the Matamata-Piako District Council Office, Morrinsville and shall be completed under Council supervision.

c. WATER

- ✓ i. A 100mm diameter main shall not be curved to a radius of less than 15 metres.
- ii. An additional sluice valve is to be placed in 100mm diameter main, near unit no 62 and adjacent to the parking area. The two connections to the public supply on Seales Road and Thames Road respectively shall have an approved water meter and double back flow preventers at each location. These are to be located within the road reserve, within one metre of the road reserve boundary. Tracer tape shall be used on all water mains and rider mains within the development.

d. EARTHWORKS

With the considerable degree of earthworks required in the development, an Engineers foundation report is to be supplied with the building permit application form for each of the units to be built in the development.

- 3. The landscape plan as submitted as part of the development plan is approved as part of this development, and furthermore the applicant is advised that the conditions of planning consent granted by Council on the 13 December 1990 are applicable to the development."

The applicant is advised that pursuant to Section 299 of the Local Government Act 1974, there is a right of objection to Council's decision on the Development Plan and that any such objection must be lodged in writing with Council within one month of the receipt of this notice of decision.

Yours faithfully

R G Hubbard
PLANNING ASSISTANT

RGH/MM

ii. All connections to the public sewer shall only proceed after a plumbing and drainage permit has been granted by the Matamoras-Piako District Council Office, Morrisville and shall be completed under Council supervision.

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Yours faithfully

R G Hubbard
PLANNING ASSISTANT

RGH/MM

BOREHOLE LOG

JOB No. 10/90021

SHEET 1 OF 1

PROJECT LOCATION Cnr Thames St & Seales Rd.

CLIENT Thomson and Farrer

METHOD OF BORING 50mm Diameter Hand Auger

NUMBER 1

Depth (m)	GWL/Samples	Geological description	Graphic log	FIELD DESCRIPTION (colour, structure, weathering, grain size, strength, water content, plasticity)	Vane shear strength (kPa) 50 100	Scala. penetr. (blows/100mm) 3 6 9
0.25				TOPSOIL	x □	
0.50				White mottled yellow green SILT clayey; wet to saturated, stiff, mod. plastic - clay content increasing with depth becoming highly plastic	>130	
0.75				Becoming mottled yellow brown and reddish brown; stiff to hard	>130	
1.00					x □	
1.25						
1.50				Becoming light grey mottled yellow-brown CLAY with silt; firm, moist, highly plastic	x □	
1.75					x □	
2.00					x □	
2.25				END OF BORE AT TARGET DEPTH		
2.50						

Date started 1.8.90
 Date finished 1.8.90
 Logged by D.E. Whyte
 Checked by C.J. Graham

NOTES:

**BARRETT,
FULLER &
PARTNERS LTD**

SAMPLES
 ○ Small disturbed sample
 ○ Large disturbed sample
 ■ "Undisturbed" tube sample

TESTS
 □ Peak shear vane reading
 x Residual shear vane reading
 PP - Pocket penetrometer(kPa)

BOREHOLE LOG

JOB No. 10/90021

SHEET 1 OF 1

PROJECT LOCATION Cnr Thames St & Seales Rd.

CLIENT Thomson and Farrer

METHOD OF BORING 50mm Diameter Hand Auger

NUMBER 2

Depth (m)	GWL/Samples	Geological description	Graphic log	FIELD DESCRIPTION (colour, structure, weathering, grain size, strength, water content, plasticity)	Vane shear strength (kPa) 50 100	Scala. penetr. (blows/100mm) 3 6 9
0.25				TOPSOIL	x □	
0.50				White, mottled yellow brown SILT clayey; moist to wet, stiff to hard; mod. plastic(pumiceous)		
0.75					>130	
1.00					>130	
1.25				White, mottled yellowish green SILT with clay; moist to wet, hard, slightly plastic. Clay increasing with depth and becoming highly plastic.		
1.50					x □	
1.75				Light grey CLAY, silty, moist, firm, highly plastic. Becoming mottled yellow-brown with depth.	x □	
2.00						
2.25				END OF BORE AT TARGET DEPTH	x □	
2.50						

Date started 1.8.90
 Date finished 1.8.90
 Logged by D.E. Whyte
 Checked by C.J. Graham

NOTES:

**BARRETT,
FULLER &
PARTNERS LTD**

SAMPLES
 ○ Small disturbed sample
 ○ Large disturbed sample
 ■ "Undisturbed" tube sample

TESTS
 □ Peak shear vane reading
 x Residual shear vane reading
 PP - Pocket penetrometer(kPa)

BOREHOLE LOG		JOB No. 10/90021		SHEET 1 OF 2		
PROJECT _____		LOCATION Cnr Thames St & Seales Rd				
CLIENT Thomson and Farrer		METHOD OF BORING 50mm Diameter Hand Auger				
		NUMBER 3				
Depth (m)	G.W.L./Samples	Geological description	Graphic log	FIELD DESCRIPTION (colour, structure, weathering, grain size, strength, water content, plasticity)	Vane shear strength (kPa) 50 100	Scala penetr. (blows/100mm) 3 6 9
0.25				TOPSOIL		
0.50				Light brown SILT clayey with some very fine sand; moist, firm, moderately plastic.		
0.75				Brown CLAY SILTY, moist, firm to stiff, highly plastic	x □	
1.00					x □	
1.25					x □	
1.50					x □	
1.75					x □	
2.00				Becoming wet with depth.	x □	
2.25				Light yellow-brown CLAY with silt, saturated, firm to stiff, highly plastic	x □	
2.50					x □	
Date started 1.8.90 Date finished 1.8.90 Logged by D.E. Whyte Checked by C.J. Graham				NOTES:		
BARRETT, FULLER & PARTNERS LTD				SAMPLES. ○ Small disturbed sample ◇ Large disturbed sample ■ "Undisturbed" tube sample TESTS □ Peak shear vane reading x Residual shear vane reading PP - Pocket penetrometer(kPa)		

BOREHOLE LOG		JOB No. 10/90021		SHEET 2 OF 2		
PROJECT _____		LOCATION Cnr Thames St & Seales Rd				
CLIENT Thomson and Farrer		METHOD OF BORING 50mm Diameter Hand Auger				
		NUMBER 3				
Depth (m)	G.W.L./Samples	Geological description	Graphic log	FIELD DESCRIPTION (colour, structure, weathering, grain size, strength, water content, plasticity)	Vane shear strength (kPa) 50 100	Scala penetr. (blows/100mm) 3 6 9
2.75				Light, yellow-brown CLAY with silt; saturated, firm to stiff, highly plastic	x □	
3.00				Mixed brown, yellow, black and white, CLAY, silty, saturated, firm highly plastic, traces of organic material in top 200mm	x □	
3.25						
3.50					x □	
3.75						
4.00				White CLAY, silty with some fine sand, saturated, firm to stiff, highly plastic	x □	
4.25				Light brown and black CLAY, silty with sand, moist, firm, moderately plastic - minor organic material present.		
4.50						
4.75				END OF BORE AT TARGET DEPTH		
5.00						
Date started 1.8.90 Date finished 1.8.90 Logged by D.E. Whyte Checked by C.J. Graham				NOTES:		
BARRETT, FULLER & PARTNERS LTD				SAMPLES. ○ Small disturbed sample ◇ Large disturbed sample ■ "Undisturbed" tube sample TESTS □ Peak shear vane reading x Residual shear vane reading PP - Pocket penetrometer(kPa)		

