

# HOROWHENUA DISTRICT COUNCIL

**The Subdivision of Lots 2 & 3 DP 50712 and  
Lot 2 DP 342298 (Stage 1)**

**Subdivision No. 2109**

## CONSENT NOTICE

**CONO 8093654.7 Cons**

Cpy - 01/01, Pgs - 002, 05/03/09, 13:02



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In the matter of the plan LT 403623 ("Plan") and pursuant to Section 221(1) of the Resource Management Act 1991 ("Act"), I hereby certify that the Horowhenua District Council has consented to the subdivision of Lots 2 & 3 DP 50712 and Lot 2 DP 342298 under SUB 2109 ("Consent") subject to the Owner (as defined in the Act) of Lots 1-33, 91-120, 138-143, 146, 150, 152, 156, 161, 163 and 164 on the Plan complying with the following conditions of the Consent on a continuing basis:

- a. The sanitary sewer system serving each Lot is a pressure main and each Lot needs to provide a pump station with non-return valve and a pressure connection to the main. All effluent disposal shall be on-site secondary treated before being pumped into the Council's pressurised sewer reticulation. The Issuance of any Project Information Memorandum & Building Consent is subject to approval of the wastewater disposal design, from Horowhenua District Council. No works shall commence prior to issuance of the same. It shall be designed and installed by a suitably qualified person experienced in effluent disposal systems.
- b. The Owners are to be aware of and comply with the system management plan required by the conditions of the resource consent.
- c. Any dwelling shall have a minimum floor level of not less than 300mm above natural ground level adjacent to the dwelling.
- d. At the time of construction of any dwelling or accessory building the building shall be clad and coloured with materials that have a low level of reflectivity and colours that blend and are in keeping with the rural environment. Colours should be generally in accordance with BS52525 colour codes, walls: B17 to B25, and roofs: A11 to 14, B25 to 29 and C39 & 40.
- e. That any Owner or occupant of the lot should be aware that the lot is located within an agricultural and forestry area and may be subject to activities such as harvesting and transport of logs, planting, thinning, road construction and maintenance and pest control which may cause noise and associated air

emissions such as dust, smoke and spray. Pest control may include but not be limited to trapping that is undertaken on an ongoing basis.

- f. The Owners or occupant should expect to experience the effects of normal rural activities and will have no right of objection against any permitted activity as described for the rural zone under the current rules of the Operative District Plan. This includes seasonal sporting activities such as duck shooting.
- g. Stormwater run-off from hard surface areas on the lot shall be disposed of via on site soakage contained within the subject lots. Soakage pits within the lot shall comply with NZS 4404:2004 Land Development and Subdivision Engineering, Part 4 and the District Plan Rules section 20.2.5. The soakage pits shall be designed to accommodate a 1 in 10 year rainfall event, with overland flow paths or suitable disposal areas for a 1 in 100 year rainfall event.
- h. There shall be no on-site disposal of sewage or human waste.
- i. At the time of construction of any dwelling on the lot the Owner shall provide fire fighting storage and access to meet all the requirements of NZS PAS 4509:2003 New Zealand Fire Service Fire Fighting Water Supplies Code of Practice.
- j. At the time of construction of any building on the lot the Owner may be required to submit a geotechnical report with regard to the selected building platform on the site. Specific foundation design may also be required for any proposed buildings.

Dated at Levin this the 12<sup>th</sup> day of February 2009

  
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Pieter Vorster  
**Resource Management Manager**  
**Environmental and Regulatory Services**