
From: Ian Dickey [mailto:ian.dickey@btwcompany.co.nz]
Sent: Friday, 27 May 2011 3:35 p.m.
To: Hamish Stevenson
Cc: Christine Bromell
Subject: RE: David Cole ,driveway

Hi Hamish,

As per our phone discussion late last week, could you please confirm to Christine that Lot 1 vehicle crossing is acceptable to council.

Regards

Ian Dickey
Senior Surveyor
BTW Company Ltd

From: Hamish Stevenson [mailto:hamish.stevenson@STDC.govt.nz]
Sent: Tuesday, 3 May 2011 2:58 p.m.
: ian.dickey@btwcompany.co.nz
Cc: jackie@btwcompany.co.nz; Christine Bromell
Subject: RE: David Cole ,driveway

Hi All

The crossing to Lot 1 needs to be cleared so I can see what is under all the sand and chip. The detritus was too thick and it was too large an area for me to do clear with a shovel.

Thanks

Hamish Stevenson
Development Engineer | South Taranaki District Council

 Please consider the environment before printing this email.

From: Christine Bromell
Sent: Tuesday, 3 May 2011 1:06 p.m.
: Hamish Stevenson
Subject: FW: David Cole ,driveway

Hi Hamish

I have copied 2 e-mails that I have received back from BTW with regards to the vehicle crossings for Rex Cole, can you please clarify if Condition 1 of the consent has been met and we can granted the applications for 223/224 Certificates.

Thanks
Christine

Christine,

Ian D is on leave until next week, but he's been checking his emails. He phoned this morning and said that Hamish Stevenson carried out a site visit –

1. The vehicle crossing to Lot 1 has been sealed but it has metal on top.

2. The vehicle to Lot 2 has not been completed yet but a quote has been accepted by the client for Roydon Collingwood to carry out the work. I will forward you an email received by Ian from Hamish giving his OK for the quote to be accepted by Council for the issue of the certificates.

I hope this helps.

Cheers

Jackie Smith
Office Administrator

From: Christine Bromell [mailto:christine.bromell@STDC.govt.nz]
Sent: Friday, 29 April 2011 9:11 a.m.
To: ian.dickey@btwcompany.co.nz
Subject: RMS080063 - 223/224 Certificate - Rex Cole, 435 Kakarama Road, Kakarama

Good Morning Ian

I have just been advised by our Development Engineer that the vehicle crossings serving Lots 1 and 2 are sealed.

Therefore until I have been notified this has been completed I will need to place this on hold.

Regards
Christine

Christine Bromell | Planning Administration Officer/PA | Environmental Services
South Taranaki District Council
0800 111 323
Fax: 06 278 8757

From: Jackie Smith [mailto:jackie@btwcompany.co.nz]
Sent: Tuesday, 3 May 2011 11:48 a.m.
To: Christine Bromell
Subject: FW: David Cole ,driveway

Christine,


Please find below email from Hamish regarding the vehicle crossing.

Cheers
Jackie

From: Hamish Stevenson [mailto:hamish.stevenson@STDC.govt.nz]
Sent: Friday, 15 April 2011 9:27 a.m.
To: ian.dickey@btwcompany.co.nz
Subject: RE: David Cole ,driveway

Yeah he totally is – pulls tantrums all the time. How's yours'?

Hamish Stevenson
Development Engineer | South Taranaki District Council

 Please consider the environment before printing this email.

From: Ian Dickey [mailto:ian.dickey@btwcompany.co.nz]
Sent: Friday, 15 April 2011 9:16 a.m.

To: Hamish Stevenson
Subject: RE: David Cole ,driveway

Ok.

How's tricks with the family, little lad giving you the run around yet?

Regards


Ian Dickey
Senior Surveyor
BTW Company Ltd

From: Hamish Stevenson [mailto:hamish.stevenson@STDC.govt.nz]
Sent: Friday, 15 April 2011 9:14 a.m.
To: ian.dickey@btwcompany.co.nz
Subject: RE: David Cole ,driveway

Yes will accept this.

Cheers Ian

Hamish Stevenson
Development Engineer | South Taranaki District Council

 Please consider the environment before printing this email.

From: Ian Dickey [mailto:ian.dickey@btwcompany.co.nz]
Sent: Friday, 15 April 2011 9:10 a.m.
To: Hamish Stevenson
Subject: FW: David Cole ,driveway

Hi Hamish,

With regard to a vehicle crossing that requires sealing at 435 kakaramea Rd, will you accept the email below as an acceptance of quote from Collingwood?

notice it doesn't have a cost on it!