BOREHOLE LOG			JOB No. 10/90021		SHEET 1 OF 2	
PROJECT _____			LOCATION Cnr Thames St & Seales Rd.			
CLIENT Thomson and Farrer			METHOD OF BORING 50mm Diameter Hand Auger			
			NUMBER 4			
Depth (m)	G.W.L./Samples	Geological description	Graphic log	FIELD DESCRIPTION (colour, structure, weathering, grain size, strength, water content, plasticity)	Vane shear strength (kPa) 50 100	Scala. penetr. (blows/100mm) 3 6 9
0.25			X	TOPSOIL		
0.50			X	Brown CLAY, silty, moist, firm, moderately plastic. Traces of organic material present.	X	□
0.75			X		X	□
1.00			X		X	□
1.25			X		> 130	
1.50			X		X	□
1.75			X			
2.00			X		X	□
2.25			X			
2.50			X		X	□

Date started 1.8.90

Date finished 1.8.90

Logged by D.E. Whyte

Checked by C.J. Graham

NOTES:

BARRETT, FULLER & PARTNERS LTD

SAMPLES

○ Small disturbed sample

⊕ Large disturbed sample

■ "Undisturbed" tube sample

TESTS

□ Peak shear vane reading

x Residual shear vane reading

PP - Pocket penetrometer(kPa)

BOREHOLE LOG			JOB No. 10/90021		SHEET 2 OF 2	
PROJECT _____			LOCATION Cnr Thames St & Seales Rd. R.L. _____			
CLIENT Thomson and Farrer			METHOD OF BORING 50mm Diameter Hand Auger			
			NUMBER 4			
Depth (m)	G.W.L./Samples	Geological description	Graphic log	FIELD DESCRIPTION (colour, structure, weathering, grain size, strength, water content, plasticity)	Vane shear strength (kPa) 50 100	Scala. penetr. (blows/100mm) 3 6 9
2.75			X	Light brown CLAY, with some SILT, speckled black traces of organic matter firm, moist, highly plastic		
3.00			X	Light grey brown CLAY, silty, moist, firm, highly plastic	X	□
3.25			X		X	□
3.50			X	Light greyish-brown red CLAY, silty, moist, firm, highly plastic		
3.75			X	Light brown, red, grey CLAY, silty, moist, firm, highly plastic	X	□
4.00			X		X	□
4.25			X			
4.50			X	END OF BORE AT TARGET DEPTH. GROUNDWATER NOT MET DURING DRILLING.	X	□
4.75			X			
5.00			X			

Date started 1.8.90

Date finished 1.8.90

Logged by D.E. Whyte

Checked by C.J. Graham

NOTES:

BARRETT, FULLER & PARTNERS LTD

SAMPLES

○ Small disturbed sample

⊕ Large disturbed sample

■ "Undisturbed" tube sample

TESTS

□ Peak shear vane reading

x Residual shear vane reading

PP - Pocket penetrometer(kPa)

BOREHOLE LOG				JOB No. 10/90021 SHEET 1 OF 2		
PROJECT.....				LOCATION Cnr Thames St & Seales Rd.		
CLIENT Thomson and Farrer				NUMBER 5		
METHOD OF BORING 50mm Diameter Hand Auger						
Depth (m)	G.W.L./Samples	Geological description	Graphic log	FIELD DESCRIPTION (colour, structure, weathering, grain size, strength, water content, plasticity)	Vane shear strength (kPa) 50 100	Scala. penetr. (blows/100mm) 3 6 9
0.25			X	TOPSOIL		
0.50			X	Brown CLAY, silty, moist, firm, highly plastic	X	
0.75			X			
1.00			X	Becoming orangey-brown in colour		>130
1.25			X			
1.50			X			>130
1.75			X			
2.00			X		X	□
2.25			X	Becoming yellow-brown in colour		
2.50			X		X	□
Date started 1.8.90 Date finished 1.8.90 Logged by D.E. Whyte Checked by C.J. Graham				NOTES:		
BARRETT, FULLER & PARTNERS LTD				SAMPLES ☐ Small disturbed sample ☐ Large disturbed sample ☒ "Undisturbed" tube sample		TESTS ☐ Peak shear vane reading ☒ Residual shear vane reading PP - Pocket penetrometer(kPa)

BOREHOLE LOG				JOB No. 10/90021 SHEET 2 OF 2		
PROJECT.....				LOCATION Cnr Thames St & Seales Rd R.L.....		
CLIENT Thomson and Farrer				NUMBER 5		
METHOD OF BORING 50mm Diameter Hand Auger						
Depth (m)	G.W.L./Samples	Geological description	Graphic log	FIELD DESCRIPTION (colour, structure, weathering, grain size, strength, water content, plasticity)	Vane shear strength (kPa) 50 100	Scala. penetr. (blows/100mm) 3 6 9
2.75			X	Light yellow-brown CLAY, silty, wet, stiff, highly plastic. Becoming wet with depth. Red colouration appearing.		
3.00			X		X	□
3.25			X			
3.50			X		X	□
3.75			X			
4.00			X	Light yellow-brown, white and red CLAY, silty, stiff, saturated, highly plastic. Becoming light brown, mottled, white and dark brown.	X	□
4.25			X		X	□
4.50			X		X	□
4.75			X	END OF BORE AT TARGET DEPTH.		
5.00			X			
Date started 1.8.90 Date finished 1.8.90 Logged by D.E. Whyte Checked by C.J. Graham				NOTES:		
BARRETT, FULLER & PARTNERS LTD				SAMPLES ☐ Small disturbed sample ☐ Large disturbed sample ☒ "Undisturbed" tube sample		TESTS ☐ Peak shear vane reading ☒ Residual shear vane reading PP - Pocket penetrometer(kPa)

BOREHOLE LOG		JOB No. 10/90021		SHEET 1 OF 2		
PROJECT		LOCATION Cnr Thames St & Seales Rd. L.				
CLIENT Thomson and Farrer						
METHOD OF BORING 50mm Diameter Hand Auger		NUMBER 6				
Depth (m)	G.W.L./Samples	Geological description	Graphic log	FIELD DESCRIPTION (colour, structure, weathering, grain size, strength, water content, plasticity)	Vane shear strength (kPa) 50 100	Scala. penetr. (blows/100mm) 3 6 9
0.25			/ / /	TOPSOIL		
0.50			x x x	Brown CLAY, silty, moist, firm highly plastic	x □	x
0.75			x x x			x
1.00			x x x		x □	x
1.25			x x x			x
1.50			x x x		x □	x
1.75			x x x	Grey mottled yellow-brown CLAY, silty, moist, stiff, highly plastic		x
2.00			x x x		x □	x
2.25			x x x	Groundwater met at 2.0m		x
2.50			x x x	White mottled yellow-brown CLAY, silty moist, stiff, highly plastic		x
			x x x		x □	x

Date started 1.8.90

Date finished 1.8.90

Logged by D.E. Whyte

Checked by C.J. Graham

NOTES:

BARRETT, FULLER & PARTNERS LTD

SAMPLES

○ Small disturbed sample

⊕ Large disturbed sample

■ "Undisturbed" tube sample

TESTS

□ Peak shear vane reading

x Residual shear vane reading

PP - Pocket penetrometer(kPa)

