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Property Info

Property Number: 1004168
Address: 137 A Lower Taumaha Road Manutahi
Assessment Number: 1236005301
Street: Lower Taumaha Road
Locality: Manutahi
Requires Review: undefined

Heather Clarke

12360 053 01 - 1004168.

From: hbadmin@insulmax.co.nz
Sent: Thursday, 10 December 2020 8:04 AM
To: Building Control
Subject: Property File Form 137a Lower Taumaha Rd - Insulation
Attachments: 137A Lower Taumaha Road, Property File Form.pdf; 137A Lower Taumaha Road, EBA.pdf; 137a Lower Taumaha Rd, Site Plan.pdf; CodeMark-Insulmax.pdf

Good morning

Please find attached document for the property file of 137a Lower Taumaha Rd. I will email the certificate of completion upon install.

Thank you
Warm regard
Tash

Insulmax® Hawkes Bay/Gisborne Ltd. Insulmax® Taranaki Ltd.

M: 027 444 0536
P: 0800 0442 442
W: insulmax.co.nz

PO BOX 4175
MAREWA
NAPIER

INSULMAX®
WALL INSULATION SYSTEM



Property File Information Form

(For Building And Plumbing Work Not Requiring A Building Consent)

The Building:		The Owner:	
Street Address:	<u>137A Lower Taumaha Road</u>	Name:	<u>TRACY CAMERON and MARK HARRIS</u>
	<u>MANUTAHĪ, 4598</u>	Contact Person:	<u>As above</u>
Legal Description:	Lot: <u>1</u>	Mailing Address:	<u>137A Lower Taumaha Road</u>
	DP: <u>487545</u>		<u>MANUTAHĪ, 4598</u>
Building Name:	<u>[If applicable]</u>	Street Address:	<u>as above</u>
Location within site/block: _____		Ph: _____	Mob: <u>021447547</u>
Number of levels: <u>1</u>		Fax: _____	After hrs: _____
Level/Unit No: <u>[If applicable]</u>		Email: _____	
Area: [Floor area of building work] <u>169 walls</u> M ²		Website: _____	
Current Use: <u>Residential Dwelling</u>			
Year first constructed [if applicable] _____			

Agent:	
Name:	<u>Alex McDonald</u>
Contact Person:	_____
Mailing Address:	<u>2444 takapau Road,</u>
	<u>Waipukurau</u>
Street Address:	_____

Ph: _____	Mob: _____
Fax: _____	After hrs: _____
Email:	<u>Alex@insulmax.co.nz</u>
Website:	_____
Relationship to Owner:	<u>Contractor</u>

First Point of Contact: [Delete one]

- I ~~Owner~~
II Agent

| Alex McDonald

request that the attached information received for building work (not requiring a consent) be attached to the property file.



12/12/2020

Signature of owner/agent on behalf of, and with the authority of the owner:

Date:

Building Work:

Description of the building work:

Retrofit Wall Insulation method. Will be carried out at all times in accordance to Code mark CM70028

Date the building work was carried out:

The personnel who carried out the building and plumbing work are as follows:

Name	Address	Phone	Licence No.

Intended life of the building (if less than 50 years): ..N/A.. years

Estimated value of building work including GST: \$.....11,000.....

Attachments:

The following documentation is attached to this application: [Delete and add as applicable]

Plans and specifications

Certificates from personnel who carried out the building work Will be emailed on completion

~~Energy work certificate~~

Other: Code Mark certificate

CHECKED NO CONSENTS REQUIRED BY-.....SIGNED-.....



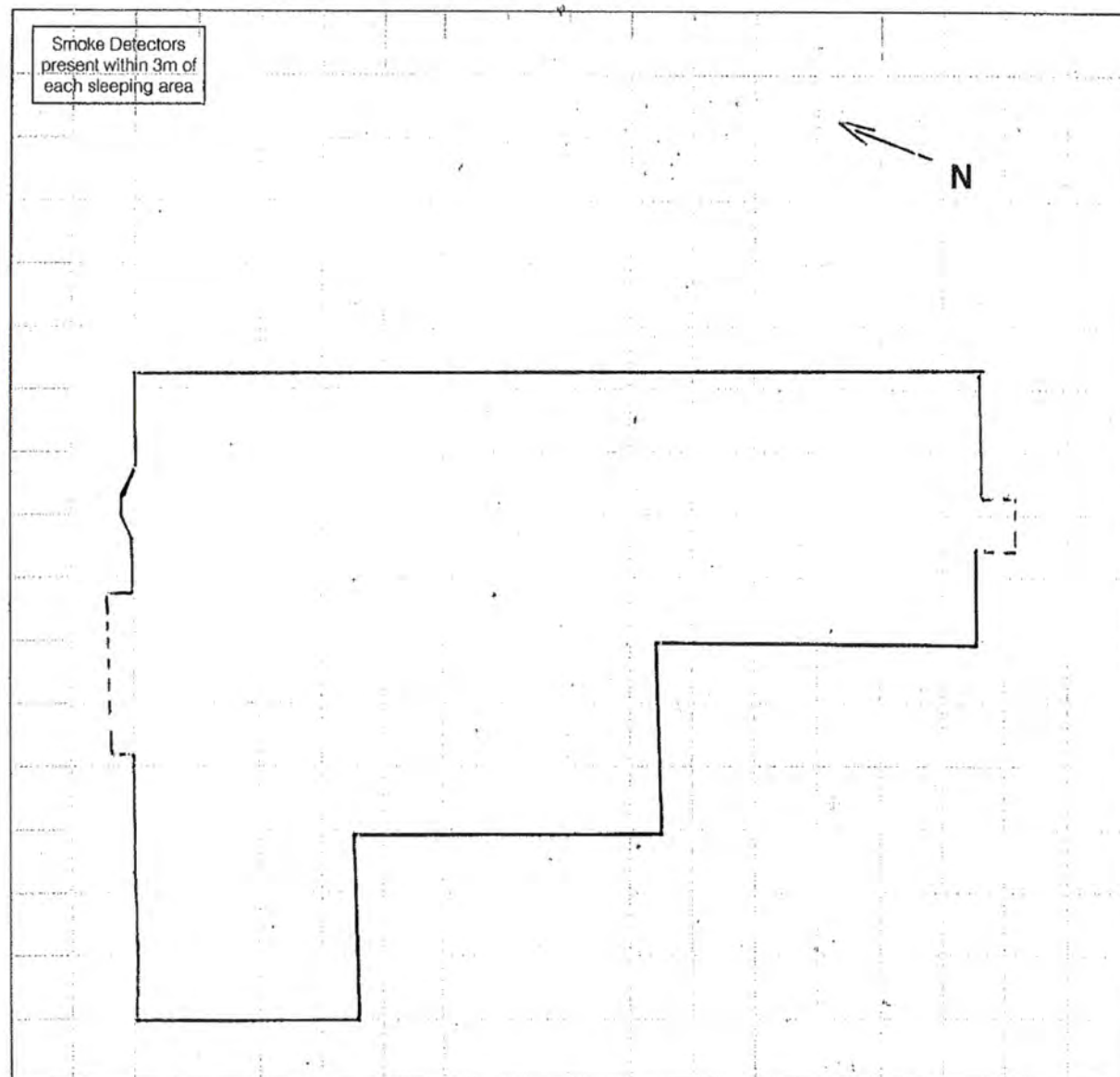
INSULMAX® SITE PLAN CONSENT

Address 137 A Lower Taumaha Road

- Record maintenance / work items required prior to installation or CCC / Insulmax® Completion Certificate
- Record location of moisture readings if suspected leak from defect or visual sign of moisture ingress
- Record position of through wall flus
- **ALL EXTERNAL WALLS PROPOSED TO BE INSULATED UNLESS OTHERWISE INDICATED**

- KEY - Walls indicated as - - - - - are NOT proposed to be insulated

Scale 1m = 1 square



Version 2.0 8/5/16

Street Front



Existing Building Assessment (EBA)



This assessment is only to be carried out by an Insulmax® licensed property assessor to assess whether the building is suitable to be installed with Insulmax® blown mineral fibre insulation in terms of NZ Building Code and S112 of the NZ Building act and should NOT be regarded as a building survey.

Name of Owners: Tracy Cameron	PRIOR TO INSTALLATION of Insulmax® the following work is required:
Address: 137A Lower Taumaha Road, MANUTAHU, 4598	No work required
Lot / DP Number: Lot1 Dp 487545	PRIOR TO THE ISSUING of the Insulmax® Certificate of Completion the following work is required:
BCA / TA: STDC	External painted / Cladding replaced south and east walls. Gutters to be replaced .
Proof of Ownership: Other	

By signing below the owner agrees to the following:

- A Owner agrees to undertake all work identified above
- B All electrical wiring in the walls proposed to be installed with Insulmax® is TPS or work required is to upgrade to TPS before commencement of the Insulmax® installation
- C The owner is not aware of any internal or external leaks
- D Smoke detectors are present and functional within 3m of all sleeping areas or work required is that owner will install smoke detectors
- E The Insulmax® representative has explained the results of the assessment and the owner accepts those findings and authorises the Insulmax® representative to act as their agent in respect to obtaining all necessary consents and related correspondence with the Building Consent Authority.

Owners Signature:

Owners Name:
Tracy Cameron

Licensed Building Assessor Signature:

Licensed Building Assessor Name:
ALEX McDONALD

Existing Building Information

Property Site:	Sloping Section, Exposed, Rural
Approx. Year of Construction:	1880
Number of Stories:	1
Roof & Eaves:	Hip Gable, Skillion / Mono pitch, Corrugated Steel, Modest eaves
Foundation & Floor:	Suspended Floor Timber, Piles, Ring Perimeter
Framing:	Likely Rimu
Joinery:	Timber, Appears to be installed correctly
Lining:	Sarked, Hardboard
Building Paper:	Not detected
Exterior Cladding:	Timber

Install Information

Cladding Type:	Timber
Installed Via:	Cladding, Internal Lining
Installation:	Framing timber and accessible cavities are located by various means including infra red detection and a 16mm installation hole is made to access each cavity. The installation hole can be made in the exterior cladding (with the exception of palisade weather board, corrugated steel or EIFS claddings) or in the interior lining. The Insulmax® installation machinery is calibrated for the construction type and each cavity is filled with Insulmax® water resistant blown mineral fibre.

Finishing of Cladding

Timber / Cement Board:	Holes filled with Turbo house filler, sand flush and holes sealed with exterior paint system.
Painted rendered plaster / masonry:	Holes filled with sand / cement mortar and holes sealed with exterior paint system
Unsealed masonry:	Holes filled with sand / cement mortar and exterior cladding sealed with appropriate Surfapore masonry surface sealer for concrete or clay based substrates. Clay brick http://www.pacificnanotech.co.nz/catalog/surfapore-range/surfapore-r Concrete block/brick http://www.pacificnanotech.co.nz/catalog/surfapore/surfapore-c

Assessment of the Existing Building

in relation to S112 to determine that the installation of Insulmax® insulation will not reduce compliance of the existing building with respect to the following code clauses:

Structure B1.3.1

Do linings and claddings appear to have been fixed correctly and are suitable to withstand the slight pressure that they will experience during the installation process?

- ☒ **Yes** ☐ **No** - *Do not install Insulmax® in the affected wall area or mark on site plan and include in work prior to the installation Insulmax® - "Additional lining fixings are required prior to the installation of Insulmax®"*

Prevention of Fire Occurring C2.2

Is a through wall flu located in the area proposed to be insulated ?

- ☒ **No** ☐ **Yes** - *Mark on site plan and DO NOT install in cavity containing a through wall flu or alternatively obtain written confirmation from flu installer that insulation may be installed around through wall flu*

Electricity G9.3.1

After removing a plug point on an exterior wall, wiring is observed to be TPS ?

- ☒ **Yes** ☐ **No** - *Indicate in work required prior to the installation of Insulmax® that wiring requires upgrading to TPS in walls proposed to be insulated with Insulmax®*

Energy Efficiency H1.3.1

Is Insulmax® insulation able to be installed so increasing the thermal resistance of the wall structure and limiting uncontrolled airflow?

- ☒ **Yes** ☐ **No** - *Indicate on site plan areas of wall that are not able to be insulated with Insulmax®*

External Moisture E2.3.3 E2.3.5

Paint finish of exterior cladding appears to be in an well maintained condition?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
Exterior cladding appears to have deterioration to a level that may allow water ingress?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Joinery appears to be in good condition and not allowing water ingress?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
Flashings are present and appear to be installed correctly?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
All existing penetrations are sealed?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
Join between different cladding types sealed?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
Gutters and down pipes are present and appear to be functioning correctly?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
Is water able to pool against exterior wall e.g. raised sealed deck?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Walls are free to air e.g no raised border bounded by exterior wall?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
Masonry clad home underfloor vents are present and clear?	<input checked="" type="checkbox"/> Not Applicable	<input type="checkbox"/> No <input type="checkbox"/> Yes
Window / masonry vertical joints are sealed?	<input checked="" type="checkbox"/> Not Applicable	<input type="checkbox"/> No <input type="checkbox"/> Yes



Itemise maintenance in work required section that is either required prior to the installation of Insulmax® for major maintenance areas or prior to the application of CCC for minor maintenance e.g itemised major maintenance may be - "prevent water from pooling against wall by removing deck from south wall as marked on site plan before the installation of Insulmax®"

Soffits appear to be sound with no water staining or bubbling paint which may indicate gutters or roof leaking into surfeits and possibly walls?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
Areas of lining / cladding appear to be damp / soft / discoloured / mouldy or rotten suggesting the accumulation of water?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Underfloor space is excessively damp?	<input type="checkbox"/> Not able to inspect <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No



Do not install Insulmax® until further investigations have been made to confirm that enclosed spaces have not accumulated moisture to a level that may cause fungal growth or the degradation of building elements i.e framing moisture levels must be below 18% and the source of the water ingress identified and remedied. Excessive underfloor moisture may be due to leaking "in wall" pipes, ground water or gutters leaking water in the wall soffit and wall cavity the case of masonry veneer construction. Work required would be to repair leaking pipes before the installation of Insulmax® or check soffits for water staining or other signs of water ingress. Results of the investigation to be noted in "work required prior to the installation of Insulmax®"

Declaration

Assessment of the Existing Building

Based on this assessment of the existing building I am satisfied that the property is suitable for the installation of Insulmax® retrofit wall insulation

In relation to S112, the ability of the existing building to comply with the applicable building code clauses including durability B2.3.1 (to the extent of the other clauses) will not be reduced by the installation of Insulmax® blown fibre existing wall insulation on the following provisions :

- Work itemised to be completed prior to the installation of Insulmax® is completed
- Insulmax® is installed according to the Insulmax® Installation Manual
- Reparation of exterior cladding is completed according to the Insulmax® Installation Manual
- Work itemised to be completed before the application of CCC / issue of Insulmax® certificate of completion is completed



Signed **ALEX MCDONALD**
Insulmax® NZ Ltd. Certified Property Assessor
27 November 2020

Declaration

Conformity to CodeMark Certification

I declare that I am an Insulmax® license holder and that all conditions of the attached CodeMark Certificate number CM 70028 have been met and will continue to be met during this installation of Insulmax® retrofit wall insulation.

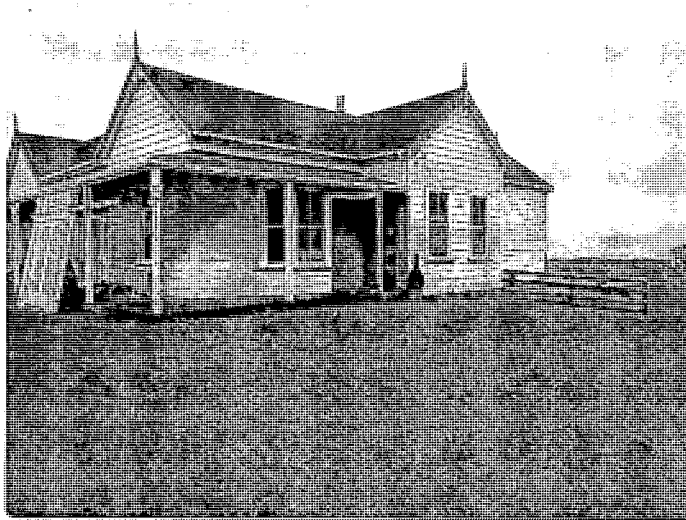

Alex McDonald

Signed **Alex McDonald**
Insulmax® Regional License Holder
27 November 2020

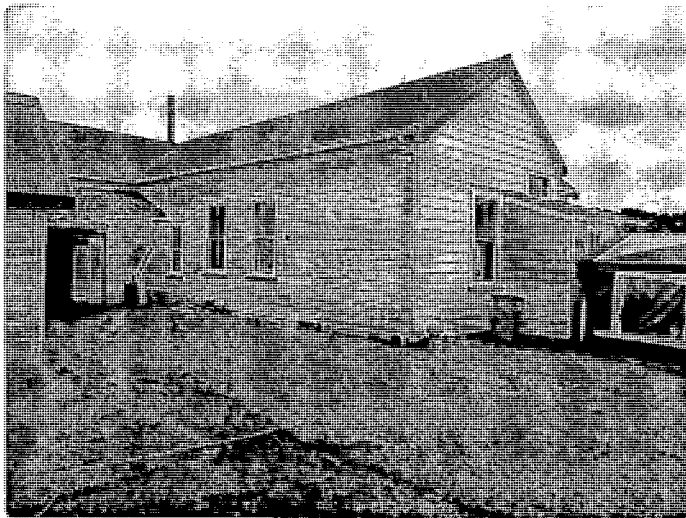


Photos of Each Elevation Proposed to be Insulated

North Elevation



South Elevation



East Elevation



West Elevation





PRODUCT CERTIFICATE



BUREAU
VERITAS

This is to certify that

INSULMAX® Retrofit Wall Insulation Method

Product description

The INSULMAX® Retrofit Wall Insulation Method is a controlled design method for creating plans and specifications for a building consent to install INSULMAX® in the walls of existing buildings. INSULMAX® insulation is a soft, white blown mineral insulation material that achieves an R value of 2.5 - 2.8/100mm.