Regards

Ian Dickey
Senior Surveyor
BTW Company Ltd

From: Roydon Collingwood [mailto:roydon.c@xtra.co.nz]
Sent: Thursday, 14 April 2011 8:33 p.m.
To: 'David and Emma'
Cc: ian@btwcompany.co.nz
Subject: RE: David Cole ,driveway

Thankyou David, this job will be undertaken by the end of april 2011 weather permitting

From: David and Emma [mailto:emma_david@farmside.co.nz]
Sent: Thursday, 14 April 2011 4:52 p.m.
To: roydon.c@xtra.co.nz
Subject: David Cole ,driveway

I request and hereby give permission to Roydon Collingwood to seal my

road entrance as required by the district plan at my expense.

634 Hursthouse Road
RD 2 Patea
Taranaki 4598

Regards

David Cole

This e-mail and any attachments may contain confidential and privileged information. If you are not the intended recipient, please notify the sender immediately by return e-mail, delete this e-mail and destroy any copies. Any dissemination or use of this information by a person other than the intended recipient is unauthorised and may be illegal. Please note that this communication does not designate an information system for the purposes of the Electronic Transactions Act 2002.

CAN'T OPEN ATTACHMENTS?

The Council has upgraded to Microsoft office 2007 suite. This may mean you cannot open attachments if you have older versions of office. [Click here to access Microsoft Office 2007's compatibility website.](#)
This e-mail and any attachments may contain confidential and privileged information. If you are not the intended recipient, please notify the sender immediately by return e-mail, delete this e-mail and destroy any copies. Any dissemination or use of this information by a person other than the intended recipient is unauthorised and may be illegal. Please note that this communication does not designate an information system for the purposes of the Electronic Transactions Act 2002.

CAN'T OPEN ATTACHMENTS?

The Council has upgraded to Microsoft office 2007 suite. This may mean you cannot open attachments if you have older versions of office. [Click here to access Microsoft Office 2007's compatibility website.](#)

This e-mail and any attachments may contain confidential and privileged information. If you are not the intended recipient, please notify the sender immediately by return e-mail, delete this e-mail and destroy any copies. Any dissemination or use of this information by a person other than the intended recipient is unauthorised and may be illegal. Please note that this communication does not designate an information system for the purposes of the Electronic Transactions Act 2002.

CAN'T OPEN ATTACHMENTS?

The Council has upgraded to Microsoft office 2007 suite. This may mean you cannot open attachments if you have older versions of office. [Click here to access Microsoft Office 2007's compatibility website.](#)

Christine Bromell

From: Jackie Smith [jackie@btwcompany.co.nz]
Sent: Tuesday, 3 May 2011 11:48 a.m.
To: Christine Bromell
Subject: FW: David Cole ,driveway

Christine,


Please find below email from Hamish regarding the vehicle crossing.

Cheers
Jackie

From: Hamish Stevenson [mailto:hamish.stevenson@STDC.govt.nz]
Sent: Friday, 15 April 2011 9:27 a.m.
To: ian.dickey@btwcompany.co.nz
Subject: RE: David Cole ,driveway

Yeah he totally is – pulls tantrums all the time. How's yours'?

Hamish Stevenson
Development Engineer | South Taranaki District Council

 Please consider the environment before printing this email.

From: Ian Dickey [mailto:ian.dickey@btwcompany.co.nz]
Sent: Friday, 15 April 2011 9:16 a.m.
To: Hamish Stevenson
Subject: RE: David Cole ,driveway

Ok.

How's tricks with the family, little lad giving you the run around yet?

egards

Ian Dickey
Senior Surveyor
BTW Company Ltd

From: Hamish Stevenson [mailto:hamish.stevenson@STDC.govt.nz]
Sent: Friday, 15 April 2011 9:14 a.m.
To: ian.dickey@btwcompany.co.nz
Subject: RE: David Cole ,driveway

Yes will accept this.

Cheers Ian

Hamish Stevenson
Development Engineer | South Taranaki District Council

 Please consider the environment before printing this email.

From: Ian Dickey [mailto:ian.dickey@btwcompany.co.nz]
Sent: Friday, 15 April 2011 9:10 a.m.

Memorandum

To Christine Bromell
From Hamish Stevenson
Date 28 April 2011
Subject RMS080063 s224 Approval – 435 Kakaramea Road, Kakaramea

Site: 435 Kakaramea Road, Kakaramea
Applicant: Rex Cole
Surveyor: BTW
Two lot rural subdivision

Regarding the request for s224 approval, please see comments for each condition below in bold:

1. That the vehicle crossings serving Lots 1 and 2 are upgraded to meet the Council's Rural Property Entrance specifications.
Not met – both crossings are unsealed.
2. That each lot is independent in terms of water supply.
Ok
3. That each lot is independent in terms of the disposal of wastewater and stormwater and that the provision of these services does not give rise to cross-boundary effects.
Ok
4. That, where installed, all other services for the subdivision including power lines, gas distribution pipes and telecommunications lines are unsatllled underground.
Ok

Time:
Site visit 0.75hrs
Engineer 0.25hrs

Hamish Stevenson
Development Engineer

26 April 2011

Job Ref: 08262

Attention: Maria Cashmore
South Taranaki District Council
Private Bag 902
Hawera 4640



Dear Maria,

Subdivision Consent – your ref: RMS080063
Owner: Rex Cole, 435 Kakaramaea Road Kakaramaea

We have just processed the above named subdivision for TA Certification on Landonline - LT 411106.