BOREHOLE LOG		JOB No. 10/90021		SHEET 2 OF 2		
PROJECT		LOCATION Cnr Thames St & Seales Rd R.L.				
CLIENT Thomson and Farrer						
METHOD OF BORING 50mm Diameter Hand Auger		NUMBER 6				
Depth (m)	G.W.L./Samples	Geological description	Graphic log	FIELD DESCRIPTION (colour, structure, weathering, grain size, strength, water content, plasticity)	Vane shear strength (kPa) 50 100	Scala. penetr. (blows/100mm) 3 6 9
2.75			x x x	White, mottled yellow-brown CLAY, silty, moist, stiff, highly plastic	x □	x
3.00			x x x	White mottled yellow-brown, SILTY SAND, with clay, saturated, stiff, moderately plastic	x □	
3.25			x x x	White mottled yellow-brown SILT, clayey saturated, firm, moderately plastic		
3.50			x x x		x □	
3.75			x x x			
4.00			x x x		x □	
4.25			x x x			
4.50			x x x		x □	
4.75			x x x	END OF BORE AT TARGET DEPTH.		
5.00			x x x		x □	

Date started 1.8.90

Date finished 1.8.90

Logged by D.E. Whyte

Checked by C.J. Graham

NOTES:

BARRETT, FULLER & PARTNERS LTD

SAMPLES

○ Small disturbed sample

⊕ Large disturbed sample

■ "Undisturbed" tube sample

TESTS

□ Peak shear vane reading

x Residual shear vane reading

PP - Pocket penetrometer(kPa)

BOREHOLE LOG		JOB No. 10/90021		SHEET 1 OF 2		
PROJECT		LOCATION Cnr Thames St & Seales Rd.				
CLIENT Thomson and Farrer						
METHOD OF BORING 50mm Diameter Hand Auger		NUMBER 7				
Depth (m)	GWL/Samples	Geological description	Graphic log	FIELD DESCRIPTION (colour, structure, weathering, grain size, strength, water content, plasticity)	Vane shear strength (kPa) 50 100	Scala. penetr. (blows/100mm) 3 6 9
0.25			X	TOPSOIL		
0.50			X	Brown CLAY, silty, moist firm, highly plastic	X	X
0.75			X		X	X
1.00			X		X	X
1.25			X		X	X
1.50			X	Becoming lighter with depth.	X	X
1.75			X	Brown mottled-red CLAY, silty, moist stiff, highly plastic	X	X
2.00			X		X	X
2.25			X	Light yellow-brown CLAY, silty, moist, stiff, highly plastic	X	X
2.50			X		X	X

Date started 1.8.90

Date finished 1.8.90

Logged by D.E. Whyte

Checked by C.J. Graham

NOTES:

BARRETT, FULLER & PARTNERS LTD

SAMPLES.

○ Small disturbed sample

⊕ Large disturbed sample

■ "Undisturbed" tube sample

TESTS

□ Peak shear vane reading

x Residual shear vane reading

PP - Pocket penetrometer(kPa)

BOREHOLE LOG		JOB No. 10/90021		SHEET 2 OF 2		
PROJECT		LOCATION Cnr Thames St & Seales Rd				
CLIENT Thomson and Farrer						
METHOD OF BORING 50mm Diameter Hand Auger		NUMBER 7				
Depth (m)	GWL/Samples	Geological description	Graphic log	FIELD DESCRIPTION (colour, structure, weathering, grain size, strength, water content, plasticity)	Vane shear strength (kPa) 50 100	Scala. penetr. (blows/100mm) 3 6 9
2.75			X	Light yellow-brown and white CLAY silty, moist, firm, highly plastic. Becoming white with depth.		X
3.00			X		X	X
3.25			X		X	X
3.50			X		X	X
3.75			X	END OF BORE AT TARGET DEPTH. GROUNDWATER NOT MET.	X	X
4.00			X		X	X
4.25			X		X	X
4.50			X		X	X
4.75			X		X	X
5.00			X		X	X

Date started 1.8.90

Date finished 1.8.90

Logged by D.E. Whyte

Checked by C.J. Graham

NOTES:

BARRETT, FULLER & PARTNERS LTD

SAMPLES.

○ Small disturbed sample

⊕ Large disturbed sample

■ "Undisturbed" tube sample

TESTS

□ Peak shear vane reading

x Residual shear vane reading

PP - Pocket penetrometer(kPa)

BOREHOLE LOG						JOB No. 10/90021 SHEET 1 OF 1	
PROJECT _____ LOCATION Cnr Thames St & Seales Rd.L.							
CLIENT Thomson and Farrer							
METHOD OF BORING 50mm Diameter Hand Auger						NUMBER 8	
Depth (m)	G.W./Samples	Geological description	Graphic log	FIELD DESCRIPTION (colour, structure, weathering, grain size, strength, water content, plasticity)	Vane shear strength (kPa) 50 100	Scala. penetr. (blows/100mm) 3 6 9	
0.25				TOPSOIL		x	
0.50				Brown CLAY, silty, moist, firm, highly plastic.	x □	x	
0.75				Becoming mottled-yellow brown		x	
1.00				Grey CLAY, silty, wet, firm, highly plastic - traces of minor organic material.	x □	x	
1.25				Small amount of fine sand appearing below 1.2m		x	
1.50					x □	x	
1.75				White CLAY, silty, moist, stiff, highly plastic.		x	
2.00					x □	x	
2.25				END OF BOREHOLE AT TARGET DEPTH. GROUNDWATER NOT MET.			
2.50							

Date started 1.8.90

Date finished 1.8.90

Logged by D.E. Whyte

Checked by C.J. Graham

NOTES:

BARRETT, FULLER & PARTNERS LTD

SAMPLES.

○ Small disturbed sample

⊕ Large disturbed sample

■ 'Undisturbed' tube sample

TESTS

□ Peak shear vane reading

x Residual shear vane reading

PP - Pocket penetrometer(kPa)

BOREHOLE LOG						JOB No. 10/90021 SHEET 1 OF 1	
PROJECT _____ LOCATION Cnr Thames St & Seales Rd.L.							
CLIENT Thomson and Farrer							
METHOD OF BORING 50mm Diameter Hand Auger						NUMBER 10	
Depth (m)	G.W./Samples	Geological description	Graphic log	FIELD DESCRIPTION (colour, structure, weathering, grain size, strength, water content, plasticity)	Vane shear strength (kPa) 50 100	Scala. penetr. (blows/100mm) 3 6 9	
0.25				TOPSOIL		x	
0.50				Light brown CLAY, silty, moist, firm, moderately plastic	x □	x	
0.75				Grey mottled yellow brown SILT, clayey, moist, firm, moderately plastic		x	
1.00					x	x	
1.25				Grey CLAY, silty, moist to wet, firm, highly plastic		x	
1.50					x □	x	
1.75				Grey to white, mottled yellow-brown CLAY, silty, moist, firm, highly plastic		x	
2.00					x □	x	
2.25				END OF BORE AT TARGET DEPTH. GROUNDWATER NOT MET.			
2.50							

Date started 1.8.90

Date finished 1.8.90

Logged by D.E. Whyte

Checked by C.J. Graham

NOTES:

BARRETT, FULLER & PARTNERS LTD

SAMPLES.

○ Small disturbed sample

⊕ Large disturbed sample

■ 'Undisturbed' tube sample

TESTS

□ Peak shear vane reading

x Residual shear vane reading

PP - Pocket penetrometer(kPa)

Our Ref: NA 215

15 December 1989

Branch Manager
Valuation New Zealand
P O Box 4135
HAMILTON

Dear Sir

NOTICE OF DECISION PURSUANT TO SECTION 86 TOWN AND COUNTRY PLANNING ACT 1977:-
APPLICATION FOR PLANNING CONSENT: TASMAN VILLAGE

At its meeting held on the 13 December 1989, the Matamata-Piako District Council resolved the following:-

"THAT PURSUANT TO SECTION 74 OF THE TOWN AND COUNTRY PLANNING ACT 1977 COUNCIL GRANTS CONSENT TO:-

- (I) TASMAN VILLAGE TO THE DEVELOPMENT OF UP TO A MAXIMUM OF 80 UNITS FOR THE ESTABLISHMENT OF A RETIREMENT VILLAGE ON THE PROPERTY SITUATED ON THE CORNER OF THAMES STREET AND SEALES ROAD MORRINSVILLE DESCRIBED AS LOT 2 OF THE SUBDIVISION OF LOT 21 DP 2465 BLOCK VI MAUNGAKAWA SURVEY DISTRICT, SUBJECT TO THE CONDITIONS LISTED BELOW.
- (II) THE SUBDIVISION OF LOT 21 DP 2465 BEING PART MOTUMAOHO NO 2 BLOCK, BLOCK VI MAUNGAKAWA SURVEY DISTRICT FOR THE CREATION OF A 5.67 HECTARE ALLOTMENT FOR THE ESTABLISHMENT OF THE TASMAN VILLAGE RETIREMENT CENTRE.

