

14 May 2020

CRLG00036/20

J R Davies  
75 Milton Street  
Leamington  
Cambridge 3432

Dear Sir or Madam

**LOCAL GOVERNMENT OFFICIAL INFORMATION AND MEETINGS ACT 1987 (LGOIMA) REQUEST.**

On 9<sup>th</sup> May 2020 you requested a copy of: "Letter from Waipa District Council to Triple D Holdings Ltd, dated 19th June 1998".

Please find attached, a copy of the requested letter.

If you are not satisfied with this response you can make a request to the Ombudsman to investigate and review it. The address for the Office of the Ombudsman is PO Box 10152, Wellington 6143 or email: [info@ombudsman.parliament.nz](mailto:info@ombudsman.parliament.nz)

Yours sincerely



Hannah Divehall  
**SENIOR PLANNER**

Encl: Letter from Waipa District Council to Triple D Holdings Ltd, dated 19th June 1998



19 June 1998

please quote:

File: 4530/014.00

SP: 2934

Triple D Holdings  
P O Box 182  
CAMBRIDGE

ATTENTION: J Hills

Dear Sir

**SUBDIVISION CONSENT APPLICATION : TRIPLE D  
HOLDINGS – SP 2934 – 2<sup>ND</sup> PART OF DECISION**

I wish to inform you that the abovementioned application was considered by the Management Committee on 15 June 1998, whereupon it was resolved as follows:-

That in consideration of Section 104, and pursuant to Sections 105, 108 and 220 of the Resource Management Act 1991, the Waipa District Council grants its consent to Triple D Holdings for the subdivision of Lots 9-13 as shown on the scheme plan of subdivision Ref. SP 2934, being a deferred decision on part of the application for subdivision of Allotments 525, 526 and Pt Allotments 529, 530, 530A Town of Cambridge West, subject to the following conditions:-

1. That Lot 13 be vested in Council as Reserve.
2. That the consent holder submit to Council a detailed landscaping plan showing the location and species of planting to be undertaken on Lot 13, and the position of the proposed boardwalk. This plan shall be approved by Council's Manager – Parks and Reserves prior to this planting and the construction of the boardwalk being undertaken by the consent holder. These works shall be undertaken to the satisfaction of Council's Manager – Parks and Reserves.
3. That the consent holder employ a registered valuer to provide a valuation of Lot 13, taking into account the cost of works included in the plan submitted for condition 2 above. This valuation shall be compared with a financial contribution for 11 additional residential lots (\$15400 + GST) and where the costs of the reserve to vest (along with



proposed works) are less than the financial contribution amount, then the balance shall be paid to the Council.

4. The consent holder shall arrange with a power authority for the reticulation of electricity to serve Lots 9 - 12 and pay all costs attributable to such work. The consent holder shall submit to the Council written confirmation from a power company that satisfactory arrangements have been made for the reticulation of the service to Lots 9 - 12 in the subdivision. This is to include if necessary the resiting, repositioning or removal of any electric power lines which exist on the land being subdivided. ✓

Where electric power lines serving any lot are required to cross the boundary of any other lot or lots registered easements shall be created for such services.

5. The consent holder shall arrange with Telecom New Zealand for the reticulation of telephone cables to serve Lots 9 - 12 and pay all costs attributable to such work. The consent holder shall submit to the Council written confirmation from Telecom New Zealand that satisfactory arrangements have been made for the reticulation of the service to Lots 9 to 12 in the subdivision. This is to include if necessary the resiting, repositioning or removal of any Telecom lines which exist on the land being subdivided. ✓

Where telephone cables serving any lot are required to cross the boundary of any other lot or lots registered easements shall be created for such services.

6. The consent holder shall construct residential urban vehicle crossings to each of Lots 10 - 12. These crossings are to be constructed to Council's standards, to the satisfaction of the Asset Manager - Roading, and shall be at the consent holder's expense.
7. The consent holder shall create a right-of-way from the formed end of Southey Street to serve Lots 9 and 13 of the subdivision. This right-of-way shall be constructed to the standards set out in the Code of Practice for Land Development and Subdivision. All work is to be carried out to the satisfaction of the Asset Manager - Roading and shall be at the consent holder's expense.
8. The consent holder shall provide a stormwater reticulation system to Lots 9 to 12. This system shall be designed and constructed in accordance with the standards set out in the Code of Practice for Land Development and Subdivision. All work shall be to the satisfaction of the Regulatory Engineer, and shall be at the consent holder's expense. Prior to commencement of any work the consent holder shall obtain a discharge permit from Environment Waikato or produce evidence that a discharge permit is not required. Plans shall be submitted for



approval prior to any work being carried out. An inspection is required prior to any backfill being placed.