All conditions of the subdivision consent have been complied with as follows:

1. The vehicle crossings serving Lots 1 and 2 have been upgraded to meet the Council's Rural Property Entrance specifications.
2. Each Lot is independent in terms of water supply.
3. Each Lot is independent in terms of the disposal of wastewater and stormwater and that the provision of these services do not give rise to cross-boundary effects.
4. Where installed, all other services for the subdivision are installed underground.

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

Yours faithfully,

A handwritten signature in black ink, appearing to read "Ian Dickey".

Ian Dickey
Licensed Cadastral Surveyor

RMS080063

Memorandum

To Hamish Stevenson
From Christine Bromell
Date 27 April 2011
Subject Rex Cole – 435 Kakaramea Road, Kakaramea

Satisfaction of Consent Conditions

The Survey Plan for the above subdivision has arrived for Sections 223 & 224(c) Approval.

I have attached a copy of the Scheme Plan, the Decision Letter.

Please return your comments to me by Monday 2nd May 2011.

Christine Bromell
Planning Administration Officer/PA

26 April 2011



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

Surveyor Ref: 08262.nzt

Territorial Authority Ref: 080063

**Territorial Authority Notification: LT 411106 South Taranaki District
Council TA Certification Division**

Surveyor Ian Michael Dickey from Survey Firm BTW Company (New Plymouth)
advises that Cadastral Survey Dataset LT 411106 requires TA Certification.

Licensed Cadastral Surveyor

Hamilton Processing Centre
820 Victoria Street
Private Bag 3028
Waikato Mail Centre
Hamilton 3240
New Zealand
Tel 0800 ONLINE (665463)
Fax 64-7-858 5488
Internet <http://www.linz.govt.nz>



Title Plan - LT 411106

Survey Number LT 411106
Surveyor Reference 08262.nzt
Surveyor Ian Michael Dickey
Survey Firm BTW Company (New Plymouth)
Surveyor Declaration

Survey Details

Dataset Description Lots 1 and 2 being a Subdivision of Sections 463 and 464 Patea District
Status Initiated
Land District Taranaki
Submitted Date