REASONS:

- A RETIREMENT VILLAGE PROVIDES FOR A PUBLIC NEED AND WILL NOT BE CONTRARY TO THE PUBLIC INTEREST.
- THE LOCATION OF THE SITE IS A LOGICAL EXTENSION TO THE EXISTING URBAN AREA AND WILL NOT CREATE AN UNECONOMIC DEMAND OF SERVICES.
- THE UNAVAILABILITY OF SUITABLE ALTERNATIVE SITES WITHIN THE URBAN AREA OF MORRINSVILLE.
- COUNCIL HAS PERCEIVED A NEED FOR THE EXTENSION OF THE URBAN AREA IN THE DIRECTION OF THIS APPLICATION.

CONDITIONS OF CONSENT

- (I) THAT A DEVELOPED SITE PLAN SHOWING THE GENERAL STAGES OF DEVELOPMENT BE SUBMITTED TO COUNCIL.

X (II) THAT A DEVELOPMENT PLAN INCORPORATING LANDSCAPING, STORMWATER INCLUSIVE OF A HOLDING RESERVOIR, SEWERAGE, ALL ROADING, ACCESSWAYS SERVICES AND THE FIRST STAGE OF UNIT DEVELOPMENT BE SUBMITTED TO COUNCIL FOR APPROVAL, AND FOR EACH SUBSEQUENT STAGE THEREAFTER.

X (III) THAT ALL UNITS BE DESIGNED AND CONSTRUCTED SO AS TO PROVIDE A HARMONIOUS DESIGN AND ARCHITECTURAL THEME.

X (IV) THAT A MAXIMUM OF TWO UNITS BE CONSTRUCTED WITHIN THE ONE BUILDING AND THAT GARAGES ARE TO BE INCORPORATED INTO THE DESIGN OF THE BUILDINGS.

X (V) NO BUILDING SHALL BE ERECTED CLOSER THAN FIVE METRES TO A PUBLIC ROAD OR CLOSER THAN THREE METRES TO ANY OTHER PROPERTY BOUNDARY.

(VI) THE MAXIMUM SITE COVERAGE PERMITTED IS 35%.

(VII) EACH UNIT SHALL BE PROVIDED WITH THE FOLLOWING:

(A) AN OUTDOOR LIVING COURT TO LINK THE USE OF THE UNIT TO THE USE OF THE SITE AND TO PROVIDE VISUAL AMENITY TO THE SITE WHICH MEETS THE FOLLOWING REQUIREMENTS:

- Checked and in order - memo 30-1-91
S. J. Wood
- X - MINIMUM AREA - 40M².
 - X - CAPABLE OF CONTAINING A CIRCLE SIX METRES IN DIAMETER.
 - X - BE ORIENTATED EAST, NORTH OR WEST OF THE UNIT.
 - X - BE FOR THE EXCLUSIVE USE OF THE UNIT AND FREE OF ACCESS TO OTHER UNITS, DRIVEWAYS, MANOEUVRING AREAS, PARKING AND SERVICE COURTS.
 - X - EACH LIVING COURT SHALL ABUT THE MAIN LIVING AREA OF THE UNIT AND BE READILY ACCESSIBLE TO THE UNIT.
 - X - BE SCREENED BY THE DEVELOPER AT THE TIME THE UNITS ARE CONSTRUCTED TO A MINIMUM HEIGHT OF 1.5 METRES FOR NOT LESS THAN 50% OF ITS PERIMETER.

(B) AN OUTDOOR SERVICE COURT FOR ACTIVITIES SUCH AS CLOTHES DRYING AND THE OUTDOOR STORAGE OF RUBBISH WHICH MEETS THE FOLLOWING REQUIREMENTS:

- X - MINIMUM AREA - 20M² WITH A MINIMUM WIDTH OF THREE METRES.
- X - BE FOR THE EXCLUSIVE USE OF THE UNIT AND FREE OF ACCESS TO OTHER UNITS, DRIVEWAYS, MANOEUVRING AREAS, PARKING AND LIVING COURTS.
- X - SERVICE COURTS MUST BE SCREENED FROM VIEW OF PUBLIC PLACES, RECREATION AREAS AND PEDESTRIAN WAYS.

X (VIII) THAT ALL BUILDINGS SHALL BE A MINIMUM OF THREE METRES APART AND THE MAIN GLAZING OF THE MAIN LIVING AREA SHALL NOT PENETRATE DIRECTLY INTO THE MAIN GLAZING OF ANOTHER UNIT UNLESS SEPARATED BY A DISTANCE OF AT LEAST SIX METRES.

X (IX) THAT ALL SERVICES, INTERNAL ROADING AND ACCESSWAYS FOR THE DEVELOPMENT OF THE VILLAGE SHALL COMPLY WITH NZS 4404 - 1981 OR ANY OTHER STANDARD REFERRED TO THEREIN, PLUS ANY ADDITIONAL CONDITIONS THAT MAY BE IMPOSED IN RELATION TO THE DEVELOPMENT PLAN.

- (X) A MANAGEMENT PLAN ON ALL SERVICES AND ROADING SHALL BE FORMULATED AND APPROVED BY COUNCIL TO ENSURE THAT MAINTENANCE AND SERVICEABILITY IS MAINTAINED.