The controlled design method includes a prescribed method for assessing the existing building and identifying any work that must be done prior to the installation of INSULMAX® insulation, in order for the requirements of s112 of the Building Act 2004 to be met. The report that is produced as a result of this evaluation must be provided to the BCA as part of the building consent application. The INSULMAX® Retrofit Wall Insulation Method also provides a declaration on completion of the work that the "Work Required" identified on the INSULMAX® existing building assessment report has been undertaken and the building work has been completed in accordance with the building consent. For clarity, certification covers the controlled design method and the INSULMAX® Insulation building material.

The INSULMAX® Retrofit Wall Insulation Method may also be used to support an application for exemption from building consent under Schedule 1 s2 of the Building Act 2004.

Product purpose or use

This certificate covers the retrofitting of INSULMAX® wall insulation in all existing buildings subject to the completion of the Insulmax Existing Building Assessment.

Certificate holder

Insulmax N.Z Ltd
43 Tunnel Beach Rd.
Blackhead RD1
Dunedin 9076
Ph: 03 487 8606
www.insulmax.co.nz

CodeMark Product Certification Body

Bureau Veritas Australia Pty Ltd
3/435 Williamstown Road,
Port Melbourne VIC, 3207
Ph: 1800 855 190
www.bureauveritas.com.au

Sam Guindi
Product Certification Manager

For and on behalf of
Bureau Veritas Australia Pty Ltd

Complies with the New Zealand Building Code (NZBC):

When installed in accordance with the conditions and limitations of this certificate, the INSULMAX® insulation will comply with;

- B1 Structure – B1.3.1, B1.3.2, B1.3.3 (a),
- B2 Durability – B2.3.1 (a),
- F2 Hazardous Building Material – F2.3.1.

The building work will comply with;

- E2 External Moisture – E2.3.2.

When installed in accordance with the conditions of this certificate, the INSULMAX® insulation will contribute to compliance with;

- C3 Fire Affecting Areas Beyond the Fire Source – C3.7 (a),
- H1 Energy Efficiency – H1.3.1 (a), (b), H1.3.2E.

The existing building will continue to comply with the following Building Code Clauses to at least the extent as before the installation of INSULMAX® insulation;

- B1 Structure – B1.3.1,
- C2 Prevention of Fire Occurring – C2.2,
- E2 External Moisture – E2.3.2, E2.3.5,
- G9 Electricity – G9.3.1,
- H1 Energy Efficiency – H1.3.1.

Subject to the following conditions and limitations:

1. All aspects of the INSULMAX® Retrofit Wall Insulation method must be carried out or supervised by a person certified by Insulmax NZ Limited.
2. The INSULMAX® License Holder must provide a signed declaration (to be provided to the BCA as part of an application for building consent or Schedule 1 s2 exemption), that all conditions of the CodeMark certificate have been met.
3. The INSULMAX® existing building assessment report must be signed by a person who has been certified by Insulmax New Zealand Limited (to be provided to the BCA as part of an application for building consent or Schedule 1 s2 exemption).
4. The agreement of the Building Owner to complete the "Work Required" identified on the INSULMAX® existing building assessment report must be obtained and provided to the BCA as part of an application for building consent or Schedule 1 s2 exemption.

JAS-ANZ



WWW.JAS-ANZ.ORG/REGISTER

13 June 2019
Date of issue

CM70028
Certificate Number



MINISTRY OF BUSINESS,
INNOVATION & EMPLOYMENT
HĪKINA WHAKATUTUKI

- This certificate is issued by an independent certification body accredited by JAS-ANZ, the product certification body appointed by the Chief Executive of the Ministry of Business, Innovation and Employment under the Building Act 2004. The Ministry does not in any way warrant, guarantee, or represent that the building method or product the subject of this certificates conforms with the New Zealand Building Code, nor accept any liability arising out of the use of the building method or product. The Ministry disclaims to the extent permitted by law, all liability (including negligence) for claims of losses, expenses, damages, and costs arising as a result of the use of the building method(s) or product(s) referred to in this certificate.
- The certificate holder must maintain compliance with the conditions set out in section 15 of the Building (Product Certification) Regulations 2008. This certificate may only be reproduced in its entirety. It is advised to check that this certificate is currently valid and not withdrawn or suspended by referring to the Register of Product Certificates on the Building Performance website <http://www.building.govt.nz>.

APPLICATION FOR BUILDING PERMIT



PERMIT

NO WORK SHALL BE COMMENCED UNTIL THIS APPLICATION IS APPROVED AND A PERMIT ISSUED

Messrs. Patea County Council:-

Sirs,

I propose undertaking the following building work, and make application accordingly for a permit.

1. Name of Owner R.A. L.S.M. GEARYAddress LOWER TAUMAHA ROAD,
MANUTAHU.2. Name of Builder ROSS GEARYAddress LOWER TAUMAHA ROAD,
MANUTAHU.3. Proposed use or EXT TO.
Occupancy of bldg. IMPLEMENT SHED4. Area (a) Ground Floor - 116.45 m²(b) Outbuildings - m²5. Estimated Value - Building - \$ 3,000-00Plumbing & Drainage - \$ TOTAL - \$ 3,000-006. Description of Land,
Road or street D.P. 5030Section LOTS 3, 4, 5. Block XIVSurvey Dist./Town HAWERA S.D.7. Construction Materials
Foundations Floor Walls Roof 8. Plans, etc. Submitted- Floor Plan and Elevations etc. ... ☐Locality Plan ... ☐Construction Details ... ☐Ground Contour Plan ... ☐Specification ... ☐9. Signature of Applicant R.A. GearyAddress Lower Taumaha Road, Manutahi.Date 14. 4. 1981.

Office Use Only

Application No. 15Receipt No. 3448Fee \$10.50Valuation No. 1236/53Permit No. J 060442Month Commenced Month Completed

Inspection and Comments:

OK to issue permit
M. Thorstensen
5.5.81

ENTERED

SCHEDULE OF BUILDING PERMIT FEES

(PAYABLE ON VALUE OF BUILDING ONLY)

	<u>FARM BUILDINGS</u> <u>(excl Dwellings)</u>	<u>OTHER</u> <u>BUILDINGS</u>
	\$	\$
0 - 1000	7.50	7.50
1001 - 1600	7.50	12.00
1601 - 2000	7.50	15.00
2001 - 3000	10.50	21.00
3001 - 4000	13.50	27.00
4001 - 6000	18.00	36.00
6001 - 8000	22.50	45.00
8001 - 10000	27.00	54.00
10001 - 15000	34.50	69.00
15001 - 20000	42.00	84.00
20001 - 25000	48.00	96.00
25001 - 30000	54.00	108.00
30001 - 35000	60.00	120.00
35001 - 40000	66.00	132.00
40001 - 50000	73.50	147.00
50001 - 60000	81.00	162.00
60001 - 70000	88.50	177.00
70001 - 80000	96.00	192.00
OVER 80000	½ OTHER BUILDING	NZSS 1900 PLUS 50%

BUILDING RESEARCH LEVY TABLE

(PAYABLE ONLY WHERE VALUE OF BUILDING PLUS PLUMBING & DRAINAGE TOTALS \$3,000 OR MORE)

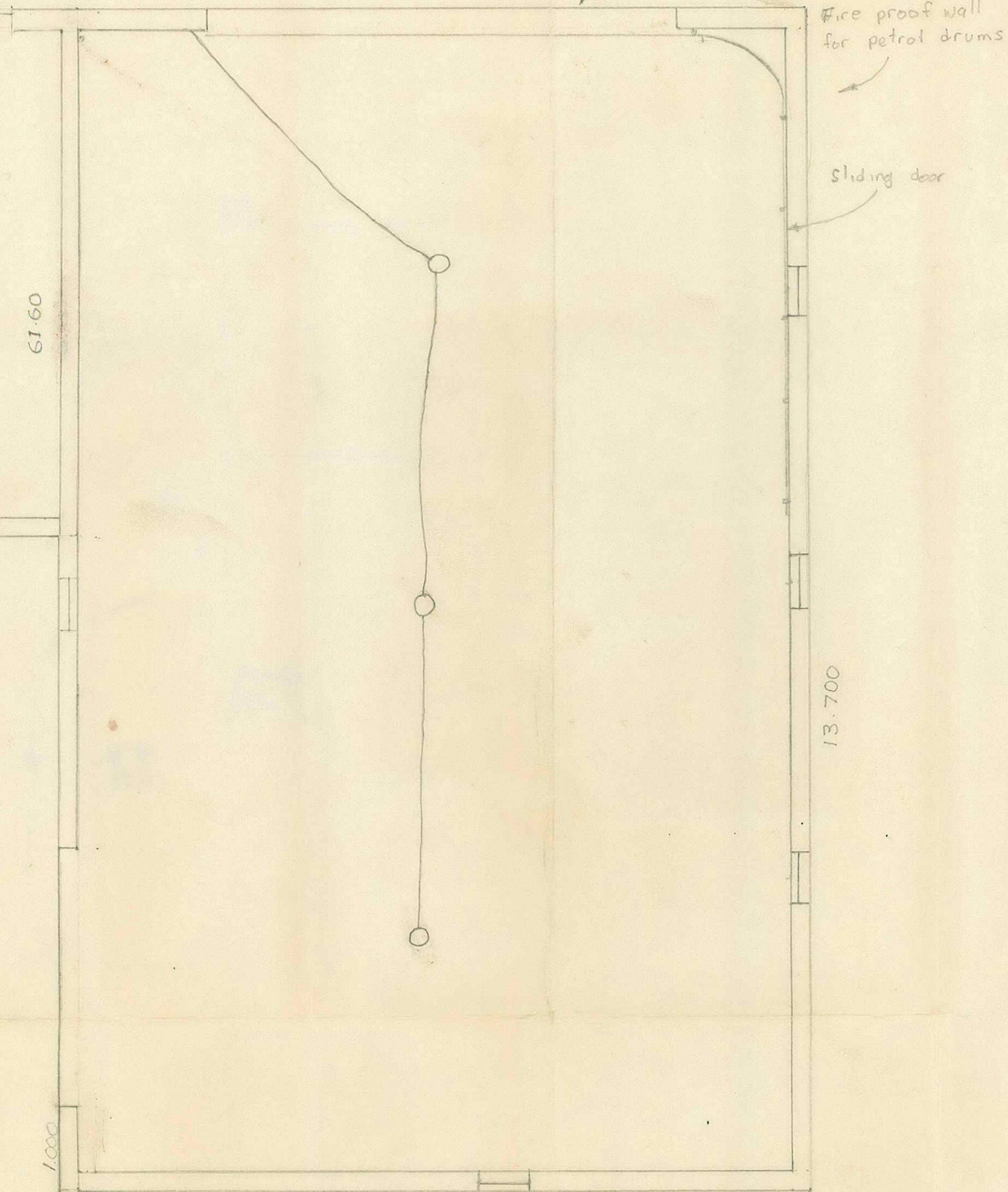
	<u>VALUE OF WORK</u>	<u>LEVY</u>
	\$3000	\$3.00
Over \$3001 and up to \$4000	...	4.00
Over 4001 " " " 5000	...	5.00
Over 5001 " " " 6000	...	6.00
Over 6001 " " " 7000	...	7.00
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Over 17001 " " " 18000	...	18.00
Over 18001 " " " 19000	...	19.00
Over 19001 " " " 20000	...	20.00

And in addition \$1.00 per \$1000 thereafter

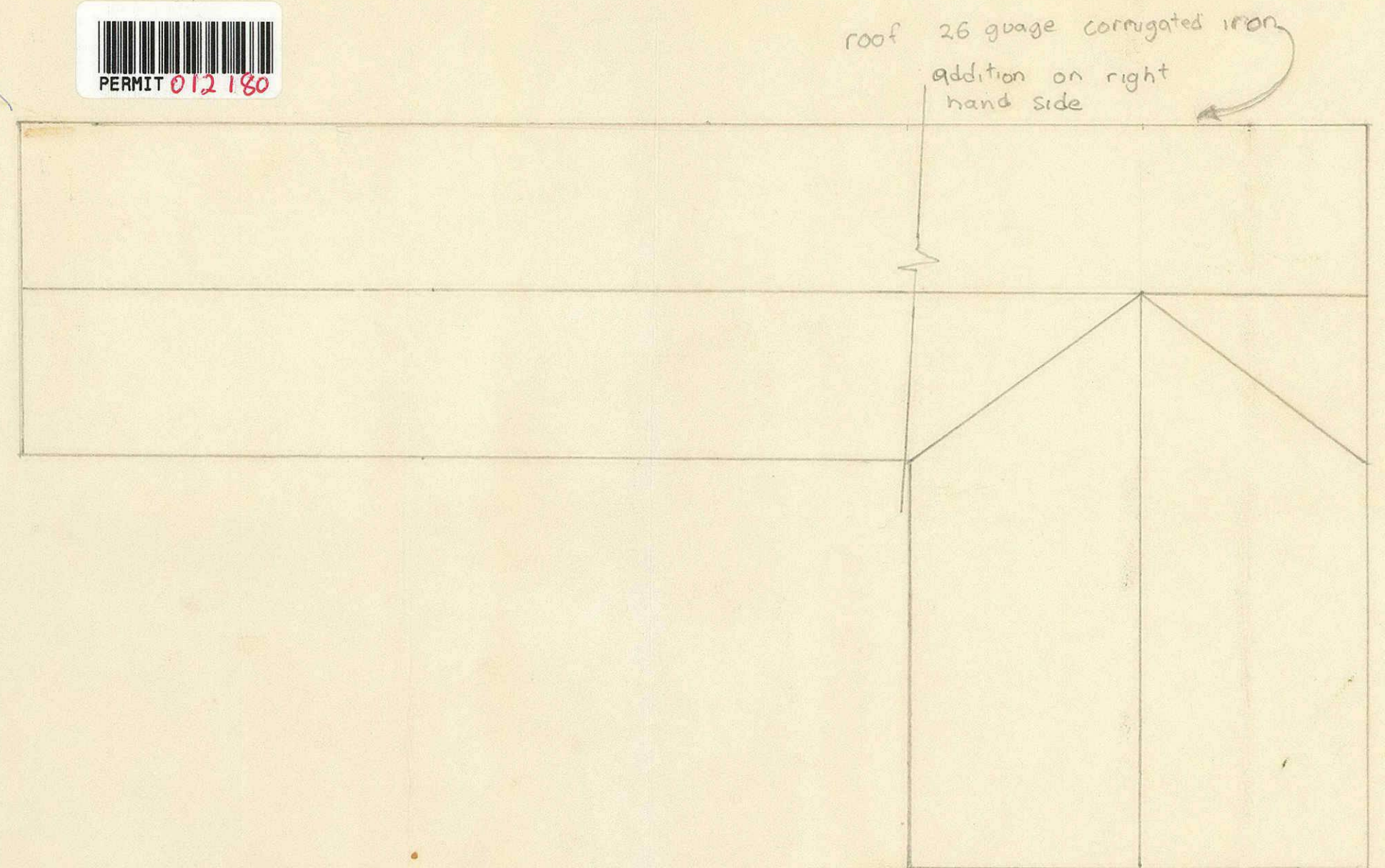
"Any question as to the estimated value of the work for the purpose of computing a permit fee may be determined in his discretion by the Engineer, and his determination will be final."

PLANS, ETC. TO ACCOMPANY THIS APPLICATION:- Positively no Permit will be issued unless all information required by this application is provided and the necessary plans and specifications supplied.

FLOOR PLAN



ROOF PLAN

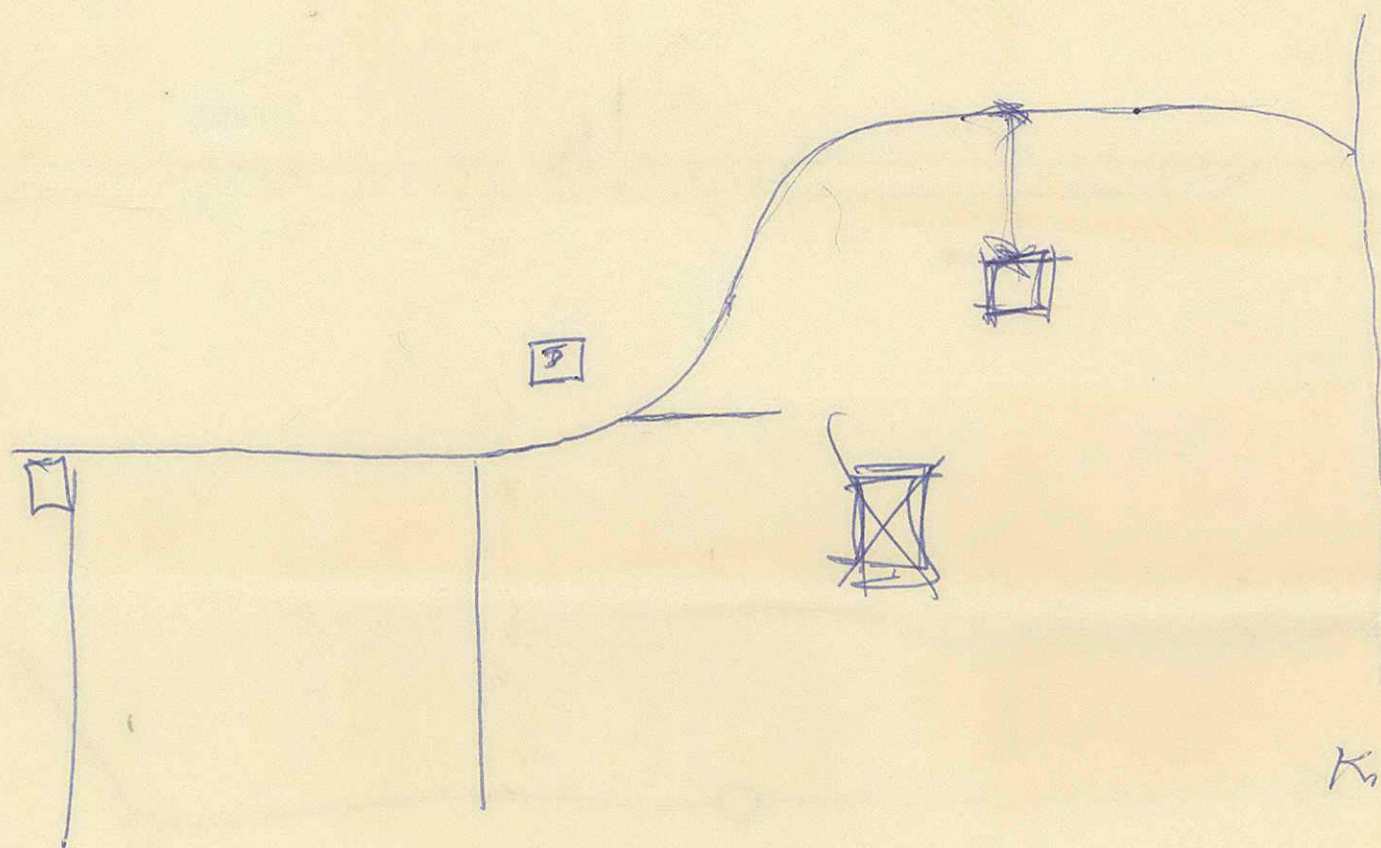


Studs rough sawn 100x50
 maximum spacing 600mm
 100x50 trusses spaced at 1.00 centres
 70x50 purlins " at 700mm "
 Reinforced Footings with 4 - No 12 Rods
 Up stand 300mm above floor level with
 100 thickness

GARAGE IMPLIMENT SHED
 RA GEARY MANUTAH!