9. The consent holder shall provide a sewerage reticulation system to Lots 9 to 12. This system shall be designed and constructed in accordance with the standards set out in the Code of Practice for Land Development and Subdivision. All work shall be to the satisfaction of the Asset Manager - Services, and shall be at the consent holder's expense. Plans shall be submitted for approval prior to any work being carried out. An inspection is required prior to any backfill being placed.
10. The consent holder shall provide a water reticulation system to service Lots 9 to 12. This system shall be designed and constructed in accordance with the standards set out in the Council's Code of Practice for Land Development and Subdivision. The consent holder shall arrange for Council to connect to the existing public mains. All work shall be to the satisfaction of the Asset Manager - Services, and shall be at the consent holder's expense. Plans shall be submitted for approval prior to any work being carried out. An inspection is required prior to any backfill being placed.
11. The access widths for Lots 10 and 11 shall be no less than 3.5m wide for each access. ✓  
6.0m for both  
(R.O.W.)
12. Prior to the commencement of building within Lots 8, 9 and 10 of the subdivision, work to control ground water outflow from Lot 9 will need to be undertaken in accordance with Mark Mitchell's report of 23 April 1998, to the satisfaction of the Manager – Public Safety. The consent holder shall provide written evidence from a suitably qualified and experienced practitioner that this condition has been complied with.
13. When a Project Information Memorandum is lodged with the Council for any building work on Lots 9 to 12 there shall be included a report carried out by a registered engineer or other suitably qualified person to show that an adequate investigation has been carried out into the subsoil conditions at and around the site upon which any building is to be constructed.

The design of foundations shall refer to Mark Mitchell's report of 23 April 1998 and refer to work undertaken on site subsequent to, and in accordance with, this report. The foundations of any such building shall be designed by a registered geotechnical Engineer or suitably qualified person.

14. Where any earthworks take place on Lots 9 to 12 and are outside the scope of details submitted for subdivision, and such works are of a depth greater than 300mm the consent holder shall cease work and submit details to the Manager – Public Safety who will determine if a



consulting geotechnical engineer is required to be involved in such work. A determination on the matter must be received in writing from the Manager – Public Safety prior to such work continuing.

15. Conditions, 12, 13 and 14, being conditions to be complied with on a continuing basis by the subdividing owner and subsequent owners after the deposit of the survey plan shall be the subject of a Consent Notice pursuant to Section 221 (1) of the Resource Management Act 1991 which notice shall be registered on the title to the Lots specified in conditions 12, 13 and 14 at the cost of all things of the consent holder.

**Reasons for Decision:**

1. The applicant has obtained a report from a suitably qualified and experienced practitioner concluding that Lots 9 – 12 can be built on provided certain works are undertaken.
2. The Regulatory Committee has approved the vesting of Lot 13 as reserve instead of the consent holder providing a reserve contribution, subject to a valuation and balancing any difference between the valuation and financial reserve contribution amounts.
3. The decision and conditions for Lots 1 – 8, and Lot 14 (road) have been approved by Regulatory Committee resolution, except for condition 12 of this decision which for Lot 8 is a result of Mark Mitchell's report.
4. This proposal is generally in accordance with the Policies and Objectives of the Waipa District Plan.

**Right of Objection**

Section 357 of the Resource Management Act 1991 details the right of objection before Council to all or any part of this decision including any additional charge imposed in processing this application. Any objection must be in writing setting out the grounds thereof, and received by Council within fifteen working days of receiving this decision or the invoice for the additional charge respectively. Any objection must be accompanied by a fee of \$168.75. *(Note: A working day is any day except for a Saturday, Sunday, Statutory Holiday or a day between 20 December and 15 January).*

**Duration of Consent**

You should note that this subdivision consent must be "given effect" to within two (2) years from the date of commencement (being the date of receipt of this letter).

The consent will be "given effect" to when a survey plan of the subdivision is lodged with Council.

Once the survey plan has been lodged with Council, it will be necessary within the next three (3) years to deposit the plan with the District Land Registrar. The plan may



not be deposited until all of the conditions of the subdivision consent have been complied with to Council's satisfaction, and a certificate has been signed by Council confirming satisfactory completion.

If the plan is not deposited within the three years, it will lapse.

Yours faithfully



David Bayley  
ASSISTANT PLANNER



OK with omission  
of lot 9