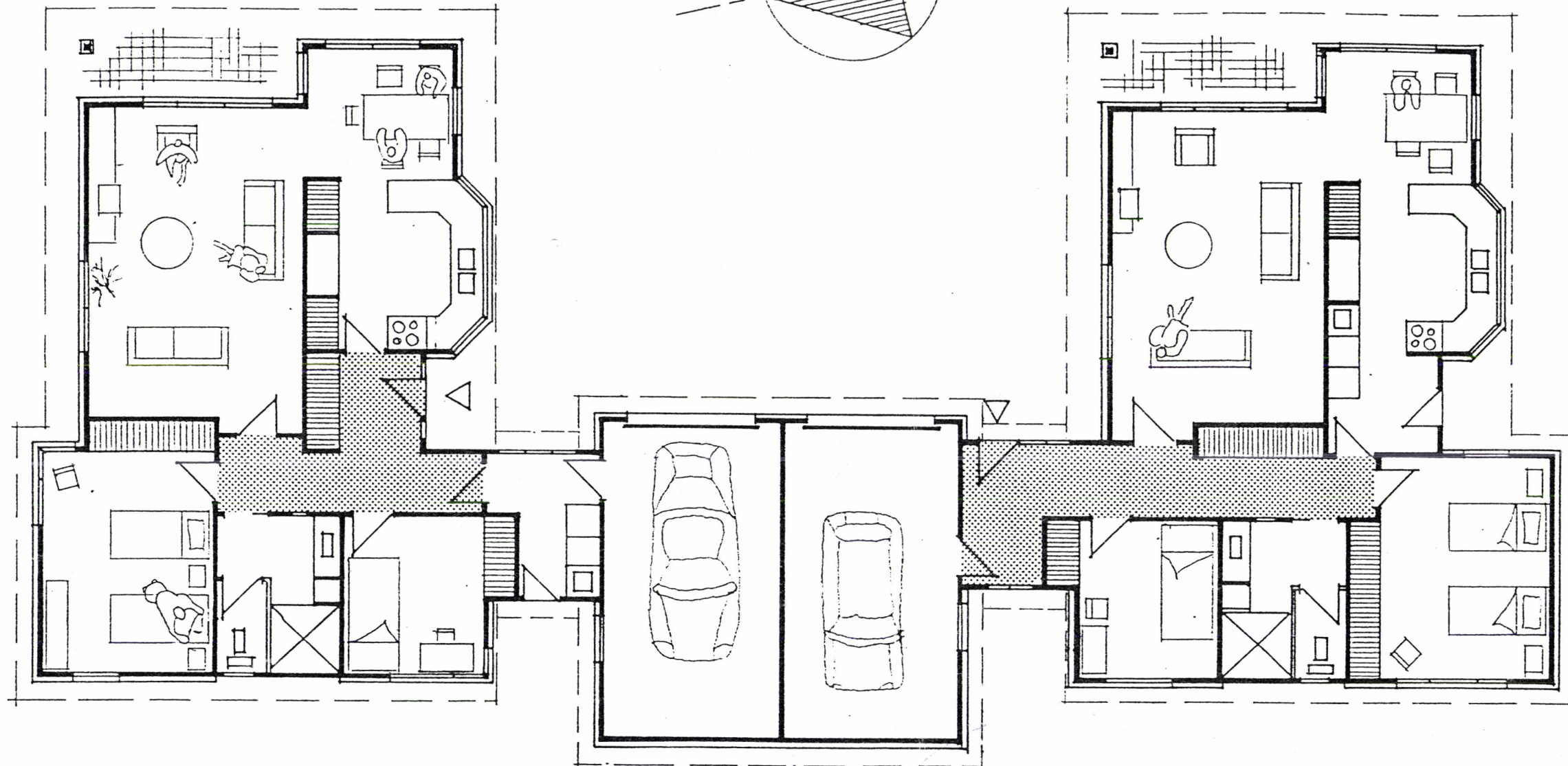
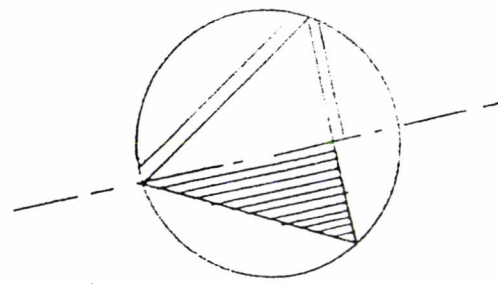
COUNCIL ALSO RESOLVED THAT A SCHEME CHANGE BE PREPARED FOR A RETIREMENT ZONE."