1
 15 chains from Lewis Lammara Rd.
 Sited in middle of Paddock.

Oliver Bremer 8545 8084 3049





Application for Resource Consent & Assessment of Environmental Effects

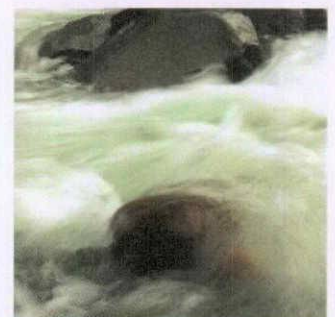
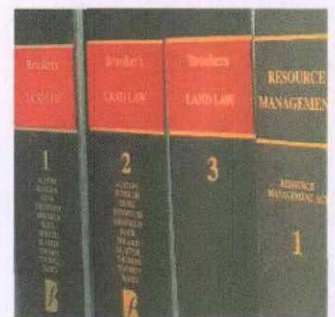
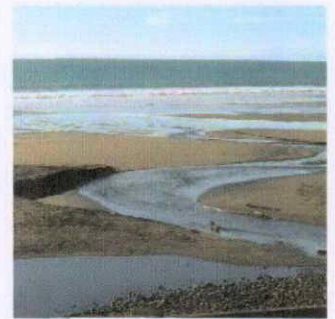
Proposed 2 Lot Boundary Adjustment
Subdivision, Lower Taumaha Road,
Manutahi

by *BTW Company Limited*

for Alistair Geary



btw company
surveyors . planners . engineers . land & g.i.s services



Proposed 2 Lot Boundary Adjustment
Subdivision, Lower Taumaha Road, Manutahi

for Alistair Geary

Reviewed

Report Author


Taryn Martin

16/01/15
Date

Reviewed by


Sue Robb

16/01/15
Date

14765-Rev 0
12/2014

SUMMARY

BTW Company Ltd, on behalf of the applicant Alistair Geary, hereby applies for resource consent to subdivide his rural property located on the corner of Lower Taumaha and Geary Roads, Manutahi legally described as Allotment 3-4 DP 5030, into two freehold titles by means of a boundary adjustment. Proposed Lot 2 is to be amalgamated with Lot 5 DP 5030.

The application has been determined as a *discretionary activity* against the Rules of the South Taranaki District Plan (STDP).

The site consists of an existing dwelling and implement shed. The location of the shed with respect to the proposed new side boundary line has seen the minimum setback rule of 5m for buildings from side boundaries breached by 0.5m, however the effects of this breach are minimal. We request a dispensation to this side boundary breach.

An assessment of the proposal has been made against Section 104, 104B and Part 2 of the Resource Management Act 1991 and against the Rules, Policies and Objectives of the STDP. The potential effects from the subdivision are entirely contained on site, and it is therefore anticipated that this application may be processed on a non-notified basis.

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1 INTRODUCTION

1.1 Purpose

The purpose of this report is to seek Resource Consent for a two lot boundary adjustment subdivision over two adjacent allotments held in one Certificate of Title, held by the applicant, within the Hawera Rural Zone. The zoning is identified by Map number 12 within the STDP.

The client wishes to rearrange the internal site boundaries to lie around the existing dwelling and its access way to create a smaller lot for the dwelling and have the balance area for productive farming purposes.

1.2 The Applicant

Applicant:	Alistair Geary
Land Location:	Cnr. Lower Taumaha and Geary Roads, Manutahi
Legal Description:	Allotment 3-4 DP 5030
Certificates of Title:	TN119/145
Site Area:	95.57 Ha
Consent Sought:	Subdivision Consent
Zone:	Rural Environment
Activity Status:	Discretionary
STDC Map:	12
District Plan Overlay:	Power Corridor

1.3 The Proposal

The subdivision will create one additional title in the Cadastre. The current allotment boundary between Lots 3 & 4 DP 5030 will be removed and new boundaries created around the dwelling house and its access way to create a smaller rural allotment. The balance area will remain for farming purposes. It is intended to amalgamate the balance area with Lot 5 DP 5030, the residue area of CT TN119/45.

Application forms are contained in Appendix A and the current Certificate of Titles are attached in Appendix B.

1.4 Resource Consents Required

The proposal requires Subdivision Resource Consent.

The application does not comply with the rural and subdivision rules and performance standards of the STDP and is therefore considered a **discretionary Activity**. Table D1 and Table D 2 located in Appendix D demonstrates the proposal's compliance and non-compliance with relevant rules within the STDC Rural Environment Area along with supporting comments.

1.5 Technical Studies Undertaken

No technical studies have been undertaken to date.

1.6 Permissions Sought from other Authorities

No permission is sought or required from any other authorities

2 THE SITE AND EXISTING ENVIRONMENT

2.1 Site Description

Set in the rural area of South Taranaki this site occupies the south eastern land of the intersection of Lower Taumaha and Geary Roads. The land, predominantly used for productive farming and agricultural purposes is flat in nature. There is one existing dwelling with a stand-alone accessory shed in close proximity. Additional sheds are located on the property adjacent to existing farm races.

A dwelling and milking shed are located further east along Geary Road within the boundaries of Lot 5 DP 5030 which sits in the same underlying Title. The farm race crosses the boundary between Lots 4 and 5 DP 5030 for farming purposes.

2.2 Land Use Context

The receiving environment is predominantly rural, productive farming is the major use of the land in the area.

The site is adjacent to a coastal protection area. Two existing well sites are located in the area, but the application site is outside the well site buffer zones.

2.3 Services

Overhead power lines run parallel to boundaries and telecom is underground in the road reserve.

Water is obtained from an underground well within the site boundaries and sewage is managed onsite for the existing dwelling.

An existing formed access point services the dwelling and there are alternate access points to allow large and small vehicles access onto the site.

No other services are in the vicinity.

2.4 Landscape, Character and Amenity

The site is relatively flat in nature with mediocre valley in the north eastern corner. This small valley collects surface water and falls into a natural spring.

Sitting in a rural coastal environment, the area is predominantly green land and used as a productive grazing purposes. The land is flat land and generally falls from North to South. The short commute to Hawera or Patea as well as close proximity to Manutahi makes the location of this proposal desirable for a variety of individuals seeking a rural living environment without being isolated.

Assessment of the lot sizes indicates that they are large for productive farming. The site is in close proximity to the Manutahi area, and lot sizes are naturally reduced near a built up area. Being near a built up area is appealing for future owners of smaller allotments in the rural setting.

2.5 Cultural Heritage/Archaeology

A search of the South Taranaki District Council planning maps (STDP Map 12) and New Zealand Archaeological Association site resulted in no Significant Natural Areas, Scheduled Rivers or Streams, Waahi Tapu, Heritage Item or Notable Tree being identified to lie *within* the boundaries of the proposed subdivision.

3 THE PROPOSED SUBDIVISION

3.1 Location

The proposed subdivision is located on the corner of Lower Taumaha and Geary Roads, Manutahi.

3.2 Allotments

A scheme plan (BTW Drawing No 14765-01 Rev 0) is contained in Appendix C. Two lots are proposed as follows:

Table 3.1: Proposed Lots and Areas

Proposed Lot	Area
1	4650 m ²
2	61.85 Ha

Proposed Lots 1 and 2 will be created as a result of a boundary adjustment between Lots 3 & 4 DP 5030 with the addition of one extra title as a result of this subdivision. The new boundary line will exclude the current dwelling and its long driveway from the farming purposes of Lot 2.

The new boundary line surrounds the existing dwelling whilst ensuring daylighting angles from the boundaries are met. It also provides extra land to the south west of the dwelling.

These allotments have been designed in a manner that maximises the potential for Lot 2 whilst creating a healthy rural environment that is easily managed and maintained for the dwelling on lot 1.

3.3 Amalgamation Condition

Proposed Lot 2 is to be amalgamated with Lot 5 DP 5030 held within the same underlying Title. As the cowshed, a second dwelling and further sheds are located on this lot, the amalgamation is the most practical approach.

The amalgamation condition reads as follows:

'that one certificate of title be issue for Lot 2 hereon and Lot 5 DP 5030 (Residue CT TN119/45).'

3.4 Easements

Proposed easements A-G are required to service both Lots 1 & 2 and these are illustrated on BTW Scheme Plan 13469-01 and attached in Appendix C.

Easement A will provide Lot 2 access rights up the driveway of Lot 1 and onto the land through an existing gate to the west of the dwelling on Lot 1.

Easements B & C follow an existing telecom line across proposed Lot 2 to the dwelling on Lot 1.

Easement D allows existing electricity to pass over Lot 2 to the existing dwelling on Lot 1.

Easements E, F & G provide electricity to a water pump and water back to the dwelling on Lot 1.

3.5 Access

An existing formed vehicle access point off Geary Road will be the major access to Lots 1 & 2. The existing entrance has sufficient sight distances both left and right. It is set back from the intersection with Lower Taumaha Road by approximately 60m.

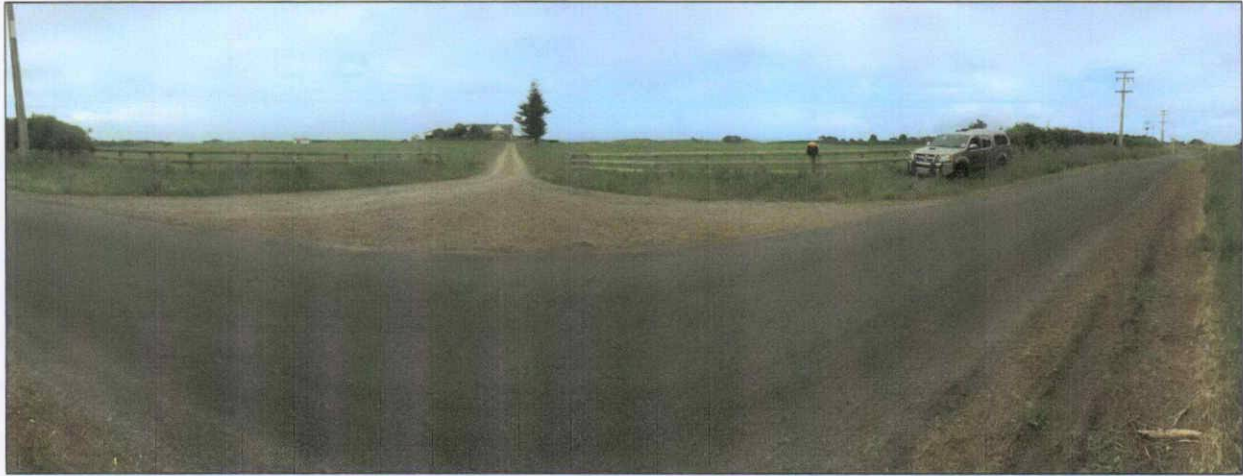


Figure 3.1: Existing Entrance on Geary Road

The driveway is approximately 140m in length and will have a legal width of 4.5m. Proposed Lot 2 will have a right of way over Lot 1 for access up the driveway by means of easement A (refer section 3.4).



Figure 3.2: Sight visibility from existing access point to Lot 1

Lot 2 has alternate access points along Geary and Lower Taumaha Roads for vehicles as well as access by means of a farm race from Lot 5 DP 5030.

3.6 Services

No new services are required for either new lot as a result of this subdivision.

4 ENVIRONMENTAL EFFECTS

4.1 Introduction

The proposal is classified as a *discretionary activity* as it does not meet the rules and performance standards for subdivision in the Rural Environment Area due to the reduced setback from the dwelling on Lot 1 to the new boundary.

4.2 STDC Assessment Criteria for Rural Subdivision

4.2.1 *Amenity values*

STDP policy 2.03.2 a) (i), reads:

'Provide for flexibility in the use, development and subdivision of land while maintaining amenity values; and ensuring that any adverse effects on the surrounding environment are avoided, remedied or mitigated.'

Table D 2 in Appendix D indicates that the proposed subdivision would be in accordance with all of STDC's controlled activity performance standards for subdivision and the provision of services except for minimum setback for a shed from a side boundary. The new boundary follows the existing fence line around the dwelling, and contains sufficient curtilage for rural-residential amenity. The development will be compatible with the receiving environment as it allows for the continuation of productive farming activities in the area. It is considered that any effects on rural amenity would therefore be negligible as a result of the minor non-compliance.

4.2.2 *Servicing*

The application will have no adverse effect on the provision of services. All work will comply with NZS:4404:2004 specifications. The lot sizes are large enough to accommodate an effluent field, well clear of new boundaries and as a result, it is anticipated that there will be no cross boundary effects, any off-site effects are considered to be no more than minor. Easements are in place to protect services that will cross Lot 2 to service Lot 1.

4.2.3 *Effects on Road Safety and Efficiency*

Access to the site will be via the existing unsealed access point off Geary Road, The formed right of way will be 4.5m wide.

The creation of a new Title *will not* create increased vehicular activity, and effects on road safety are considered to be no more than minor.

4.2.4 *Positive Effects*

The creation of a freehold title which can be on-sold as affordable housing within the rural environment, close to the township of Manutahi.

4.3 Consultation

No consultation has been undertaken as adverse effects are considered to be no more than minor and contained within the proposal boundaries. No recorded archaeological sites are present on application site, therefore consultation with local Iwi is not considered necessary.

It is therefore considered appropriate that the application be processed on a non-notified basis.

4.4 Effects Summary

The minimum set back from a building to a side boundary has been breached for the existing implement shed located on site. Although the offset is not met the existing fence acts as the boundary line and is offset at 4.5m. The shading effects on Lot 2 as a result of this activity are no more than minor and will have minimal impact on Lot 2.

All other standards are met.

5 REGULATORY REQUIREMENTS

5.1 Section 104 of the Resource Management Act 1991 Assessment

5.1.1 The Requirements

When considering a resource consent application, Section 104 states that a consent authority 'must, subject to Part 2, have regard to –

- (a) *Any actual and potential effects on the environment of allowing the activity; and*
- (b) *Any relevant provisions of –*
 - (i) *a national environmental standard*
 - (ii) *other regulations*
 - (iii) *a national policy statement*
 - (iv) *a New Zealand coastal policy statement*
 - (v) *a regional policy statement or proposed regional policy statement*
 - (vi) *a plan or proposed plan; and*
- (c) *Any other matter the consent authority considers relevant and reasonably necessary to determine the application.'*

Section 104B states that:

" After considering an application for a resource consent for a discretionary or non-complying activity, a consent authority –

- (a) *May grant or refuse the application; and*
- (b) *If it grants the application, may impose conditions under section 108.*

It is considered that this application does not meet all relevant standards for a controlled activity and therefore requires to be assessed accordingly under s104B.

5.1.2 Actual and Potential Effects

The adverse effects on the environment were considered against the STDP Subdivision rules and performance standards. These adverse effects are considered to be no more than minor.

5.1.3 The District Plan

The District Plan has classified the subdivision as a *discretionary activity* as it does not follow the performance standards of the District Plan in a rural area.

The existing implement shed is 4.5m clear of the proposed new boundary adjacent to it. The new boundary is to follow an existing fence line. Effects will be no more than minor as a result of this activity, shading will be of no concern to the neighbouring lot. We request a dispensation to this activity.

5.2 Part 2 Assessment

The matters that Council must have regard to in considering this application under Section 104 of the RMA are all subject to Part 2 (Purpose and Principles) of the Act.

The overriding purpose of the Act is to promote the sustainable management of natural and physical resources.

Section 6 – Matters of National Importance.

Comment: There are no matters of national importance that are relevant to this application.

Section 7 - The following matters under Section 7 are relevant to the determination of the application and particular regard must be had to them:

- b) The efficient use and development of natural and physical resources;
- c) The maintenance and enhancement of amenity values.
- f) Maintenance and enhancement of the quality of the environment.

Comment: The subdivision is in keeping with the surrounding environment. Potable water will be collected onsite and sewage will be managed onsite. Both lots can provide independent stormwater disposal without cross-boundary effects. Overall, amenity values and the quality of the environment would be maintained and enhanced.