Yours faithfully
R M Rankine
GENERAL MANAGER

PER

P J Rolfe
DISTRICT PLANNER

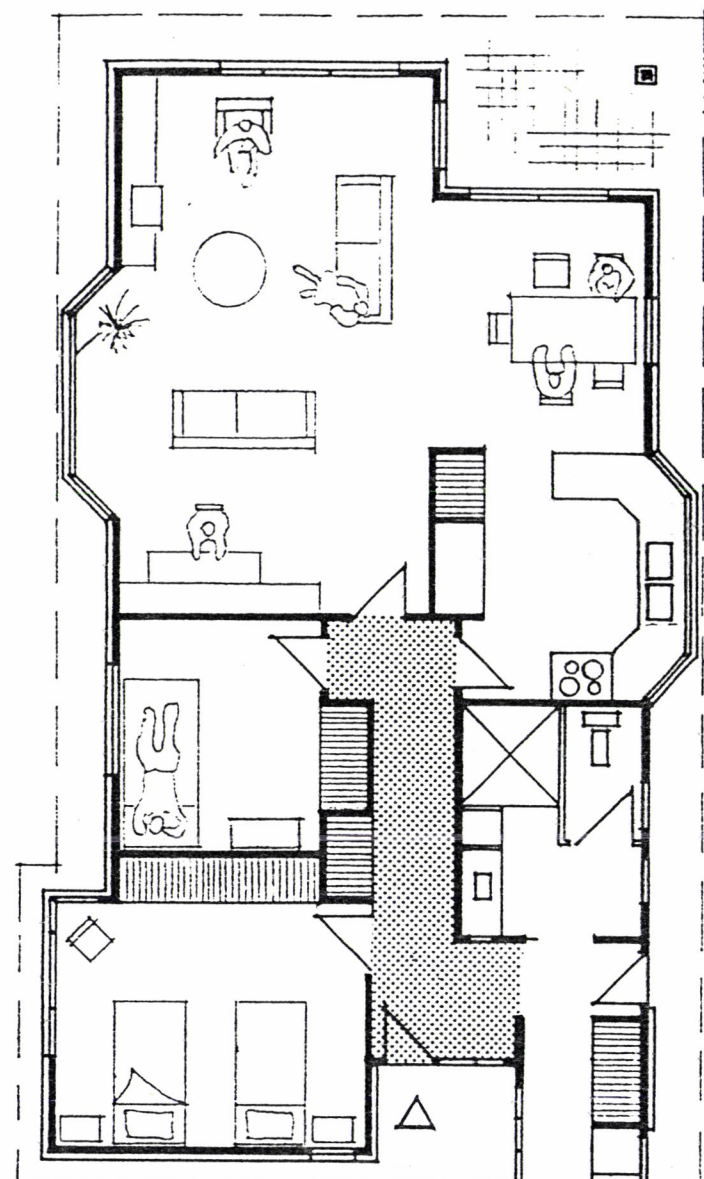
PJR/RS



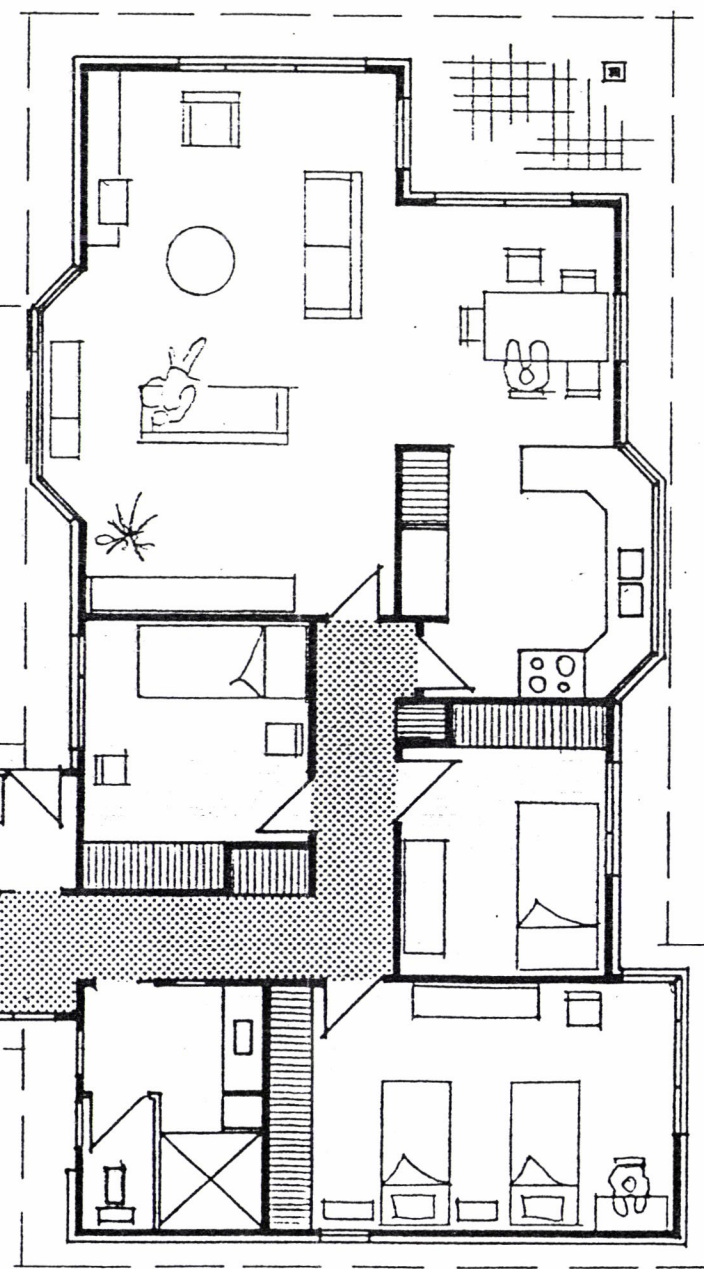
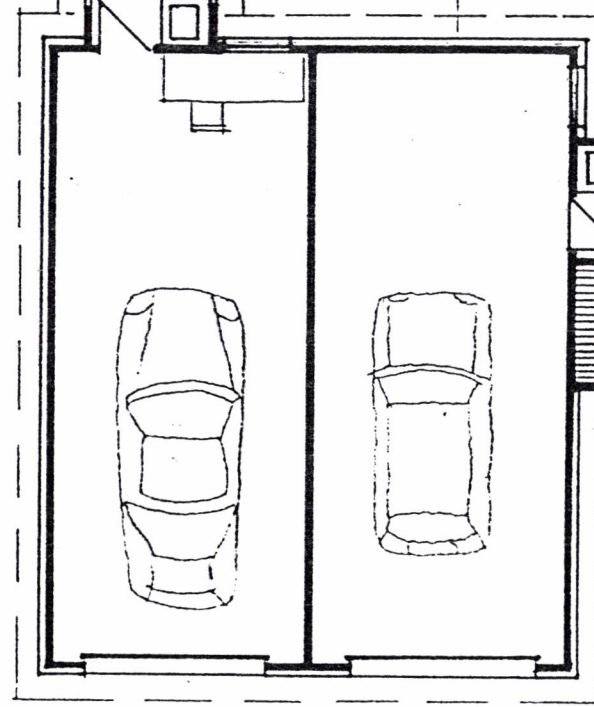
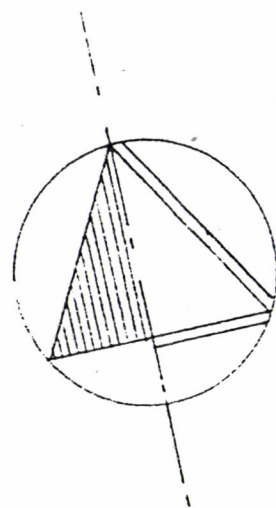
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B2.0

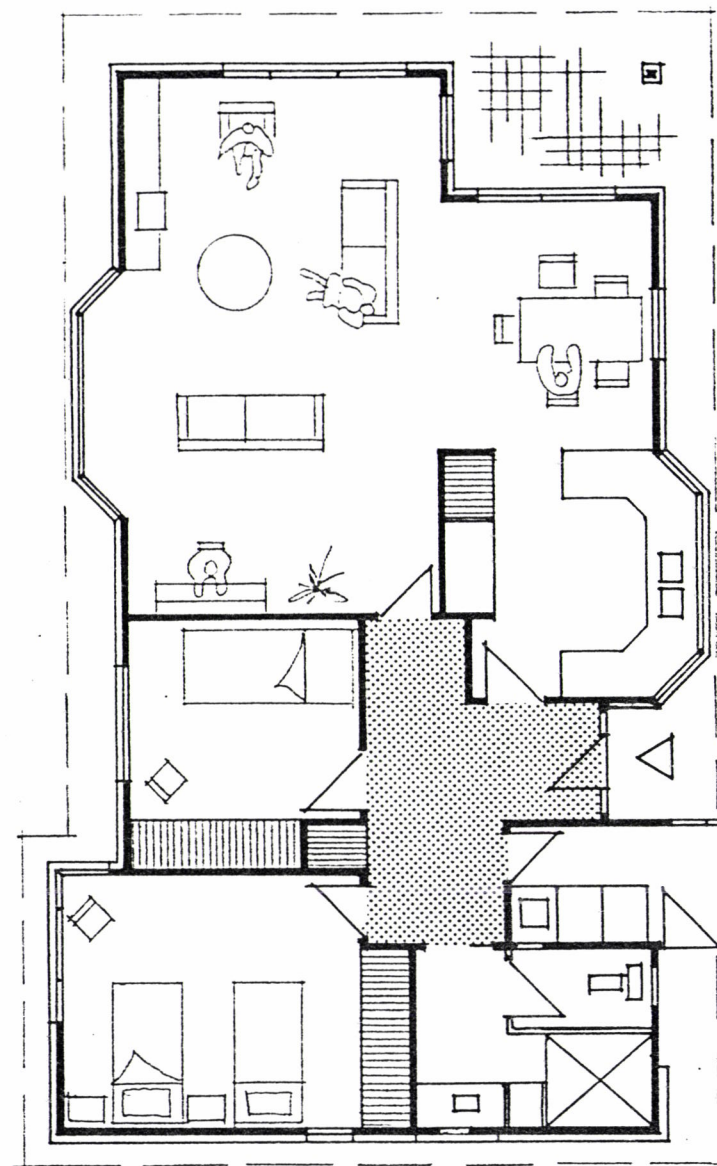
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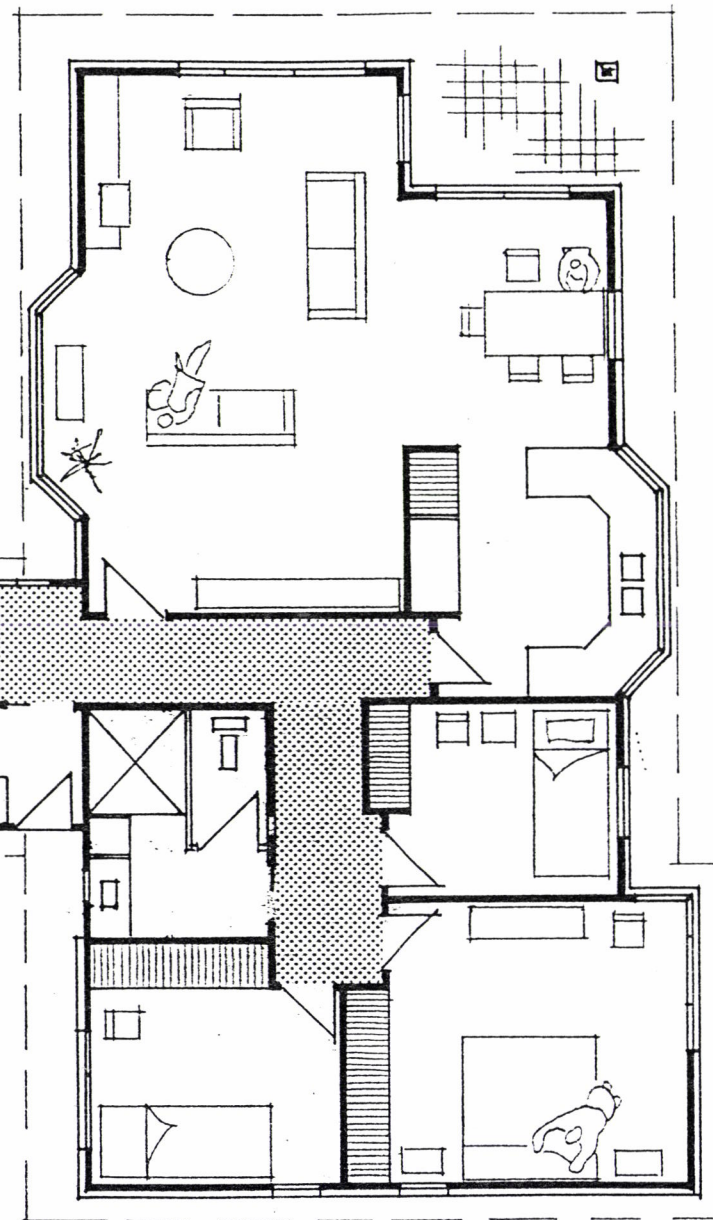
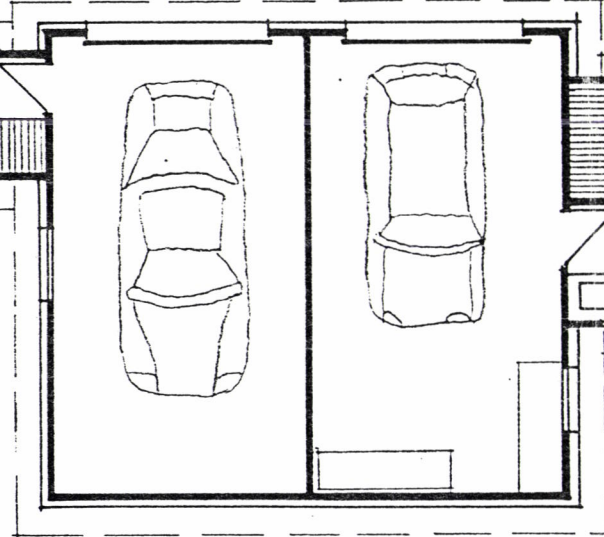
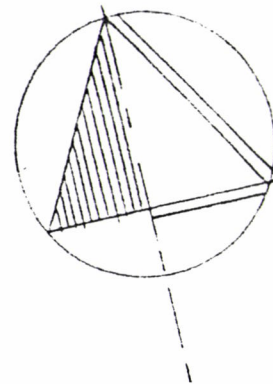
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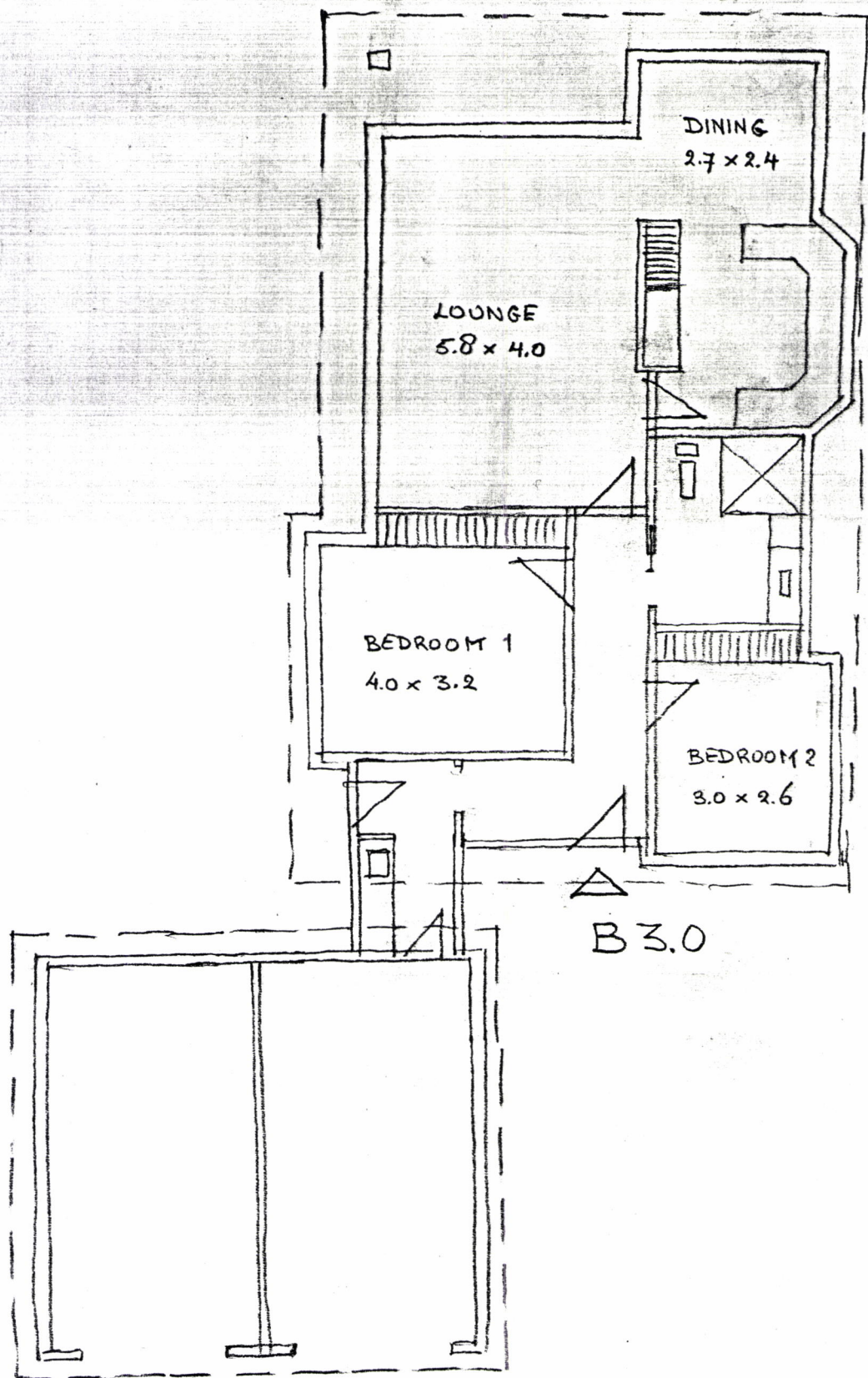
A2.0



A3.0



A4.0



Valuation Reference 569 8		Computer Codes extns. 0 change L indic 111000		Date of Revision 1/ 7/89	Date form printed 26/ 9/89
VI LV CV	Special Values	Nature of Improvements		Occupier (within the meaning of the Rating Act)	
	137000	DWG 08 01		DAWSON JOHN EDWARD	
	33000			DAWSON ALISON MARGARET	
	170000			5 SEALES RD	
				MORRINSVILLE 196	
SQ METRES		Address of Property/Situation		Name of District	
1764		5 SEALES RD		MORRINSVILLE BOROUGH	

The sequence of data here is: Owner (if other than Occupier), Special Rating Area information (if any), Description of Property

LOT 1 OPS 29131

NA 215 Tasman Village

Valuation Reference 505699		extns. 0 change L		Computer Codes indic 111000	Date of Revision 1/7/89	Date form printed 26/9/89
Special Values VI 1000 LV 37000 CV 38000		Nature of Improvements OI		Occupier (within the meaning of the Rating Act) DAWSON JOHN EDWARD DAWSON ALISON MARGARET 5 SEALES RD MORRINSVILLE 196		
SQ METRES 9126		Address of Property/Situation 5 SEALES RD		Name of District MORRINSVILLE BOROUGH		

The sequence of data here is: Owner (if other than Occupier), Special Rating Area information (if any), Description of Property.