Section 8 of Part 2 of the RMA requires that the principles of the Treaty of Waitangi are taken into account.

Comment: There are no waahi tapu sites identified within the boundaries of the site and no natural features on the site that have been statutorily identified as being of importance to tangata whenua. For these reasons no consultation with iwi has been undertaken. The subdivision is not considered to be contrary to the principles of the Treaty of Waitangi.

6 CONCLUSION

This report provides an assessment of Alistair Gearys' application to subdivide his rural property held in one title over three underlying Lots on the corner of Lower Taumaha and Geary Roads, Manutahi. The site is legally described as Lots 3-4 DP 5030. The applicant wishes to subdivide off the existing dwelling from the productive farming area into its individual lot and freehold title by relocating the current boundary line. Proposed Lot 2 and Lot 5 DP 5030 are to be amalgamated into one Certificate of Title

An assessment of the proposal has been made against Section 104, 104B and Part 2 of the Resource Management Act 1991 and against the Rules, Policies and Objectives of the STDP. The potential adverse effects from the subdivision are entirely contained on site, and it is therefore anticipated that this application may be processed on a non-notified basis.

The minimum setback rule for buildings from side boundaries will not be met, however the adverse effects as a result of this are no more than minor. The subdivision will promote the sustainable management of natural and physical resources.

APPENDIX A APPLICATION FORM

Application for Resource Consent

Form 9 of the Resource Management Act 1991


South Taranaki District Council
Private Bag 902, Hawera 4640
Telephone: 06 278 0555 or 0800 111 323
Web: www.southtaranaki.com



1. Applicant Details			
Name:	ALISTAIR GEARY		
Contact Person:	C/- TARYN MARTIN, BTW COMPANY LIMITED		
Postal Address:	PO BOX 551, NEW PLYMOUTH		
Street Address / Registered Office:	179-181 COURTENAY STREET	Contact Numbers:	Phone 06) 759 5040
	NEW PLYMOUTH		Mobile 027 44 55 714
			Fax
Address for Invoices:			
Email Address:	taryn.martin@btwcompany.co.nz		
2. Property Details			
Site Address:	CNR LOWER TAUMAHA & GEARY ROADS, MANUTAHU		
Legal Description:	ALLOTMENTS 3 & 4 DP 5030		
Valuation Number:			
Property Owner:	ALISTAIR GEARY		
3. Project Description			
TWO LOT BOUNDARY ADJUSTMENT SURVEY OF LOTS 3 & 4 DP 5030			
AMALGAMATION OF PROPOSED LOT 2 WITH LOT 5 DP 5030			
PROPOSED EASEMENTS FOR SERVICES ONSITE			
4. The following additional resource consents are required for this project			
N/A			
5. The following additional information is attached			
An Assessment of Environmental Effects:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Other information:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
If Yes, please list:			

Privacy Statement

Information on these forms must be provided under legislation administered by the Council and is required to process your application. This information must be made available to members of the public (including businesses). In appropriate circumstances, it may be made available to other units of the Council, Contractors and other government agencies. Under the Privacy Act 1993, you may access the personal information held about you by the Council and you may request that the Council correct any personal information it holds about you.

	16/01/15
Signature of owner/ agent on behalf of and with the authority of the owner	Date
TARYN MARTIN	
Name (print clearly)	

Note to applicant: You have the option of applying for consent directly to Environmental Protection Authority. Please contact us if you would like to do this.

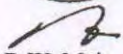
APPENDIX B CERTIFICATES OF TITLE



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R.W. Muir
Registrar-General
of Land

Identifier **TN119/145**
Land Registration District **Taranaki**
Date Issued 21 December 1928

Prior References

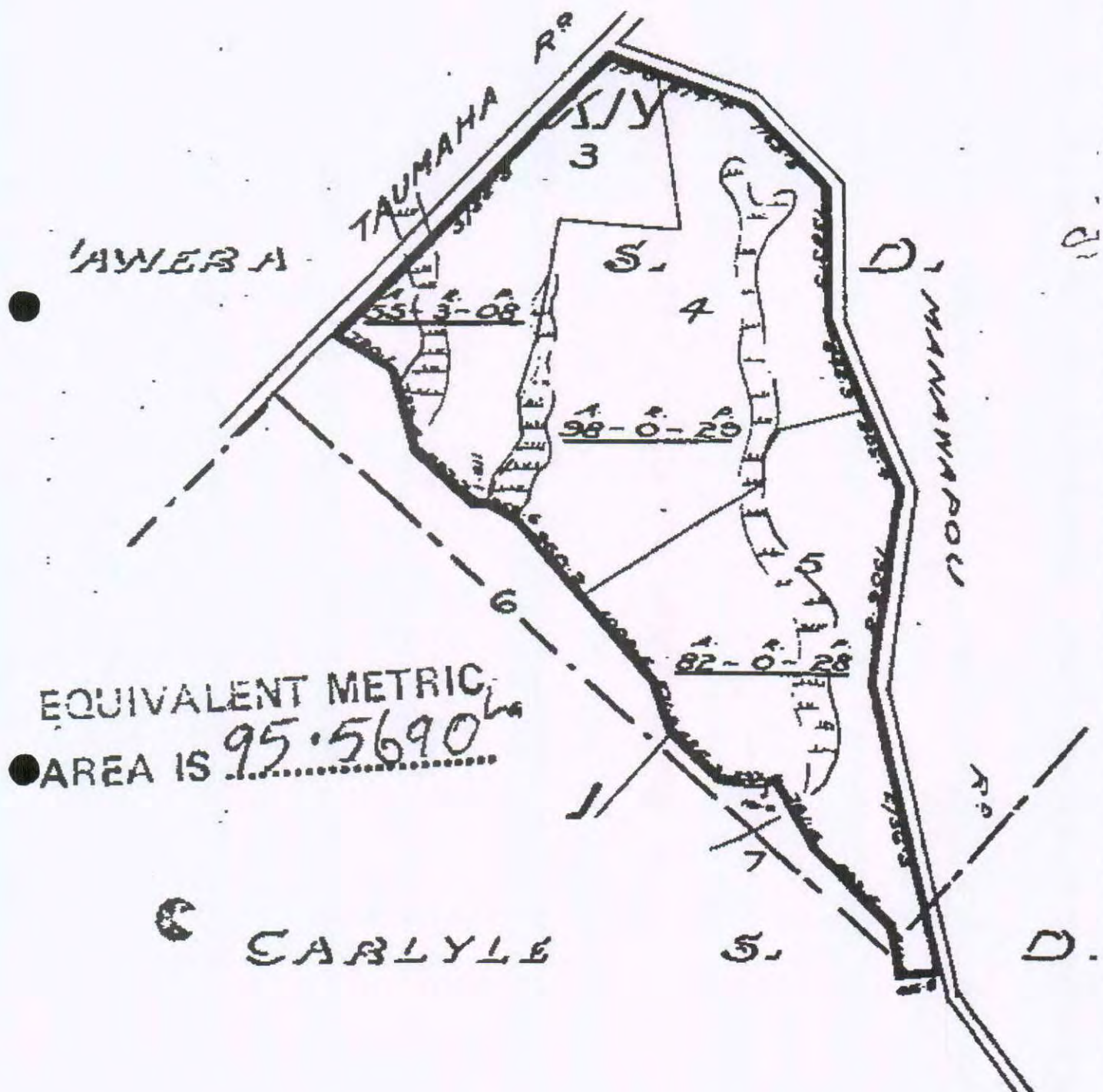
TN111/14 TN3/31

Estate Fee Simple
Area 95.5690 hectares more or less
Legal Description Allotment 3-5 Deposited Plan 5030

Proprietors

R & S Geary Limited and Robert Andrew Geary as to a 1/2 share
R & S Geary Limited as to a 1/2 share

Interests



APPENDIX C SCHEME PLAN

btw company

· surveyors
· planners
· engineers
· land & g-i-s services

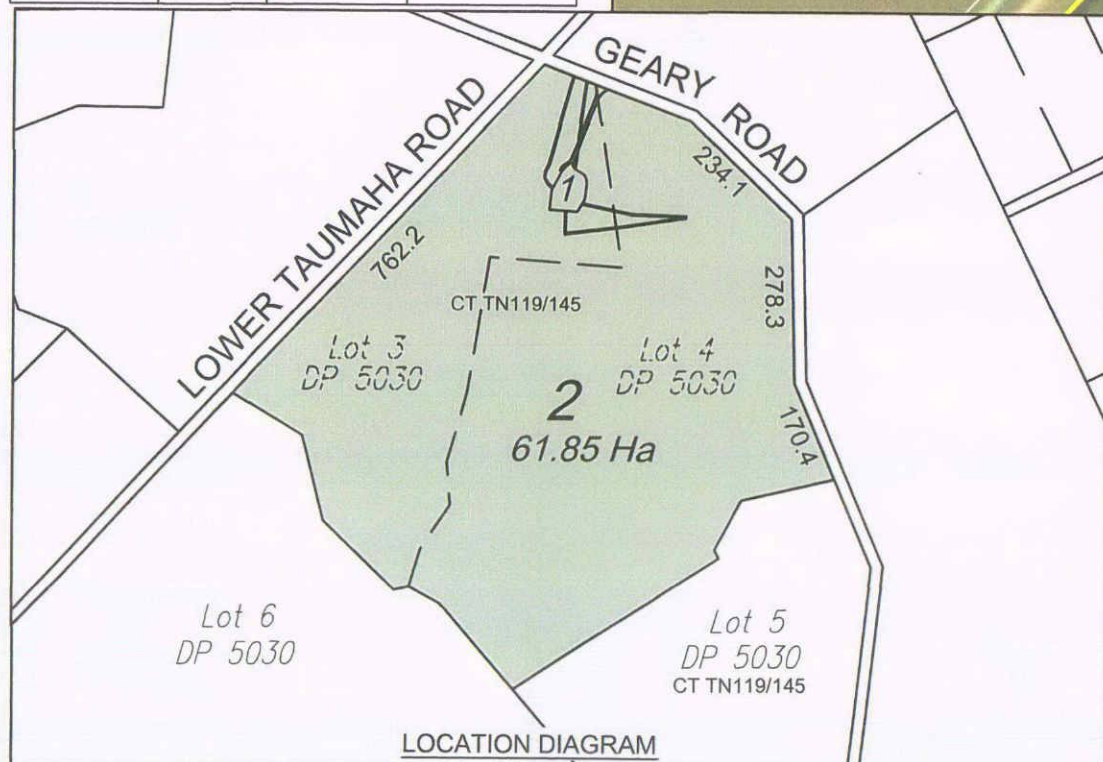


AMALGAMATION CONDITION

That one certificate of title be issued for Lot 2 hereon and Lot 5 DP 5030 (Residue CT TN119/45).

PROPOSED EASEMENTS

Purpose	Shown	Serv. Ten	Dom. Ten
Right of Way	(A)	Lot 1	Lot 2
Telecom	(B) (C)	Lot 2	Lot 1
Electricity	(D)	Lot 2	Lot 1
Water	(E) (G)	Lot 2	Lot 1
Electricity	(F) (G)	Lot 2	Lot 1



Disclaimer: This plan is produced for the sole purpose of obtaining a subdivision consent under the Resource Management Act 1991. Dimensions and areas are approximate and are subject to final survey. The use of this drawing for any other purpose is at the owners risk.

20 0 20 40 60 80 100m
SCALE 1 : 2000



LOCAL BODY: South Taranaki District Council
APPLICANT: Alistair Geary
COMPRISED IN: CT TN119/145
SCALE: 1:2000

**Lots 1 & 2 being a Proposed Subdivision of
Lots 3 and 4 DP 5030**

Prepared by: K. Barrett
Drawn by: BF
Checked by: KB
Date: 9/12/14
Date: 10/12/14
Licensed Cadastral Surveyor
Date: Dec 2014 Job No. 14765 Drawing No. 14765-01-Rev0

Scheme Plan

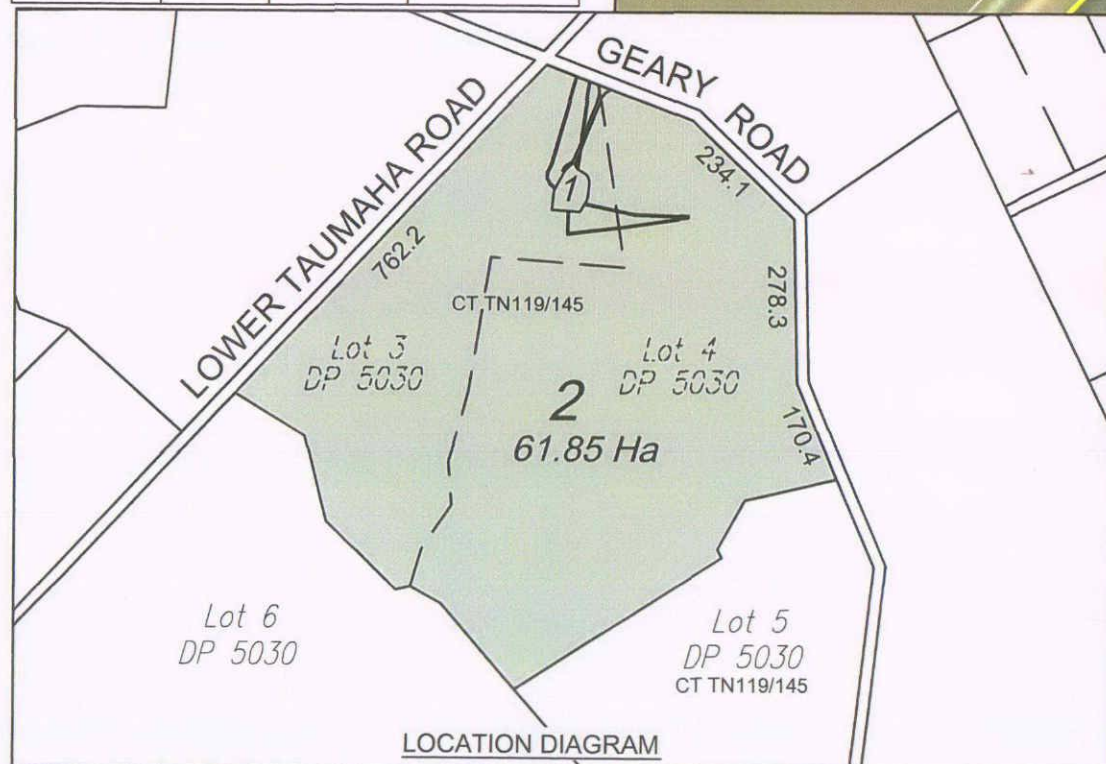


AMALGAMATION CONDITION

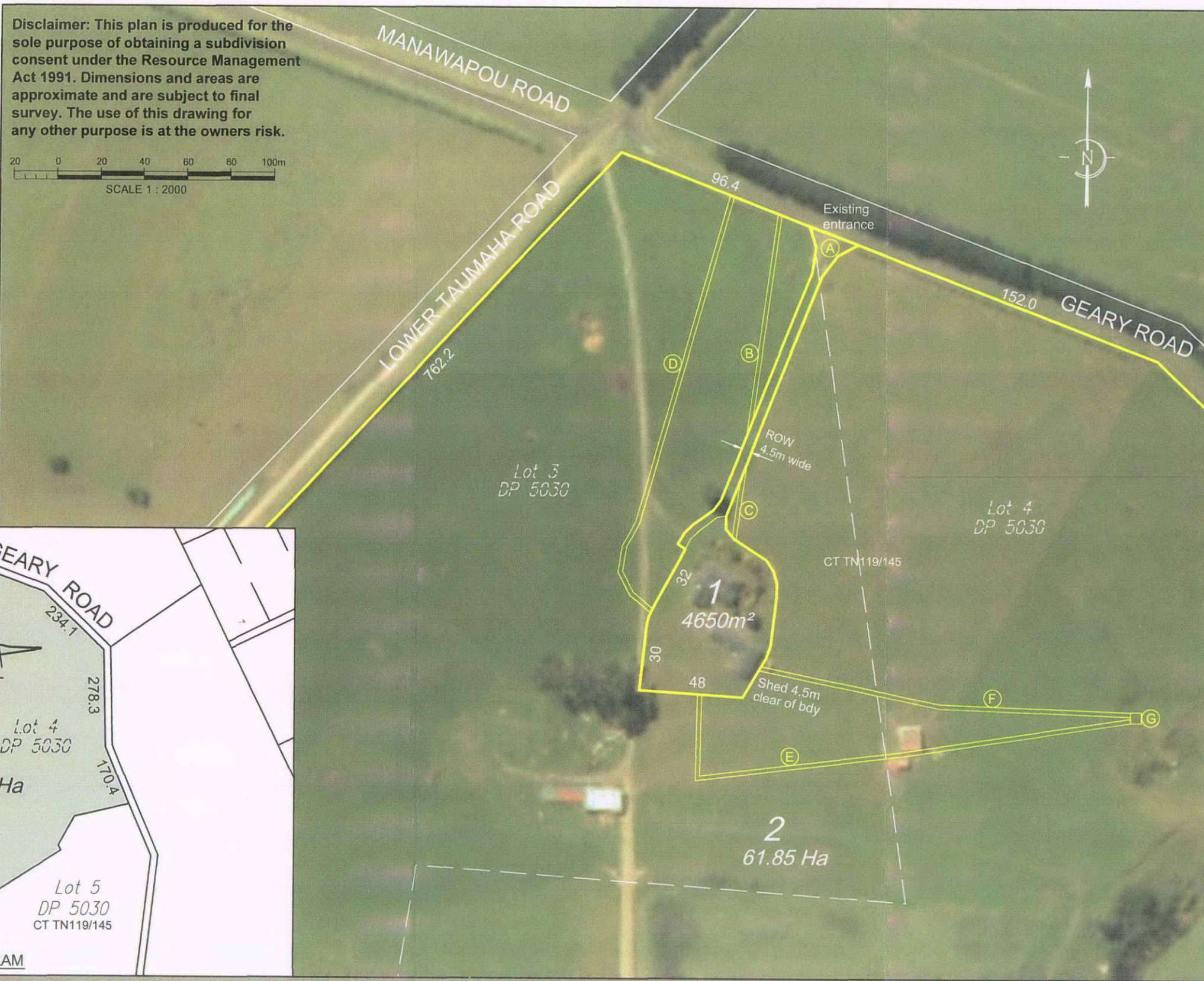
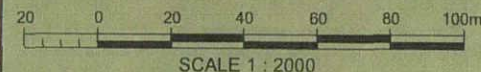
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Disclaimer: This plan is produced for the sole purpose of obtaining a subdivision consent under the Resource Management Act 1991. Dimensions and areas are approximate and are subject to final survey. The use of this drawing for any other purpose is at the owners risk.