LOT 2 DPS 52360

DAWSON

Valuation Reference 515056912		extns. 0 change L		Computer Codes indic 111000	Date of Revision 1/7/89	Date form printed 26/9/89
Special Values VI 1000 LV 55000 CV 56000		Nature of Improvements FG		Occupier (within the meaning of the Rating Act) CROW CHARLES ANDREW GEORGE CROW MARILYN GAYE SEALES RD MORRINSVILLE 196		
SQ METRES 5324		Address of Property/Situation SEALES RD		Name of District MORRINSVILLE BOROUGH		

The sequence of data here is: Owner (if other than Occupier), Special Rating Area information (if any), Description of Property.

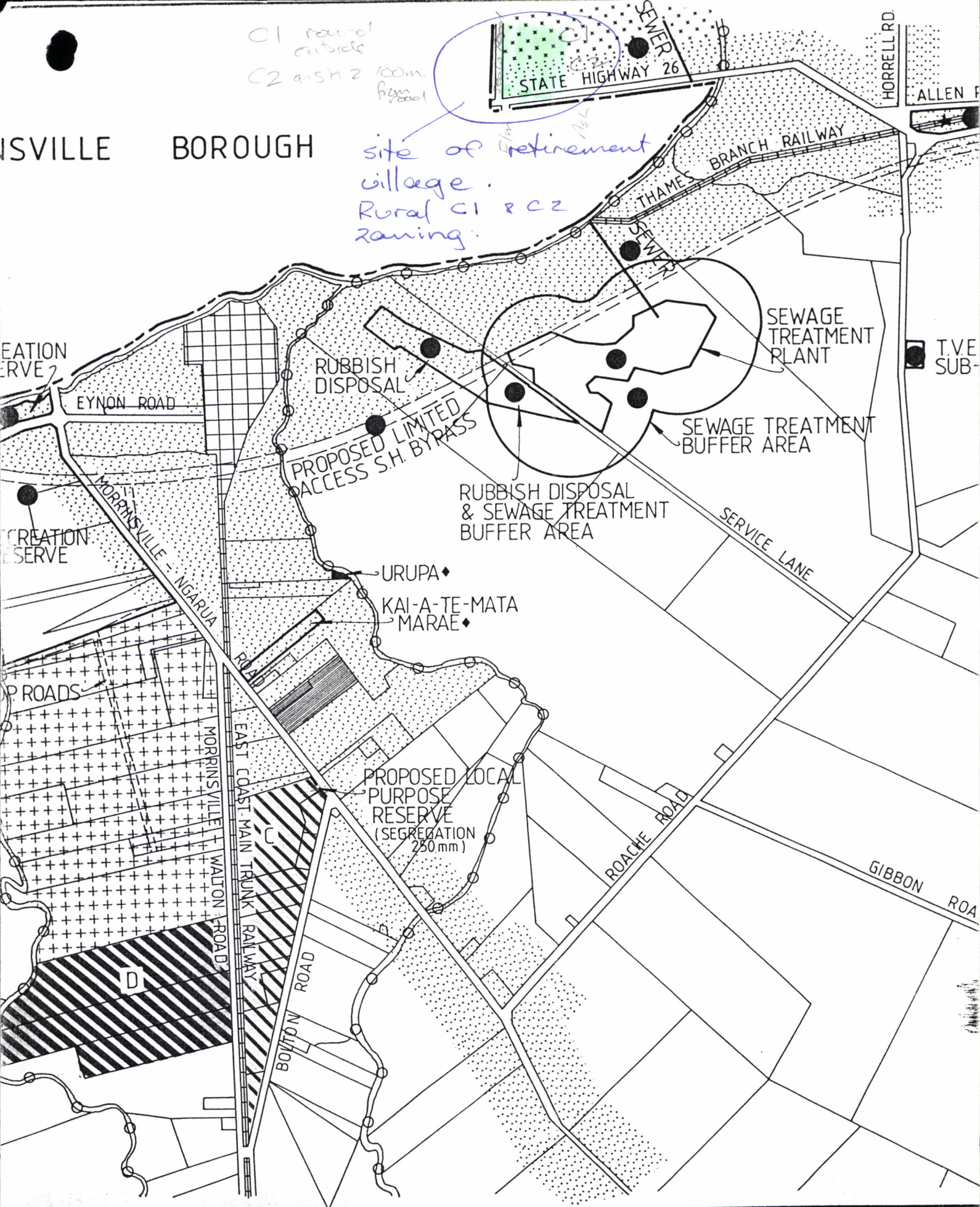
LOT 1 DPS 52360

Valuation Reference 515056910		extns. 0 change L		Computer Codes indic 111000	Date of Revision 1/7/89	Date form printed 26/9/89
Special Values VI 115000 LV 35000 CV 150000		Nature of Improvements DWG OB OI		Occupier (within the meaning of the Rating Act) CLOTHIER REX MARTIN CLOTHIER AILEEN AILSA 11 SEALES RD MORRINSVILLE 196		
SQ METRES 1947		Address of Property/Situation 5 SEALES RD		Name of District MORRINSVILLE BOROUGH		

The sequence of data here is: Owner (if other than Occupier), Special Rating Area information (if any), Description of Property.

LOT 2 DPS 29131 LOT 1 DPS 39537

WISVILLE BOROUGH



PIAKO COUNTY

DISTRICT PLANNING MAP 1980

COUNTY AREA

SCALE = 1:15 000

300

0 m

600

CHANGE N°

OPERATIVE DATE

TRACED
AMENDED

B. O'CONNELL

lighting

scheme
Plan

- Footpath ^{lighting} along Soates Road - Thames Road.
- Density.
- That the area proposed for future care centre / recreat. centre be set aside for such purposes.
- connection
- Area of front yard adjoining boundaries.

suitability of hearing at committee's

Map of location - SP 468/CT 507.

Map of location - T.H. Grant -
copy to Cr Algar.

order of business

→ How do we deal with these.

Brian Tenniel.

Date

~~~~~



## Refinement Villages.

- internal access. — cobblestone, paved. / o/k.
  - 20 <sup>actual 16 units.</sup> units, granting Thames St would like to be connected to sewer in Thames St.
  - whole site planned as one.
  - to be constructed ~~in~~ <sup>in</sup> ~~one~~ <sup>stages</sup>.
  - Roosting - stages.
  - condition that footpath, lighting along Seates Road. from Pedestrian access. to be carried out as development proceeds.  
? kerb & channel.
-



FORM I  
Reg. 37 (4)

THE TOWN AND COUNTRY PLANNING ACT 1977

PIAKO COUNTY DISTRICT SCHEME

PUBLIC NOTIFICATION OF APPLICATIONS FOR PLANNING CONSENT

Details of the applications for planning consent listed below may be examined in the office of the Piako County Council during normal office hours. Submissions or objections can be made by notice in writing in form J prescribed in the First Schedule to the Town and Country Planning Regulations 1978 or to the like effect and should be addressed to the County Planner, Piako County Council, P O Box 266, Te Aroha by 4 pm on the

A copy of any objection must also be sent to the applicant.

| Address of Property<br>to which application<br>relates: | Nature of<br>Application | Applicant |
|---------------------------------------------------------|--------------------------|-----------|
|---------------------------------------------------------|--------------------------|-----------|

Date: -----

Signed by R M Rankine pursuant  
to a delegation given to me by  
the Piako County Council.