LOCAL BODY: South Taranaki District Council
APPLICANT: Alistair Geary
COMPRISED IN: CT TN119/145
SCALE: 1:2000

**Lots 1 & 2 being a Proposed Subdivision of
Lots 3 and 4 DP 5030**

Prepared by: K. Barrett
Drawn by: BF
Checked by: KB
Date: 9/12/14
Date: 10/12/14
Licensed Cadastral Surveyor
Date: Dec 2014 Job No. 14765 Drawing No. 14765-01-Rev0

APPENDIX D ASSESSMENT AGAINST THE STDC DISTRICT PLAN RULES

Classification of the Activity under the STDP

The subject site to be subdivided is located in the Rural Zone of the STDP as shown on STDP Planning Map No. 12. The activity is governed by the following planning rules:

Table D1: Classification of the Activity under the STDP

Activity	Comment
8.01.2 (c) Subdivision that fully complies with the performance standards set out or referred to in Section 8.02 and is not listed in Sections 8.01.3, and 8.01.4 and/or 8.01.5.	Complies with all Performance Standards of the STDP as shown below. Controlled Activity
3.01.4 (g) Any activity, other than an activity listed in Section 3.01.5 below, which cannot meet the performance standards set out or referred to in Section 3.02 or 3.03 below and which has not been granted a resource consent as a Controlled or Limited Discretionary Activity	Does not comply with 3.02.1 (5): "Other buildings shall be a minimum of...5 metres from any other site boundary." Discretionary Activity

Subdivision Performance Standards – Controlled Activity

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

Table D 2: Subdivision Performance Standards

Performance Standard	Comment
Utilities and services	<p>Water: Each lot is serviced by an underground water spring within the site boundaries. Lot 1 requires easements E, F & G to allow water to be pumped from Lot 2.</p> <p>Stormwater: The two lots have sufficient area for onsite stormwater management without cross boundary effects.</p> <p>Sewerage: Lot 1 has an existing septic tank within the proposed boundaries and is setback a sufficient distance from the proposed boundaries. Lot 2 does not require sewerage disposal.</p> <p>Power: The dwelling is connected to the power circuit by means of an existing underground power cable from the road boundary. Proposed Easement D is required as the existing cable lies within the boundaries of Lot 2.</p> <p>Telecom: The dwelling on proposed Lot 1 is connected to the telecom circuit by means of an existing underground cable from the road boundary. Proposed Easements B & C are required as the existing cable lies within the boundaries of Lot 2. Lot 2 does not need power.</p>
Building Platform	No new building platforms are required. Lot 1 has an existing dwelling within the boundaries and Lot 2 will remain as productive farming land.
Bulk and Location	Existing dwelling will comply with boundary setback rule. No new dwellings will be created. Existing Implement Shed will not comply with site boundary setback of 5m. The offset is 4.5m as we wish to follow an existing fence line.
Vehicle Access	All lots are able to comply with rules relating to parking and manoeuvring on site. The existing access point is formed. A right of way over Lot 1 in favour of Lot 2 will have a legal width of 4.5m.
Heritage Items	No SNA or Waahi tapu has been identified on the application site.

10 March 2015

Taryn Martin
BTW Company Ltd
PO Box 551
New Plymouth 4340



Dear Taryn

Subdivision Consent Application – Lower Taumaha Road, Manutahi

Your application was considered by the Planning Manager under delegated authority on 5 March 2015 and he has resolved as follows:

THAT consent be granted to Alistair Geary to subdivide the property at Lower Taumaha Road, Manutahi (Lots 3-5 DP 5030) into Lot 1 of 4650m² and Lot 2 of 61.85 hectares under Sections 104, 104D and 108 of the Resource Management Act 1991.

THAT consent be granted on Lot 1 above for:

- a) A yard dispensation for the shed being three metres high at the point 2.5 metres from the eastern (internal) boundary.
- b) A dispensation for the right-of-way not being formed to meet NZS4404:2004 Land Development and Subdivision Engineering specifications.
- c) A dispensation for shared water supply.

For the following reasons:

1. The proposal is consistent with other similar activities in the surrounding area.
2. The subdivision, subject to consent conditions, would not give rise to any adverse environmental effects that are more than minor.
3. There are no external parties affected by the matters of non-compliance associated with Lot 1.

Subject to the following conditions:

1. That the subdivision is undertaken in general accordance with the application submitted to the Council.

2. That the proposed water supply easement (over Lot 2 in favour of Lot 1) is granted and reserved and shown on the title plan accordingly.
3. That each lot is self-sufficient in terms of stormwater and wastewater disposal and that the provision of these services does not give rise to cross-boundary effects. This includes confirmation provided to the Council by a suitably qualified professional of the location of the septic tank and effluent field system for Lot 1.
4. That one certificate of title be issued for Lot 2 hereon and Lot 5 DP 5030 (residue CT TN119/45 subject to the Land Information New Zealand approval (Request 1263907).
5. That where required, all necessary easements are shown and registered on the Land Transfer Plan.
6. That, where installed, electricity, telecommunication and gas distribution lines are installed underground.

Advice Notes

1. *Subject to any legal requirements of the Police, Historic Places Act 1993, Antiques Act 1975 and any other governing legislation, should a Waahi Tapu or archaeological site be uncovered during earthworks or other construction work, work in the affected area shall stop immediately the consent holder shall seek advice from Tangata Whenua, the Historic Places Trust and/or the Police (as appropriate) to determine what further actions are appropriate to safeguard the site or its contents before work recommences.*
2. *If in the future, the applicants wish to cancel the water easement, an application would need to be made to the Council on the grounds that an independent water supply can be provided within Lot 1, such as water supplied roof collected tanks.*
3. *Due to the dispensation granted for the right of way not needing to be formed, it is important to outline that it can be used for farm vehicle and residential access at any time. Should there be any cross-owner issues resulting from this arrangement an upgrade may be considered and undertaken completely independent of the Council and the subdivision process.*
4. *The consent holder may wish to voluntarily upgrade any vehicle crossings associated with Lot 2.*

The Council draws your attention to the rights of objection to which this consent is subject, as set out in Section 357 of the Resource Management Act 1991.

Enclosed is an invoice for the costs associated with processing this consent. Also enclosed is information relating to the requirement to protect archaeological sites. Any future development on the subdivided land should be sensitive to the protection of archaeological sites.

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

A copy of the planning report is available upon request.

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

Yours sincerely

Andrea Te Puni
Planner

andrea.tepuni@stdc.govt.nz



TA Approvals

Territorial Authority	South Taranaki District Council TA Certification Division	TA Reference	RMS15002
Survey Number	LT 487545	Survey Purpose	LT Subdivision
Surveyor Reference	14765 Geary	Land District	Taranaki
Surveyor	Kathryn Cecelia Barrett		
Surveyor Firm	BTW Company (New Plymouth)		
Dataset Description	Lots 1 and 2 being a Subdivision of Lots 3 and 4 DP 5030		

TA Certificates

I hereby certify that plan LT 487545 was approved by the South Taranaki District Council TA Certification Division pursuant to section 223 of the Resource Management Act 1991 on the 16 day of July 2015. ☒

The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the granting or reserving of the easement(s) set out in the Memorandum of Easements attached as a supporting document to plan LT 487545 ☒

The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the amalgamation condition set out hereon ☒

That Lot 2 hereon and Lot 5 DP 5030 (residue CT TN119/145) be held in the same Computer Register. See 1275159 ☒

Pursuant to Section 224(c) Resource Management Act 1991 I hereby certify that all the conditions of the subdivision consent have been complied with to the satisfaction of the South Taranaki District Council TA Certification Division. Dated this 16 day of July 2015. ☒

Signature

Signed by Christine Maree Bromell, Authorised Officer, on 16/07/2015 02:00 PM

Receipt Information

Transaction Receipt Number	9001393
Signing Certificate (Distinguished Name)	Bromell, Christine Maree
Signing Certificate (Serial Number)	1292480220
Signature Date	16/07/2015

*** End of Report ***

*Re-approved.
Incorrect CT Number recorded
on Dec letter
CJ*

11 June 2015

Taryn Martin
BTW Company Ltd
PO Box 552
New Plymouth 4340

Dear Taryn

Survey Plan – Alistair Geary – 137A Lower Taumaha Road, Manutahi

The final survey plan has been approved electronically pursuant to Sections 223 and 224 of the Resource Management Act 1991.

As requested an invoice for the approvals has been forwarded onto the applicant, a copy is enclosed for your information.

If you wish to discuss anything further with me, please do not hesitate to contact me.

Yours sincerely

Christine Bromell
**EA Environmental Services/
Planning Administration Officer**

christine.bromell@stdc.govt.nz

cc: Alistair Geary
33 Fairfield Road
Hawera 4610

Tax Invoice/Statement: 13608

GST Reg. No: 52-769-477

Invoice Date: 11 June 2015

A R Geary
33 Fairfield Road
Hawera 4610

Address: Private Bag 902
Hawera
Phone: 06 278 0555
Free Phone: 0800 111 323
Facsimile: 06 278 8757
Email: contact@stdc.govt.nz
Website: www.stdc.co.nz

Application Number: RMS15002
Description: 2 Lot Rural Subdivision - Boundary Adjustment
Owner: R A Geary, R & S Geary Limited
Location Address: 137 A Lower Taumaha Road Manutahi

Charge Description	Charge	GST	Amount
Plan Approval Processing (Engineering)	\$106.09	\$15.91	\$122.00
Subdivision 223 Certificate Fee	\$106.09	\$15.91	\$122.00
Subdivision 224 Certificate Fee	\$106.09	\$15.91	\$122.00
Total	\$318.27	\$47.73	\$366.00

Remittance Advice

Please post to:

South Taranaki District Council
Private Bag 902
Hawera 4640

If you wish to pay online details are as follows - 030647-0220100-03
Please quote the Application Number as the reference

Application Number: RMS15002
Applicant: A R Geary
Amount Due: \$366.00

Client Ref



TA Approvals

Territorial Authority	South Taranaki District Council TA Certification Division	TA Reference	RMS15002
Survey Number	LT 487545	Survey Purpose	LT Subdivision
Surveyor Reference	14765.nzt (Geary)	Land District	Taranaki
Surveyor	Kathryn Cecelia Barrett		
Surveyor Firm	BTW Company (New Plymouth)		
Dataset Description	Lots 1 and 2 being a Subdivision of Lots 3 and 4 DP 5030		

TA Certificates

I hereby certify that plan LT 487545 was approved by the South Taranaki District Council TA Certification Division pursuant to section 223 of the Resource Management Act 1991 on the 28 day of May 2015. ✓

The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the granting or reserving of the easement(s) set out in the Memorandum of Easements attached as a supporting document to plan LT 487545 ✓

The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the amalgamation condition(s) set out hereon ✓

That Lot 2 Plan 487545 and Lot 5 Plan 5030 (TN119/45) be held in the same Computer Register. See 1275159. ✓

Pursuant to Section 224(c) Resource Management Act 1991 I hereby certify that all the conditions of the subdivision consent have been complied with to the satisfaction of the South Taranaki District Council TA Certification Division. Dated this 28 day of May 2015. ✓

Signature

Signed by Christine Maree Bromell, Authorised Officer, on 28/05/2015 02:29 PM

Receipt Information

Transaction Receipt Number	8869230
Signing Certificate (Distinguished Name)	Bromell, Christine Maree
Signing Certificate (Serial Number)	1292480220
Signature Date	28/05/2015

*** End of Report ***

SURVEY PLAN APPROVAL

via landonline

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

Applicant: Alistair Geary

Application. No: RMS15002

Address of Subdivision: 137A Lower Taumaha Road, Manutahi

Section 223 Approval

The then Planning Manager acting under delegated authority, approved the above Plan of Subdivision under Section(s) 104, 104D and 108 of the Resource Management Act 1991 on the 5 March 2015.

The Survey Plan presented is in accordance with the Plan of subdivision approved and therefore can be approved under Section 223 of the Resource Management Act 1991.

RECOMMENDATION

THAT the survey plan detailed above be approved under Section 223 of the Resource Management Act 1991.

This approval is subject to the creation of the Easements shown on the memorandum attached to LT 487545 and that Lot 2 and Lot 5 DP 5030 (CT: TN119/45) be held in the same Computer Register. See 1275159.

EA Environmental Services/
Planning Administration Officer



Approved:
Blair Sutherland
Planning Manager

Date: 28/5/15

Approved under delegation



John McKenzie
Environmental Services Group Manager
Authorised Officer

Date: 28th May 2015

Section 224 Approval

All conditions have been met for the above subdivision

EA Environmental Services/
Planning Administration Officer




Approved:
Blair Sutherland
Planning Manager

Date: 28/5/15

RECOMMENDATION

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

Approved under delegation



John McKenzie
Environmental Services Group Manager
Authorised Officer

Date: 28th May 2015

Christine Bromell

From: Tracey Mitchell
Sent: Thursday, 11 June 2015 9:07 a.m.
To: Christine Bromell
Subject: RE: LT 487545 (RMS15002) - 223/ 224c release request Geary Road

Hi Christine,

My time is 1 hour.

Thanks

Tracey Mitchell

Development Control Engineer | South Taranaki District Council
105-111 Albion St, Hawera 4610 | Private Bag 902, Hawera 4640, NZ
Phone: +64 6 278 0555 | Cell: 022 197 3379 | www.southtaranaki.com



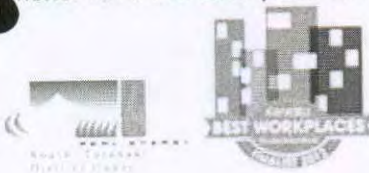
Eng.
Report

From: Christine Bromell
Sent: Wednesday, 10 June 2015 1:41 p.m.
To: Tracey Mitchell
Subject: FW: LT 487545 (RMS15002) - 223/ 224c release request Geary Road

Hi
Just preparing the invoice for the approval of the Certificates, what is your time involved?
Thanks
Christine

Christine Bromell

EA Environmental Services/Planning Administration Officer | South Taranaki District Council
105-111 Albion St, Private Bag 902, Hawera 4610, NZ
Phone: +64 6 278 0555 | Fax: +64 6 278 8757 | www.southtaranaki.com



From: Tracey Mitchell
Sent: Monday, 25 May 2015 9:48 a.m.
To: Christine Bromell
Subject: RE: LT 487545 (RMS15002) - 223/ 224c release request Geary Road

Hi Christine,

Sorry for the delay. This one is a bit confusing for me. I've found Lester's memo to Andrea (attached) and what he asks for is not within the consent conditions; e.g. vehicle crossing upgrade and Stormwater disposal on the ROW.

That then only leaves condition 3 as an engineering issue.

3. That each lot is self-sufficient in terms of stormwater and wastewater disposal and that the provision of these services does not give rise to cross-boundary effects. This includes confirmation provided to the Council by a suitably qualified professional of the location of the septic tank and effluent field system for Lot 1.

Surveyors reply: 3. Each Lot is self-sufficient for stormwater and wastewater. The two photos attached outline the wastewater disposal bed on lot 1 in relation to the new boundaries. *Photos with where the surveyor confirms the location of the services are have also been provided.*

While a plan showing the location of the ST and effluent bed would have been preferable, going back and asking for this would not probably be beneficial as chances are they are contained within lot 1 and the surveyor will see this as unnecessary.

Therefore Condition three of this subdivision appears to have been met.

Regards

Tracey Mitchell

Development Control Engineer | South Taranaki District Council

105-111 Albion St, Hawera 4610 | Private Bag 902, Hawera 4640, NZ

Phone: +64 6 278 0555 | Cell: 022 197 3379 | www.southtaranaki.com



From: Christine Bromell

Sent: Friday, 15 May 2015 3:42 p.m.

To: Tracey Mitchell

Subject: FW: LT 487545 (RMS15002) - 223/ 224c release request Geary Road

Hi Tracey

We have received a request from BTW Company for Section 223 & 224 for Alistair Geary, 137A Lower Taumaha Road, Manutahi.

Along with what was received from the Surveyor I have also attached a copy of the decision letter and scheme plan. Can you please provide your comments back by Wednesday 20 May 2015.

Appreciate your help

Christine

Christine Bromell

EA Environmental Services/Planning Administration Officer | South Taranaki District Council

105-111 Albion St, Private Bag 902, Hawera 4610, NZ

Phone: +64 6 278 0555 | Fax: +64 6 278 8757 | www.southtaranaki.com



From: Taryn Martin [<mailto:Taryn.Martin@btw.nz>]

Sent: Friday, 15 May 2015 12:16 p.m.

To: Christine Bromell

Subject: LT 487545 (RMS15002) - 223/ 224c release request Geary Road

Hi Christine,

Please find the following information attached for 223 & 224c release request:

- 223/224c release letter
- Title Plans
- Easement Schedule
- Photos

I will create a package in land online this afternoon/ Monday morning.

Feel free to contact me if you have any questions.

Regards,

Taryn Martin | Surveyor

BSurv, ANZIS

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BTW Company Limited - 179-181 Courtenay St, New Plymouth | PO Box 551, New Plymouth, 4340 | New Zealand



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15 May 2015

Attention: Christine Bromell
South Taranaki District Council
Private Bag 902
Hawera 4640

Dear Christine

**SUBDIVISION PLAN CERTIFICATION – LT 487545
CONSENT NUMBER: RMS15002**

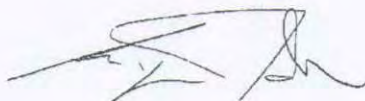
Digital plan LT 487545 has been submitted for signing of the certificates pursuant to Section 223 and 224c of the Resource Management Act.

Compliance with consent conditions follows:

1. Subdivision is in accordance with the Consent.
2. Water supply easements are shown on the Title Plan and easement schedule attached.
3. Each Lot is self-sufficient for stormwater and wastewater. The two photos attached outline the wastewater disposal bed on lot 1 in relation to the new boundaries
4. 2 Titles assigned accordingly.
5. Additional easements shown on the Title plan and easement schedule attached.
6. All services are underground and have been located by detect services.

If you have any questions regarding the release of the 223 and 224c certificates please do not hesitate to contact me.

Yours faithfully,



TARYN MARTIN
Surveyor

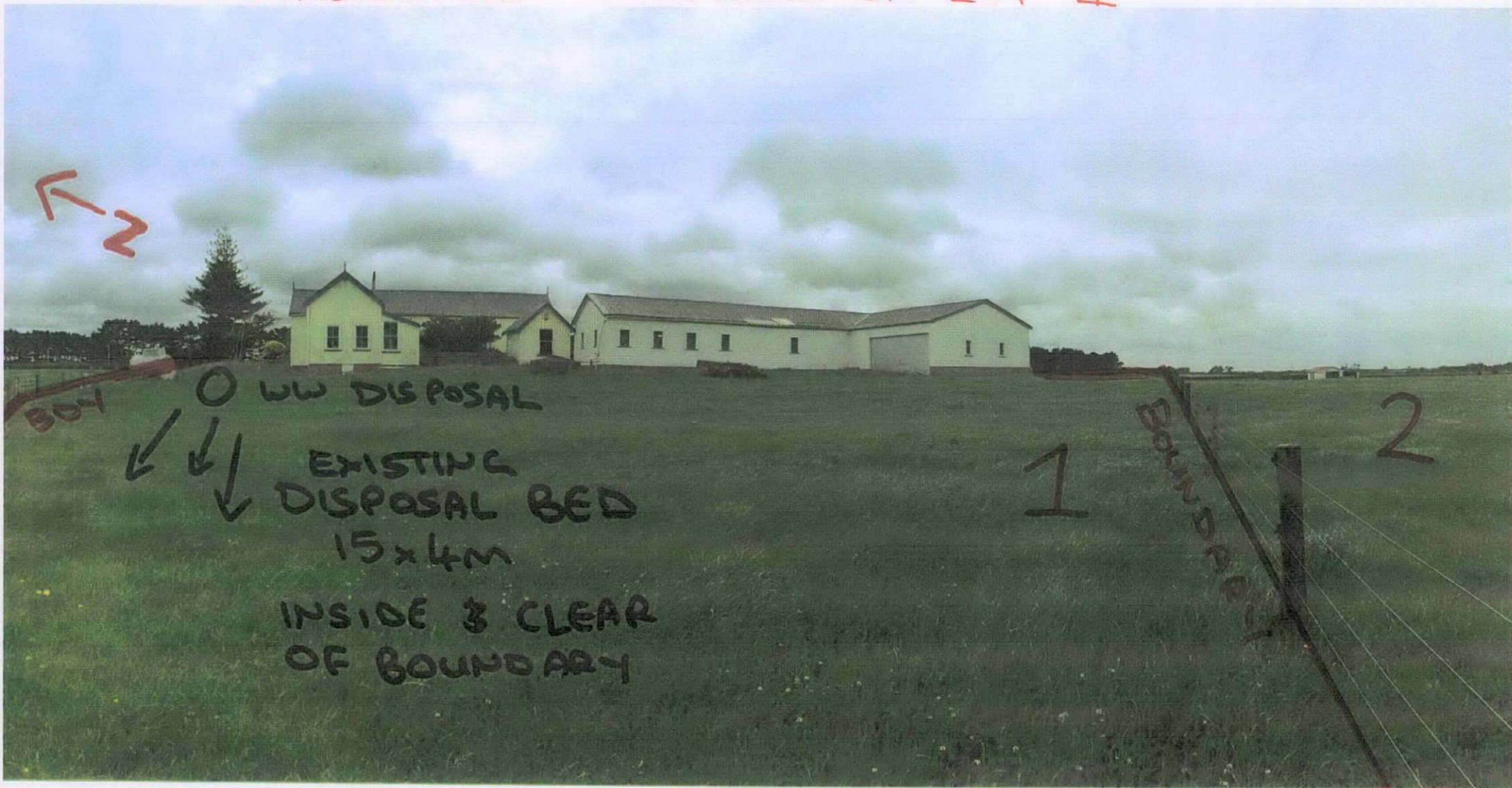
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NEW PLYMOUTH - HEAD OFFICE

3TW Company Limited | 179-181 Courtenay St, PO Box 551, New Plymouth, 4340 | Taranaki | New Zealand
Phone: +64 6 759 5040 | Fax: +64 6 759 5049 | Email: info@btw.nz | Web: www.btw.nz



WASTEWATER DISPOSAL ON LOT 1







Title Plan - LT 487545

Survey Number LT 487545
Surveyor Reference 14765.nzt (Geary)
Surveyor Kathryn Cecelia Barrett
Survey Firm BTW Company (New Plymouth)
Surveyor Declaration

Title Plan

Survey Details

Dataset Description Lots 1 and 2 being a Subdivision of Lots 3 and 4 DP 5030
Status Initiated
Land District Taranaki
Submitted Date
Survey Class Class B
Survey Approval Date
Deposit Date

Territorial Authorities

South Taranaki District

Comprised In

CT TN119/145

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 487545	Fee Simple Title	0.4559 Ha	697735
Lot 2 Deposited Plan 487545	Fee Simple Title	61.8466 Ha	697736
Area A Deposited Plan 487545	Easement		
Area B Deposited Plan 487545	Easement		
Area C Deposited Plan 487545	Easement		
Area D Deposited Plan 487545	Easement		
Area E Deposited Plan 487545	Easement		
Area F Deposited Plan 487545	Easement		
Area G Deposited Plan 487545	Easement		
Total Area		62.3025 Ha	

Schedule / Memorandum

Land Registration District

TARANAKI

Plan Number

DP 487545

Territorial Authority

South Taranaki District

MEMORANDUM OF EASEMENTS			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way	A	Lot 1	Lot 2
Right to Convey Telecommunications	B, C	Lot 2	Lot 1
Right to Convey Electricity	D, F, G	Lot 2	Lot 1
Right to Convey Water	E, G	Lot 2	Lot 1

15 May 2015

Christine Maree Bromell
South Taranaki District Council TA Certification Division
Private Bag 902
Hawera 4640

Surveyor Ref: 14765.nzt (Geary)

Territorial Authority Ref:

**Territorial Authority Notification: LT 487545 South Taranaki District
Council TA Certification Division**

Surveyor Kathryn Cecelia Barrett from Survey Firm BTW Company (New Plymouth)
advises that Cadastral Survey Dataset LT 487545 requires TA Certification.

Licensed Cadastral Surveyor

Tax Invoice/Statement: 13354

GST Reg. No: 52-769-477

Invoice Date: 11 March 2015

A R Geary
33 Fairfield Road
Hawera 4610

Address: Private Bag 902
Hawera
Phone: 06 278 0555
Free Phone: 0800 111 323
Facsimile: 06 278 8757
Email: contact@stdc.govt.nz
Website: www.stdc.co.nz

Application Number: RMS15002
Description: 2 Lot Rural Subdivision - Boundary Adjustment
Owner: R A Geary, R & S Geary Limited
Location Address: 137 A Lower Taumaha Road Manutahi

Charge Description	Charge	GST	Amount
Planning Decision Fee	\$26.52	\$3.98	\$30.50
Resource Consent Administration Charge	\$19.13	\$2.87	\$22.00
Decision Correspondence	\$53.04	\$7.96	\$61.00
Further Information Request	\$79.57	\$11.93	\$91.50
Engineering Assessment	\$212.17	\$31.83	\$244.00
Site Visit Planning	\$53.04	\$7.96	\$61.00
Site Visit Engineering	\$79.57	\$11.93	\$91.50
Planning Assessment	\$265.22	\$39.78	\$305.00
Total	\$788.26	\$118.24	\$906.50

Remittance Advice

Please post to:

South Taranaki District Council
Private Bag 902
Hawera 4640

If you wish to pay online details are as follows - 030647-0220100-03
Please quote the Application Number as the reference

Application Number: RMS15002
Applicant: A R Geary
Amount Due: \$906.50

Client Ref



RESOURCE CONSENT APPLICATION

Application Number: RM S15002

Non-Notified	Notified	Building Consent

Applicant: Alistair Geary

Contact Person: DTW Company Ltd, Taryn Martin

Property: (1374) Lower Taumaha Road, Manutahi

Described: 12360 / 053 / 00 Property Number: 10691

Application Received: 19 / 1 / 2015

Application Type:

2 lot Rural Subdivision -
Boundary Adjustment

NOTIFICATION / NON-NOTIFICATION

Type of Resource Consent: Subdivision

Activity: Two lot boundary adjustment with yard & height dispensations, water supply is shared & row formation to NZS4404:2004 waived.

Activity Status: Discretionary

Reasons for Notification or Non-Notification

ENVIRONMENTAL EFFECTS ARE MINOR/LESS THAN MINOR



NOTIFICATION IS NOT REQUIRED BY RULE IN A PLAN OR STANDARD



ENVIRONMENTAL EFFECTS ARE WITHIN PERMITTED BASLINE



ALL AFFECTED PARTIES HAVE GIVEN APPROVAL



Planning Manager: Ben Smith

Approved/Not approved

Authorised Officer

RMS15002 - Alistair Geary
Lower Taumaha Rd, Manutahi

RESOURCE CONSENT APPLICATION CHARGE OUT SHEET

Schedule of Work

[illegible]

Christine Bromell

From: Tracey Mitchell
Sent: Tuesday, 10 March 2015 12:33 p.m.
To: Christine Bromell
Subject: FW: RMS15002 Geary Subdivision - reply to s92 request

FYI its fine. Charge out 1 hour.

Regards

Tracey Mitchell

Development Control Engineer | South Taranaki District Council
105-111 Albion St, Hawera 4610 | Private Bag 902, Hawera 4640, NZ
Phone: +64 6 278 0555 | Cell:022 197 3379 | www.southtaranaki.com



From: Tracey Mitchell
Sent: Friday, 6 March 2015 11:29 a.m.
To: Andrea Te Puni
Subject: RE: RMS15002 Geary Subdivision - reply to s92 request

Hi Andrea,

Yes, that's fine.

Thanks

Tracey Mitchell

Development Control Engineer | South Taranaki District Council
105-111 Albion St, Hawera 4610 | Private Bag 902, Hawera 4640, NZ
Phone: +64 6 278 0555 | Cell:022 197 3379 | www.southtaranaki.com



From: Andrea Te Puni
Sent: Wednesday, 4 March 2015 4:54 p.m.
To: Tracey Mitchell
Subject: RE: RMS15002 Geary Subdivision - reply to s92 request
Importance: High

Hi there,

Can you please review this – ensuring that you are content with the conditions. Most of which are taken from Lester's original review. He did want the submission of plans for ROW formation, but given we are granting a dispensation, not required.

I still think that the crossing for LOT 1 shall be upgraded to prevent egress of loose material onto the road. Your thoughts?? Also – I hope my advice note re shared use is sufficient.

I want to give this to Blair tomorrow for approval if possible so I hope you can read this quickly. I am on leave Friday afternoon and all next week.

RECOMMENDATIONS

- THAT consent be granted to Alistair Geary to subdivide the property at Lower Taumaha Road, Manutahi (Lots 3-5 DP 5030) into Lot 1 of 4650m² and Lot 2 of 61.85 hectares under Sections 104, 104D and 108 of the Resource Management Act 1991.

THAT consent be granted on Lot 1 above for:

- a) A yard dispensation for the shed being three metres high at the point 2.5 metres from the eastern (internal) boundary.
- b) A dispensation for the right-of-way not being formed to meet NZS4404:2004 Land Development and Subdivision Engineering specifications.
- c) A dispensation for shared water supply.

For the following reasons:

1. The proposal is consistent with other similar activities in the surrounding area.
2. The subdivision, subject to consent conditions, would not give rise to any adverse environmental effects that are more than minor.
3. There are no external parties affected by the matters of non-compliance associated with Lot 1.

Subject to the following conditions:

1. That the subdivision is undertaken in general accordance with the application submitted to the Council.
2. That the proposed water supply easement (over Lot 2 in favour of Lot 1) is granted and reserved and shown on the title plan accordingly.
3. That each lot is self-sufficient in terms of stormwater and wastewater disposal and that the provision of these services does not give rise to cross-boundary effects. This includes confirmation provided to the Council by a suitably qualified professional of the location of the septic tank and effluent field system for Lot 1.
4. That one certificate of title be issued for Lot 2 hereon and Lot 5 DP 5030 (residue CT TN119/45) subject to the Land Information New Zealand approval (Request 1263907).
5. That where required, all necessary easements are shown and registered on the Land Transfer Plan.
6. That, where installed, electricity, telecommunication and gas distribution lines are installed underground.

Advice Notes

1. *Subject to any legal requirements of the Police, Historic Places Act 1993, Antiques Act 1975 and any other governing legislation, should a Waahi Tapu or archaeological site be uncovered during earthworks or other construction work, work in the affected area shall stop immediately the consent holder shall seek advice from Tangata Whenua, the Historic Places Trust and/or the Police (as appropriate) to determine what further actions are appropriate to safeguard the site or its contents before work recommences.*
2. *If in the future, the applicants wish to cancel the water easement, an application would need to be made to the Council on the grounds that an independent water supply can be provided within Lot 1, such as water supplied roof collected tanks.*
3. *Due to the dispensation granted for the right of way not needing to be formed, it is important to outline that it can be used for farm vehicle and residential access at any time. Should there be any cross-owner issues resulting from this arrangement an upgrade may be considered and undertaken completely independent of the Council and the subdivision process.*

4. The consent holder may wish to voluntarily upgrade any other vehicle crossings associated with Lot 2.

Andrea Te Puni

Planner | South Taranaki District Council
105-111 Albion St, Hawera 4610 | Private Bag 902, Hawera 4640, NZ
Phone: +64 6 278 0555 | www.southtaranaki.com



From: Tracey Mitchell
Sent: Thursday, 19 February 2015 4:17 p.m.
To: 'Taryn Martin'
Cc: Andrea Te Puni
Subject: RE: RMS15002 Geary Subdivision - reply to s92 request

Hi Taryn,

Sorry for the delay in getting back to you.

I agree with your assessment that a lessening of the requirement would suit the situation of this subdivision. I am prepared to lessen the standard provided it is clear to future owners the purpose of the shared driveway is both farm vehicle and resident access. Andrea, please correct me if this is not possible to cover in the consent and we will need to re-look at how we go about it.

Regards

Tracey Mitchell

Development Control Engineer | South Taranaki District Council
105-111 Albion St, Hawera 4610 | Private Bag 902, Hawera 4640, NZ
Phone: +64 6 278 0555 | Cell: 022 197 3379 | www.southtaranaki.com



From: Taryn Martin [<mailto:Taryn.Martin@btwcompany.co.nz>]
Sent: Wednesday, 4 February 2015 2:58 p.m.
To: Andrea Te Puni
Cc: Sue Robb; Tracey Mitchell; Kathryn Barrett
Subject: RE: RMS15002 Geary Subdivision - reply to s92 request

Hi Andrea,

Thanks for your time discussing this application on the phone, I hope the purpose is much clearer; I have commented again on the purpose below;
I have removed Lester from CC given he finished yesterday.

Our client wishes to keep the drive as a right of way – the purpose being access to the two sheds next to the farm race south of lot 1. The aerial suggests the race travels north of the sheds to Lower Taumaha Road, this is now no longer the case. The easement heads to an existing gate west of the dwelling which is shown in the attached photo.

As you highlighted if we do not upgrade the right of way to NZS4404 standards the activity class would be discretionary. Given the right of way will have little use (access to sheds the only real requirement) I wish to request for a possible dispensation to the rules for forming a ROW to the standards.

Although difficult to distinguish, the driveway does slope back towards the road and there is approximately 400mm of a grass berm between the edge of metal and fence line (Proposed boundary), this berm, along with the slight slope and slight water seepage through metal should mitigate any cross boundary effects in the case of a storm event. No easement for storm water would be necessary.

I could understand the need to upgrade the access point however given Geary Road is a short road rarely used, in one way doesn't seem to be practical – I will leave this to or Tracey you to make a best case judgement.

I hope the above clarifies a few things, any further questions give me a call.

Regards,

Taryn Martin | Surveyor
BSurv, ANZIS
M: +64 274 455 714 | P: +64 (6) 759-5040 | www.btwcompany.co.nz

From: Andrea Te Puni [<mailto:andrea.tepuni@stdc.govt.nz>]
Sent: Tuesday, 3 February 2015 2:09 p.m.
To: Taryn Martin
Cc: Lester Barnes; Sue Robb; Tracey Mitchell
Subject: RE: RMS15002 Geary Subdivision - reply to s92 request

Hi Taryn,

Thanks for that information.

I have read through the details and while very light in assessment it will suffice.

Lester Barnes, Council's current Development Control Engineer, has reviewed the site plan and made the following recommendations. Given this ROW fenced on both sides, I do not see the necessity for it to be a ROW and perhaps an access leg would suffice?

Would you like to discuss this point with your client, and advise if you would prefer an access leg over a ROW. I will wait to hear from you before I finalise my report.

Also can you comment on the point of stormwater discharge onto Lot 2 and possible easements.

The proposed ROW is the existing access to an existing dwelling located upon proposed Lot 1. This access is presently fenced on both sides with a post and rail fence, making access from Lot 2 onto the ROW difficult unless some additional work is completed. The ROW is not considered essential and could easily be just the access leg for Lot 1. Therefore conditions for both a ROW and an access leg are included so the applicant can choose to change the application.

Because of the width of the ROW reserve and that the ROW is owned by Lot 1 there will probably be insufficient room within the ROW to dispose of stormwater, and therefore easements to discharge and lay stormwater surface drainage on Lot 2 may be required.

No vehicle access for Lot 2 is required as it will be able to use the ROW access to Lot 1 or an existing access associated with Lot 5 as part of the amalgamation.

Proposed Conditions:

- 1) The ROW shall be formed to the requirements of NZSS 4404, including:
 - a) The submission of plans to the Council for approval, and
 - b) The provision of "As-built" schedules.
- 2) If surface drainage disposal from the ROW is not contained entirely within Lot 1 then easements for the discharging and laying of surface drainage upon Lot 2 shall be required.
- 3) The existing vehicle crossing serving Lot 1 shall be upgraded to the Council's current standards.
- 4) At the time of Section 223 application it is to be demonstrated that the existing sewage management system is located entirely within the boundaries of Lot 1.

I look forward to hearing from you in due course,

Kind regards

Andrea Te Puni

Planner | South Taranaki District Council

105-111 Albion St, Hawera 4610 | Private Bag 902, Hawera 4640, NZ

Phone: +64 6 278 0555 | www.southtaranaki.com



From: Taryn Martin [<mailto:Taryn.Martin@btwcompany.co.nz>]

Sent: Monday, 2 February 2015 2:11 p.m.

To: Andrea Te Puni

Subject: RMS15002 Geary Subdivision - reply to s92 request

Good afternoon Andrea,

Please find attached a letter addressing the letter from STDC dated 26 January 2015 requesting further information.

I trust this further information will enable you to continue with the process of this application.

Kind regards,

Taryn Martin | Surveyor

BSurv, ANZIS

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Subdivision and Land Use Consent Report

RMS15002

To	Blair Sutherland, Planning Manager
From	Andrea Te Puni, Planner
Date	5 March 2015
Subject	Proposed Two Lot Rural Subdivision with yard and height dispensations for existing shed, right of way and water dispensations, Alistair Geary, Lower Taumaha Road, Manutahi

EXECUTIVE SUMMARY

The applicant is proposing to subdivide the property into two lots. The subdivision would create one new house lot while the rest of the property would be amalgamated for farming purposes.

An existing shed would not comply with the District Plan's boundary and height setback requirements in relation to the new boundary and the application requires assessment as a Discretionary Activity.

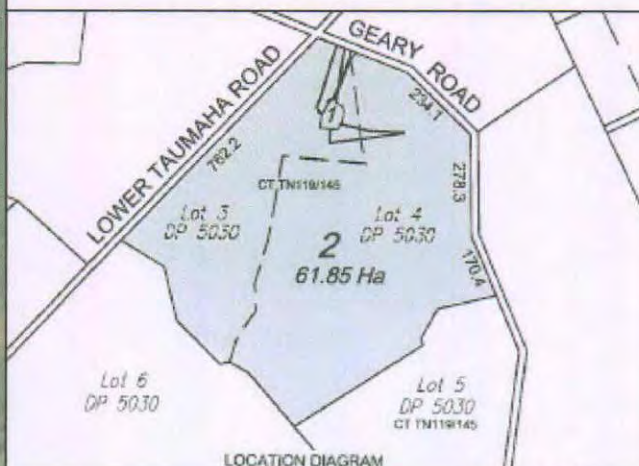
The District Plan requires that all vehicle crossings comply with the Council's specifications. The applicant is requesting a waiver from upgrading the right of way and this requires assessment as a Discretionary Activity.

The existing water line from the natural water spring for Lot 1 would be outside of the property boundaries and is proposed to be covered by an easement. For this reason, the lot would not be self-sufficient as required by the District Plan and this requires assessment as a Discretionary Activity.

There are no external parties affected by the proposal or the matters of non-compliance.

The proposal is consistent with the objectives and policies of the District Plan and the purpose and principles of the Resource Management Act 1991. The consent, if granted with conditions, would not give rise to effects that are more than minor and I recommend that consent be granted.

Figure One – Scheme plans of subdivision



APPLICATION

The applicant, Alistair Geary is proposing to subdivide the property at Taumaha Road, Manutahi. The property consists of three certificates of title, being Lots 3-5 DP 5030 and the subdivision relates only to Lots 3 and 4. Proposed Lot 1 would be a house lot of 4650m² and Lot 2 of 61.85 hectares. Lot 2 is then to be amalgamated with Lot 5 DP 5030 which is the residue of the original title.

The application is unable to comply with performance standard 3.02.1.5 of the District Plan, relating to bulk and location non-compliance for an existing shed on proposed Lot 1.

The application is also unable to comply with performance standards 8.02.1.2 and 8.02.2.2 relating to independent water supply and the upgrading of the right of way.

Overall the application has been assessed as a Discretionary Activity.

Site & Surrounding Area Description

The rural zoned property has direct frontage onto Geary and Lower Taumaha Roads. The surrounding area is of rural character with established oil and gas related operations within two kilometres of the property (including a production field and landfarming operation). Manutahi, a small community which includes an old pub now operating as a bed and breakfast, business spaces that once operated as a general store and fish and chip shop and residential sized properties, is located approximately one kilometre north of the property.

The coast, to the south, can be seen but the property is not located within the Coastal Protection Area. The back reaches of the property contain remnants of sand dunes and these have been modified to cater for farming in years gone by.

The property as it is currently contains three dwellings, a dairy shed and other farm buildings. Other key features are that a Power Corridor runs through and along the property's rear boundary, an Archaeological Site (Pa Site) and Pipeline Corridor are located on the adjoining property and the Coastal Protection Area is present along the area of the coastline where coastal features are expected (as shown below).

Figure Two – Image showing property and surrounding land features



Figure Three – Photo showing shed in relation to new boundary (fence)



Bulk and Location Requirements

The District Plan requires that any building such as a shed or garage, should be located a minimum of five metres from any side boundary and shall be no greater in height at any point than the distance from that point to the nearest boundary.

The three metre high shed on proposed Lot 1 would be approximately 2.5 metres from the new eastern boundary and would therefore not comply with the setback requirements of the District Plan.

The District Plan's objectives and policies are in place to ensure that ongoing development maintains and improves the character of the surrounding rural environment. In particular, objective 2.03.1(b) encourages the protection and enhancement of rural character and amenity values, with provision of access to privacy and open space around buildings.

Due to the existing nature of the building, I consider that the effects of the non-compliance would be retained within the property boundaries. For this reason I consider that there are no external parties affected by the non-compliance beyond those allotments that are within the subdivision.

Utilities and Services

The District Plan requires that where reticulated services are available within 200 metres of the property, allotments must connect unless there is a more sustainable alternative. The Council's Development Control Engineering Team, Lester Barnes and Tracey Mitchell, have assessed the proposal and advised that there are no reticulated services available within 200 metres of the property.

The dwelling on proposed Lot 1 is serviced by water obtained from an underground well within Lot 2 and an existing septic tank with effluent disposal field. At the time of development on proposed Lot 2, similar servicing could be provided. The other two dwellings and dairy shed are located on Lot 5 DP 5030 which is not associated with the subdivision.

The District Plan requires each lot to be independent where services are not available. The existing water supply associated with proposed Lot 1 would be located within Lot 2 and an easement has been proposed to protect this supply. I consider that this is a suitable means of ensuring that this arrangement is protected and that the easement is made a condition of the subdivision, where the easement must be granted and reserved and shown on the survey plan. This would be listed on the Memorandum of Easements.

If in the future, the applicants wish to cancel this easement, an application would need to be made to the Council on grounds that an independent water supply can be achieved within Lot 1.

I consider that the proposed lots are of a suitable size to cater for stormwater disposal within the boundaries of the property without giving rise to any cross boundary effects. As occurs on Lot 1 with existing soak holes, I consider it appropriate that stormwater for Lot 2 is serviced in the same manner at the time of any development and appropriately managed through any building consent application.

The location of the existing septic tank and the associated effluent fields for Lot 1 were not shown at the time the application was made to the Council. To ensure that there are no cross boundary effects, it should be demonstrated that the existing sewer management system is entirely located within the boundaries of Lot 1 and this should form a condition of the consent, if granted.

Policy 2.03.2 of the District Plan seeks to ensure that all activities in the Rural Zone are managed to ensure that any adverse effects on the surrounding environment are avoided, remedied or mitigated. I consider that the proposed application would continue to deliver on this policy

Vehicle Access

It is a requirement of the District Plan that all allotments are provided with vehicle access to a formed legal road.

The application states that the existing vehicle crossing onto Geary Road is well formed and suitable for servicing proposed Lot 1. Lot 2 has alternative access points along Geary and Lower Taumaha Roads for vehicles as well as access by means of a farm race through Lot 5 DP 5030, which Lot 2 is being amalgamated with.

The existing access to Lot 1 is setback from the Lower Taumaha and Geary Roads intersection by approximately 60 metres. The access point at the roadside is of a left and right turn configuration, being approximately 20 metres wide.

The driveway is formed with shell-rock (metal) and is approximately 140 metres in length and would have a legal width of 4.5 metres. The driveway is fenced on both sides with a post and rail fence. Proposed Lot 2 would have a right of way (ROW) over Lot 1 for access for the purpose of accessing farm sheds next to the farm race south of Lot 1. Although difficult to distinguish, the application documents state that the driveway does slope back towards Geary Road and there is approximately 400mm of grass berm between the edge of the metal and the fence line on either side. This, along with the slope and slight water seepage through the metal should mitigate any cross boundary effects in the case of storm events and no easement for stormwater run-off across proposed Lot 2 is deemed necessary.

Figure Four – Photo showing access and right-of-way access



Taryn Martin of BTW Company Limited has requested a dispensation on behalf of the applicants to avoid forming of the ROW to meet the NZS4404:2004 specifications (NZ Land Development and Subdivision Engineering) as required by the District Plan. Tracey Mitchell has reviewed this matter and advised that given the nature of the subdivision and provided future owners are aware of the shared driveway for both farm vehicle and residential access, the need to upgrade the ROW to meet the specifications can be waived. To deal with this, I consider that an advice note placed on the consent, if granted, which clearly outlines this shared use, would appropriately address this matter.

The vehicle access for the ROW would need to be upgraded to ensure that egress of material onto Geary Road is minimised. This would need to be upgraded to comply with the Council's Rural Property Entrance specifications, which includes two metres (minimum) seal from the edge of the road seal.

Vehicle access for proposed Lot 2 is not required as it would be able to use an existing access associated with Lot 5 DP 5030 as part of the amalgamation.

The District Plan's provisions are in place to ensure that the provision of subdivision occurs in flexible manner while ensuring that the effects on the receiving environment are no more than minor. I have considered that the proposed subdivision is neither contrary to Objective 2.07.1(a) nor is it inconsistent with the underlying Policies for subdivision. The scale and nature of the proposal is well suited to the surrounding rural environment.

The proposal would not compromise the amenity of the rural environment and would not give rise to any adverse environment effects.

Amalgamation Condition

The associated amalgamation proposed should be required as a condition of the consent subject to the Land Information New Zealand approval (Request 1263907).

That one certificate of title be issued for Lot 2 hereon and Lot 5 DP 5030 (residue CT TN119/45).

Part II of the Resource Management Act 1991

Sustainable Management as discussed in Part II of the Resource Management Act 1991 seeks to manage future development that will enable people to provide for their social, economic and cultural wellbeing while ensuring that any adverse effects of activities on the environment are avoided, remedied or mitigated.

Section 6 under Part II of the Act seeks to recognise and provide for the preservation of matters of national importance, which includes the protection from inappropriate subdivision, use and development. Section 8 of the Act requires the Council, in relation to managing the use, development and protection of natural and physical resources to take into account the principles of the Treaty of Waitangi. There are no known Treaty of Waitangi issues relating to this application. In my opinion the proposal is consistent with Part II of the Act.

I consider that the existing environment could receive the requested dispensations without giving rise to any adverse effects that are more than minor given they exist already and the nature of the proposal to separate the dwelling from the remainder of the farm.

While water supply would not be independent, I consider that it would not give rise to adverse effects that are more than minor. An easement, as provided by a condition of consent, would ensure that arrangement was appropriately provided.

While the formation of the ROW would not meet the NZ4404:2004 standards, I consider that it would not give rise to effects that are more than minor.

Section 7 outlines the requirement to ensure the ongoing maintenance and enhancement of amenity values and the quality of the environment. I consider that the proposal would maintain the amenity values and quality of the environment for the reasons outlined within the evaluation section of this report.

There are no known matters of national or cultural importance associated with this property

CONCLUSION

I consider that the proposed subdivision would not compromise the character and amenity of the area. Conditions imposed on the consent would ensure that the proposed subdivision would not result in any actual or potential effects on the environment that would be contrary to the promotion of sustainable management as per the purpose and principles of the Resource Management Act 1991.

From the assessment above, I conclude that the yard and height non-compliances with respect to the existing shed on Lot 1 would not adversely impact on the amenity and character of the surrounding environment and associated activities.

From the assessment above, I conclude that the ROW upgrade non-compliance would not adversely impact on the roading network. The access would be upgrade to comply with the Rural Property Entrance specifications.

I consider that the non-compliance with independent water supply would not give rise to adverse effects that are more than minor. The easement would ensure that the water supply was appropriately provided.

There are no external parties affected by these non-compliance matters.

The proposal is considered to be consistent with the purpose and principles of the Resource Management Act 1991 and the District Plan. The application is therefore recommended for approval.

RECOMMENDATIONS

THAT consent be granted to Alistair Geary to subdivide the property at Lower Taumaha Road, Manutahi (Lots 3-5 DP 5030) into Lot 1 of 4650m² and Lot 2 of 61.85 hectares under Sections 104, 104D and 108 of the Resource Management Act 1991.

THAT consent be granted on Lot 1 above for:

- a) A yard dispensation for the shed being three metres high at the point 2.5 metres from the eastern (internal) boundary.
- b) A dispensation for the right-of-way not being formed to meet NZS4404:2004 Land Development and Subdivision Engineering specifications.
- c) A dispensation for shared water supply.

For the following reasons:

1. The proposal is consistent with other similar activities in the surrounding area.
2. The subdivision, subject to consent conditions, would not give rise to any adverse environmental effects that are more than minor.
3. There are no external parties affected by the matters of non-compliance associated with Lot 1.

Subject to the following conditions:

1. That the subdivision is undertaken in general accordance with the application submitted to the Council.
2. That the proposed water supply easement (over Lot 2 in favour of Lot 1) is granted and reserved and shown on the title plan accordingly.
3. That each lot is self-sufficient in terms of stormwater and wastewater disposal and that the provision of these services does not give rise to cross-boundary effects. This includes confirmation provided to the Council by a suitably qualified professional of the location of the septic tank and effluent field system for Lot 1.
4. That one certificate of title be issued for Lot 2 hereon and Lot 5 DP 5030 (residue CT TN119/45 subject to the Land Information New Zealand approval (Request 1263907).
5. That where required, all necessary easements are shown and registered on the Land Transfer Plan.
6. That, where installed, electricity, telecommunication and gas distribution lines are installed underground.

Advice Notes

1. Subject to any legal requirements of the Police, Historic Places Act 1993, Antiques Act 1975 and any other governing legislation, should a Waahi Tapu or archaeological site be uncovered during earthworks or other construction work, work in the affected area shall stop immediately the consent holder shall seek advice from Tangata Whenua, the Historic Places Trust and/or the Police (as appropriate) to determine what further actions are appropriate to safeguard the site or its contents before work recommences.
2. If in the future, the applicants wish to cancel the water easement, an application would need to be made to the Council on the grounds that an independent water supply can be provided within Lot 1, such as water supplied roof collected tanks.
3. Due to the dispensation granted for the right of way not needing to be formed, it is important to outline that it can be used for farm vehicle and residential access at any time. Should there be any cross-owner issues resulting from this arrangement an upgrade may be considered and undertaken completely independent of the Council and the subdivision process.
4. The consent holder may wish to voluntarily upgrade any vehicle crossings associated with Lot 2.



Andrea Te Puni
Planner

[Approved/~~Not Approved~~]



Blair Sutherland
Planning Manager

Date: 5/3/15

DISTRICT PLAN REQUIREMENTS – RURAL ZONE

3.01.4 Discretionary Activities

- (g) Any activity, other than an activity listed in Section 3.01.5 below, which cannot meet the performance standards set out or referred to in Section 3.02 or 3.03 below and which has not been granted a resource consent as a Controlled or Limited Discretionary Activity.

Performance Standards – Bulk and Location

5. Other buildings (other than dwelling units, buildings used for intensive farming and industrial buildings) shall be a minimum of 10 metres from any site boundary adjoining a public road and 5 metres from any other site boundary.
8. No part of any building, other than a dwelling or a stock loading and unloading facility, may extend above the natural ground level at the nearest site boundary more than the horizontal distance between that part of the building being measured and the nearest site boundary

DISTRICT PLAN REQUIREMENTS - SUBDIVISION

8.01.2 Controlled Activities

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

Performance Standards – Utilities and Services

8.02.1 Utilities and Services

- 2 Where public water, sewerage and/or drainage services are not available within 200 metres of a proposed subdivision, all lots shall be self-sufficient in terms of water supply, drainage and effluent disposal. Sufficient regard to suitability in respect of topography, soils, water tables and proximity to water bodies must be demonstrated.
- 5 All necessary easements for the protection of utilities and services to the lot(s) shall be provided by the subdivider, and duly granted and reserved.
- 6 NZS 4404:2004 Land Development and Subdivision Engineering shall be complied with where necessary.

8.02.2 Vehicle Access

- 1 All lots shall provide vehicle access, in accordance with the Council's vehicle crossing standards (set out in Appendix VI), to a formed legal road.
- 2 NZS 4404:2004 Land Development and Subdivision Engineering shall be complied with, including (where necessary) the requirements for upgrading and/or forming vehicle crossings, roads and rights-of-way in all zones.

SECTION 2: GENERAL OBJECTIVES AND POLICIES

2.07.1 SUBDIVISION OBJECTIVE

- (a) Provide for subdivision of land in as flexible a manner as possible and as is appropriate to the environmental quality, values and characteristics of the environment in which it is being undertaken and in a way which avoids, remedies or mitigates any adverse effects.

2.07.2 POLICIES

To provide for subdivision of land throughout the district, provided that it:

- (d) Has access to a legal formed road, other than to a state highway with Limited Access Road status.
- (f) Offsets any effects on the existing roading network through upgrade works, where appropriate.
- (h) Provides adequate independent reticulated or non-reticulated services for each lot.
- (i) Is designed taking into account existing utilities and services and avoiding, remedying or mitigating any adverse effects on such facilities.

2.03.1 THE RURAL ZONE OBJECTIVES

- (b) Protection and enhancement of the rural character and amenity values and access to fresh air, open space and privacy.
- (c) Maximising the use of existing facilities and physical resources wherever appropriate.
- (f) Adverse effects of noise, vibration, odour, dust, glare and nuisance are avoided, remedied or mitigated.

2.03.2 POLICIES

- (a) Within the framework of sustainable resource management the Council will:
 - (i) Provide for flexibility in the use, development and subdivision of land while maintaining amenity values; and ensuring that any adverse effects on the surrounding environment are avoided, remedied or mitigated.
 - (iii) Ensure that individual site development has access to, or makes its own arrangement for, water, power, road access, drainage and effluent disposal.

Rural Activities

- (b) All activities in the Rural Zone shall be managed to ensure that any adverse effects on the surrounding environment are avoided, remedied or mitigated.
- (g) To require activities to use existing utilities and services where these are available.

Andrea Te Puni

From: hamilton <hamilton@linz.govt.nz>
Sent: Wednesday, 25 February 2015 10:51 a.m.
To: Andrea Te Puni
Subject: Amalgamation Consultation Request 1275159

Hello Andrea,

In regards to the above amalgamation Consultation

I confirm that the proposed amalgamation condition is practicable

Kind Regards
Cliff

*Amalg.
App.*

This message contains information, which may be in confidence and may be subject to legal privilege. If you are not the intended recipient, you must not peruse, use, disseminate, distribute or copy this message. If you have received this message in error, please notify us immediately (Phone 0800 665 463 or info@linz.govt.nz) and destroy the original message. LINZ accepts no responsibility for changes to this email, or for any attachments, after its transmission from LINZ. Thank You.

Andrea Te Puni

From: Customer Support <customersupport@linz.govt.nz>
Sent: Tuesday, 24 February 2015 4:47 p.m.
To: Andrea Te Puni
Subject: RE: Amalgamation Request - RMS15002 Geary CRM:0281564

Good afternoon Andrea,

Your enquiry has been processed and a amalgamation consultation request has been created for a Technical Advisor to action. This type of request will take approximately 10 working days to complete.

Should you have any further enquiries about this please quote your request number 1275159 when you contact Land Information New Zealand (LINZ).

Regards,

Sarah C
Customer Support
0800 665 463

----- Original Message -----

From: Andrea Te Puni
Received: 24/02/2015 4:42 p.m.
To: Customer Support
Subject: RE: Amalgamation Request - RMS15002 Geary CRM:0281564

Hi Sarah,

Try this attachment,

Regards

Andrea Te Puni

Planner | South Taranaki District Council
105-111 Albion St, Hawera 4610 | Private Bag 902, Hawera 4640, NZPhone: +64 6 278 0555 | www.southtaranaki.com

From: Customer Support [<mailto:customersupport@linz.govt.nz>]
Sent: Tuesday, 24 February 2015 4:29 p.m.
To: Andrea Te Puni
Subject: RE: Amalgamation Request - RMS15002 Geary CRM:0281564

Good afternoon Andrea,

Thanks for your email.

Can you please send the subdivision plan and certificate of title as a PDF? as I am unable to open the document.

Regards,

Sarah C
Customer Support

Andrea Te Puni

From: Andrea Te Puni
Sent: Tuesday, 24 February 2015 3:08 p.m.
To: 'Customer Support'
Subject: Amalgamation Request - RMS15002 Geary
Attachments: Application

Amalgamation Condition: Alistair Geary

Please advise if the following amalgamation condition is practicable under Section 220(1)(b)(iii) of the Resource Management Act 1991.

That one certificate of title be issued for Lot 2 hereon and Lot 5 DP 5030 (residue CT TN119/45)
Attached is a copy of the Subdivision Plan and Certificate of Title. If you have any problems opening the attachment please let me know.

I look forward to hearing from you in due course.

Yours sincerely

Andrea Te Puni

Planner | South Taranaki District Council
105-111 Albion St, Hawera 4610 | Private Bag 902, Hawera 4640, NZ
Phone: +64 6 278 0555 | www.southtaranaki.com



Andrea Te Puni

From: Andrea Te Puni
Sent: Tuesday, 24 February 2015 2:54 p.m.
To: Tracey Mitchell
Cc: Taryn Martin (Taryn.Martin@btwcompany.co.nz)
Subject: RE: RMS15002 Geary Subdivision - reply to s92 request

Hi Tracey,

Thanks for this email – I will proceed with the application on a discretionary status under this direction.
If I have any queries while preparing the report I will contact you or Taryn.

Kind regards

Andrea Te Puni

Planner | South Taranaki District Council
105-111 Albion St, Hawera 4610 | Private Bag 902, Hawera 4640, NZ
Phone: +64 6 278 0555 | www.southtaranaki.com



From: Tracey Mitchell
Sent: Thursday, 19 February 2015 4:17 p.m.
To: 'Taryn Martin'
Cc: Andrea Te Puni
Subject: RE: RMS15002 Geary Subdivision - reply to s92 request

Hi Taryn,

Sorry for the delay in getting back to you.

I agree with your assessment that a lessening of the requirement would suit the situation of this subdivision. I am prepared to lessen the standard provided it is clear to future owners the purpose of the shared driveway is both farm vehicle and resident access. Andrea, please correct me if this is not possible to cover in the consent and we will need to re-look at how we go about it.

Regards

Tracey Mitchell

Development Control Engineer | South Taranaki District Council
105-111 Albion St, Hawera 4610 | Private Bag 902, Hawera 4640, NZ
Phone: +64 6 278 0555 | Cell: 022 197 3379 | www.southtaranaki.com



From: Taryn Martin [<mailto:Taryn.Martin@btwcompany.co.nz>]
Sent: Wednesday, 4 February 2015 2:58 p.m.
To: Andrea Te Puni
Cc: Sue Robb; Tracey Mitchell; Kathryn Barrett
Subject: RE: RMS15002 Geary Subdivision - reply to s92 request

Hi Andrea,

Tracey email
ROW-

Andrea Te Puni

From: Taryn Martin <Taryn.Martin@btwcompany.co.nz>
Sent: Wednesday, 4 February 2015 2:58 p.m.
To: Andrea Te Puni
Cc: Sue Robb; Tracey Mitchell; Kathryn Barrett
Subject: RE: RMS15002 Geary Subdivision - reply to s92 request
Attachments: Gate west of dwelling.JPG; Driveway.JPG

Hi Andrea,

Thanks for your time discussing this application on the phone, I hope the purpose is much clearer; I have commented again on the purpose below;
I have removed Lester from CC given he finished yesterday.

Our client wishes to keep the drive as a right of way – the purpose being access to the two sheds next to the farm race south of lot 1. The aerial suggests the race travels north of the sheds to Lower Taumaha Road, this is now no longer the case. The easement heads to an existing gate west of the dwelling which is shown in the attached photo.

As you highlighted if we do not upgrade the right of way to NZS4404 standards the activity class would be discretionary. Given the right of way will have little use (access to sheds the only real requirement) I wish to request for a possible dispensation to the rules for forming a ROW to the standards.

Although difficult to distinguish, the driveway does slope back towards the road and there is approximately 400mm of a grass berm between the edge of metal and fence line (Proposed boundary), this berm, along with the slight slope and slight water seepage through metal should mitigate any cross boundary effects in the case of a storm event. No easement for storm water would be necessary.

I could understand the need to upgrade the access point however given Geary Road is a short road rarely used, in one way doesn't seem to practical – I will leave this to or Tracey you to make a best case judgement.

I hope the above clarifies a few things, any further questions give me a call.

Regards,

Taryn Martin | Surveyor
BSurv, ANZIS
M:+64 274 455 714 | P:+64 (6) 759-5040 | www.btwcompany.co.nz

From: Andrea Te Puni [mailto:andrea.tepuni@stdc.govt.nz]
Sent: Tuesday, 3 February 2015 2:09 p.m.
To: Taryn Martin
Cc: Lester Barnes; Sue Robb; Tracey Mitchell
Subject: RE: RMS15002 Geary Subdivision - reply to s92 request

Hi Taryn,

Thanks for that information.
I have read through the details and while very light in assessment it will suffice.

Lester Barnes, Council's current Development Control Engineer, has reviewed the site plan and made the following recommendations. Given this ROW fenced on both sides, I do not see the necessity for it to be a ROW and perhaps an access leg would suffice?





Andrea Te Puni

From: Andrea Te Puni
Sent: Tuesday, 3 February 2015 2:09 p.m.
To: 'Taryn Martin'
Cc: Lester Barnes; 'Sue Robb'; Tracey Mitchell
Subject: RE: RMS15002 Geary Subdivision - reply to s92 request

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Taryn,

Thanks for that information.

I have read through the details and while very light in assessment it will suffice.

Lester Barnes, Council's current Development Control Engineer, has reviewed the site plan and made the following recommendations. Given this ROW fenced on both sides, I do not see the necessity for it to be a ROW and perhaps an access leg would suffice?

Would you like to discuss this point with your client, and advise if you would prefer an access leg over a ROW. I will wait to hear from you before I finalise my report.

Also can you comment on the point of stormwater discharge onto Lot 2 and possible easements.

The proposed ROW is the existing access to an existing dwelling located upon proposed Lot 1. This access is presently fenced on both sides with a post and rail fence, making access from Lot 2 onto the ROW difficult unless some additional work is completed. The ROW is not considered essential and could easily be just the access leg for Lot 1. Therefore conditions for both a ROW and an access leg are included so the applicant can choose to change the application.

Because of the width of the ROW reserve and that the ROW is owned by Lot 1 there will probably be insufficient room within the ROW to dispose of stormwater, and therefore easements to discharge and lay stormwater surface drainage on Lot 2 may be required.

No vehicle access for Lot 2 is required as it will be able to use the ROW access to Lot 1 or an existing access associated with Lot 5 as part of the amalgamation.

Proposed Conditions:

- 1) *The ROW shall be formed to the requirements of NZSS 4404, including:*
 - a) *The submission of plans to the Council for approval, and*
 - b) *The provision of "As-built" schedules.*
- 2) *If surface drainage disposal from the ROW is not contained entirely within Lot 1 then easements for the discharging and laying of surface drainage upon Lot 2 shall be required.*
- 3) *The existing vehicle crossing serving Lot 1 shall be upgraded to the Council's current standards.*
- 4) *At the time of Section 223 application it is to be demonstrated that the existing sewage management system is located entirely within the boundaries of Lot 1.*

I look forward to hearing from you in due course,

Kind regards

Andrea Te Puni

Planner | South Taranaki District Council
105-111 Albion St, Hawera 4610 | Private Bag 902, Hawera 4640, NZ
Phone: +64 6 278 0555 | www.southtaranaki.com



From: Taryn Martin [mailto:Taryn.Martin@btwcompany.co.nz]
Sent: Monday, 2 February 2015 2:11 p.m.
To: Andrea Te Puni
Subject: RMS15002 Geary Subdivision - reply to s92 request

Good afternoon Andrea,

Please find attached a letter addressing the letter from STDC dated 26 January 2015 requesting further information.

I trust this further information will enable you to continue with the process of this application.

Kind regards,

Taryn Martin | Surveyor
BSurv, ANZIS
M:+64 274 455 714 | P:+64 (6) 759-5040 | www.btwcompany.co.nz

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NEW PLYMOUTH HEAD OFFICE

BTW Company Limited - 179-181 Courtenay St, New Plymouth | PO Box 551, New Plymouth, 4340 | New Zealand



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Memorandum

To Andrea Te Puni
From Lester Barnes
Date 21 Jan 2015
Subject RMS15002 – GEARY – LOWER TAUMAHA RD

SUBDIVISION SUMMARY

This consent application is for the subdivision of Lots 3 & 4 DP 5030 into Lot 1 of 4650 m² and Lot 2 of 61.65 ha. It is proposed that Lot 1 will be the servient tenant for a Right of Way (ROW) with Lot 2, and Lot 2 will be amalgamated with Lot 5 DP 5030

ROADING ISSUES

The proposed ROW is the existing access to an existing dwelling located upon proposed Lot 1. This access is presently fenced on both sides with a post and rail fence, making access from Lot 2 onto the ROW difficult unless some additional work is completed. The ROW is not considered essential and could easily be just the access leg for Lot 1. Therefore conditions for both a ROW and an access leg are included so the applicant can choose to change the application.

Because of the width of the ROW reserve and that the ROW is owned by Lot 1 there will probably be insufficient room within the ROW to dispose of stormwater, and therefore easements to discharge and lay stormwater surface drainage on Lot 2 may be required.

No vehicle access for Lot 2 is required as it will be able to use the ROW access to Lot 1 or an existing access associated with Lot 5 as part of the amalgamation.

SEWER RETICULATION ISSUES

It is stated in the application that sewerage is managed onsite for the existing dwelling. It is assumed that this is an existing septic tank and effluent field that needs to be located entirely within the boundaries of Lot 1.

Any requirements for sewerage disposal for Lot 2 shall be addressed at the time of a building consent application.

WATER RETICULATION ISSUES

Water supply for Lot 1 is from a well located on Lot 2. Easements for the well, pipe lines and electricity are included in the application. The location of the well on Lot 2 (cross boundary effects) is acceptable in term of location the water supply away from the septic tank.

Any requirements for water supply for Lot 2 shall be addressed at the time of a building consent application.

STORMWATER RETICULATION ISSUES

No mention is made within the application on the matter of stormwater disposal from the existing dwelling on Lot 1. It is assumed that there is sufficient land area on Lot 1 for stormwater disposal.

Any requirements for stormwater disposal for Lot 2 shall be addressed at the time of a building consent application.

RECOMMENDED SUBDIVISION CONSENT CONDITIONS

The following consent conditions are recommended:

- 1) The ROW shall be formed to the requirements of NZSS 4404, including:
 - a) The submission of plans to the Council for approval, and
 - b) The provision of "As-built" schedules.
- 2) If surface drainage disposal from the ROW is not contained entirely within Lot 1 then easements for the discharging and laying of surface drainage upon Lot 2 shall be required.
- 3) The existing vehicle crossing serving Lot 1 shall be upgraded to the Council's current standards.
- 4) At the time of Section 223 application it is to be demonstrated that the existing sewage management system is located entirely within the boundaries of Lot 1.

Advice Notes

- I. *If the applicant chooses not to create the ROW then conditions 1 and 2 will not apply.*
- II. *If the applicant chooses for Lot 2 to be the servient tenant for the ROW then condition 2 will not apply.*

TIME CHARGES

Site visit.	0.75 hrs
Office time	<u>1.0</u> hrs
Total time	<u>1.75</u> hrs

Lester Barnes
DEVELOPMENT CONTROL ENGINEER

*Lester Barnes
Review*

Andrea Te Puni

From: Andrea Te Puni
Sent: Monday, 26 January 2015 1:26 p.m.
To: Lester Barnes
Subject: RMS15002 - Geary Subdivision Taumaha Road

Hi Lester,

Just wondering if you have had a chance to review/finalise the Geary memo for me? I have a further information request relating to the easements for the water. I recall you were going to give me some information about ROW and access leg provisions and that it may be better to advise BTW about an access leg. This may be the opportunity to do so within this letter.

Kind regards

Andrea Te Puni

Planner | South Taranaki District Council
105-111 Albion St, Hawera 4610 | Private Bag 902, Hawera 4640, NZ
Phone: +64 6 278 0555 | www.southtaranaki.com



26 January 2015

Taryn Martin
BTW Company Ltd
PO Box 551
New Plymouth 4640

Dear Taryn

Resource Consent Application – RMS15002, Alister Geary Subdivision at Lower Taumaha Road, Manutahi

Thank you for your Resource Consent application which was received by Council on the 19 January 2015.

Under Section 92 of the Resource Management Act 1991, the Council requires further information from you in respect of this application.

An appropriate assessment against the District Plan's performance standards and objectives and policies relating the non-compliance with the standard 8.01.2(c) where subdivision does not comply with the point that each lot is independent. There is cross boundary sharing of water supply. I understand you have made provisions for the easements, but you have not assessed the matter of non-compliance.

Your application will be placed on hold until we receive this information from you.

I have spoken with Sue Robb about this proposal as she undertook the peer review. She may be able to provide further information if necessary but if you have any queries please do not hesitate to contact me.

Yours sincerely

Andrea Te Puni
Planner
andrea.tepuni@stdc.govt.nz