Survey Class Class B
Survey Approval Date
Deposit Date

Territorial Authorities

South Taranaki District

Comprised In

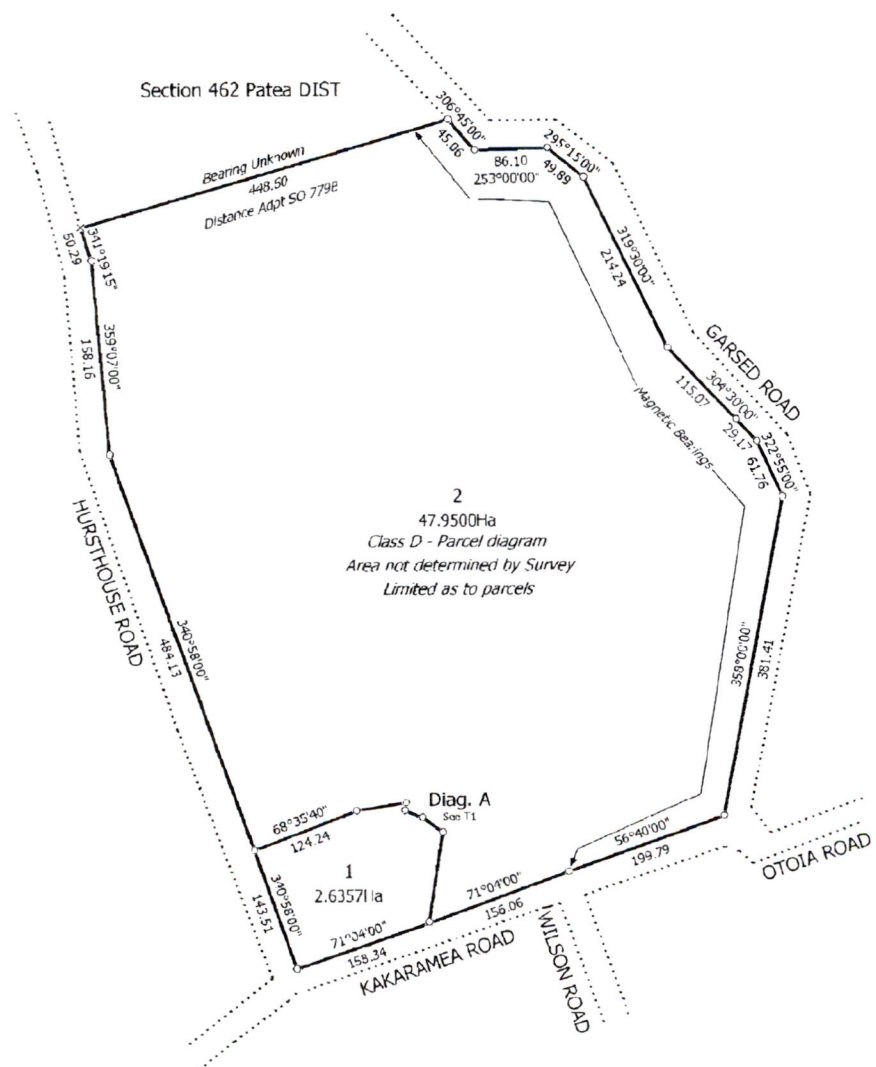
CT TNA1/1310

Created Parcels

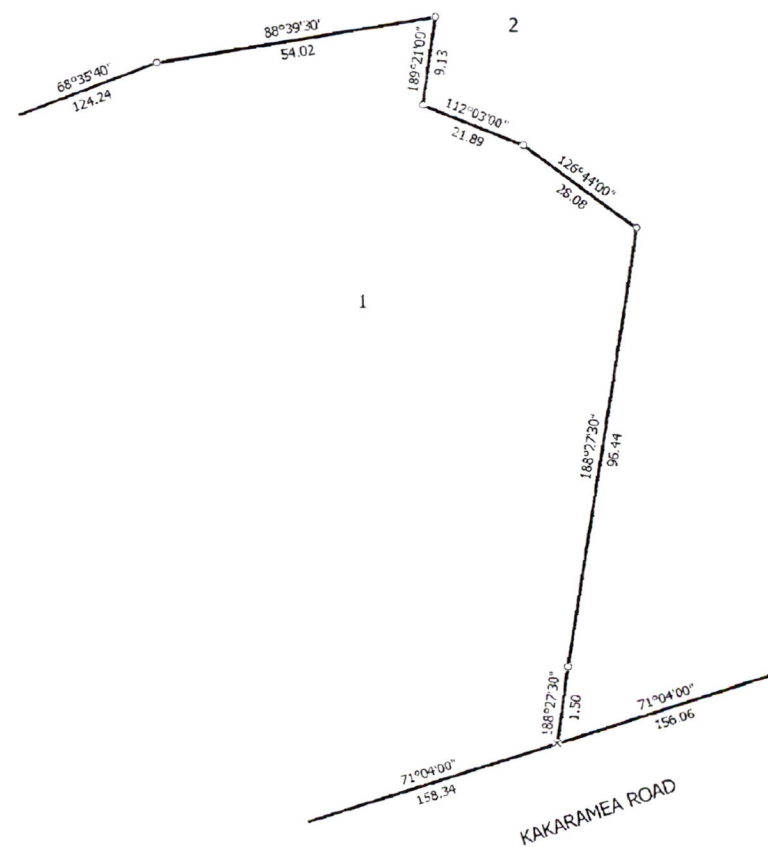
Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 411106	Fee Simple Title	2.6357 Ha	441516
Lot 2 Deposited Plan 411106	Fee Simple Title	47.9500 Ha	441517
Total Area		<u>50.5857 Ha</u>	



Section 462 Patea DIST



Diag. A



T 1/1

Land District Taranaki

Lots 1 and 2 being a Subdivision of Sections 463 and 464 Patea District

Surveyor: Ian Michael Dickey
Firm: BTW Company (New Plymouth)

Title Plan
LT 411106
DRAFT

Digitally Generated Plan
Generated on: 26/04/2011 2:42pm Page 2 of 2

Tax Invoice/Statement: 5862

GST Reg. No: 52-769-477

Invoice Date: 11 July 2008

R M Cole
Kakaramea Road
RD 2
Patea 4598

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: RMS080063
Description: 2 Lot Rural Subdivision
Owner: R M Cole
Location Address: 435 Kakaramea Road Kakaramea

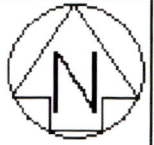
Charge Description	Charge	GST	Amount
Non Notified Decision Fee	\$40.00	\$5.00	\$45.00
Resource Consent Administration Charge	\$13.78	\$1.72	\$15.50
Resource Consent Processing Fee (Field)	\$21.11	\$2.64	\$23.75
Planning Assessment	\$191.11	\$23.89	\$215.00
Total	\$266.00	\$33.25	\$299.25

Remittance Advice

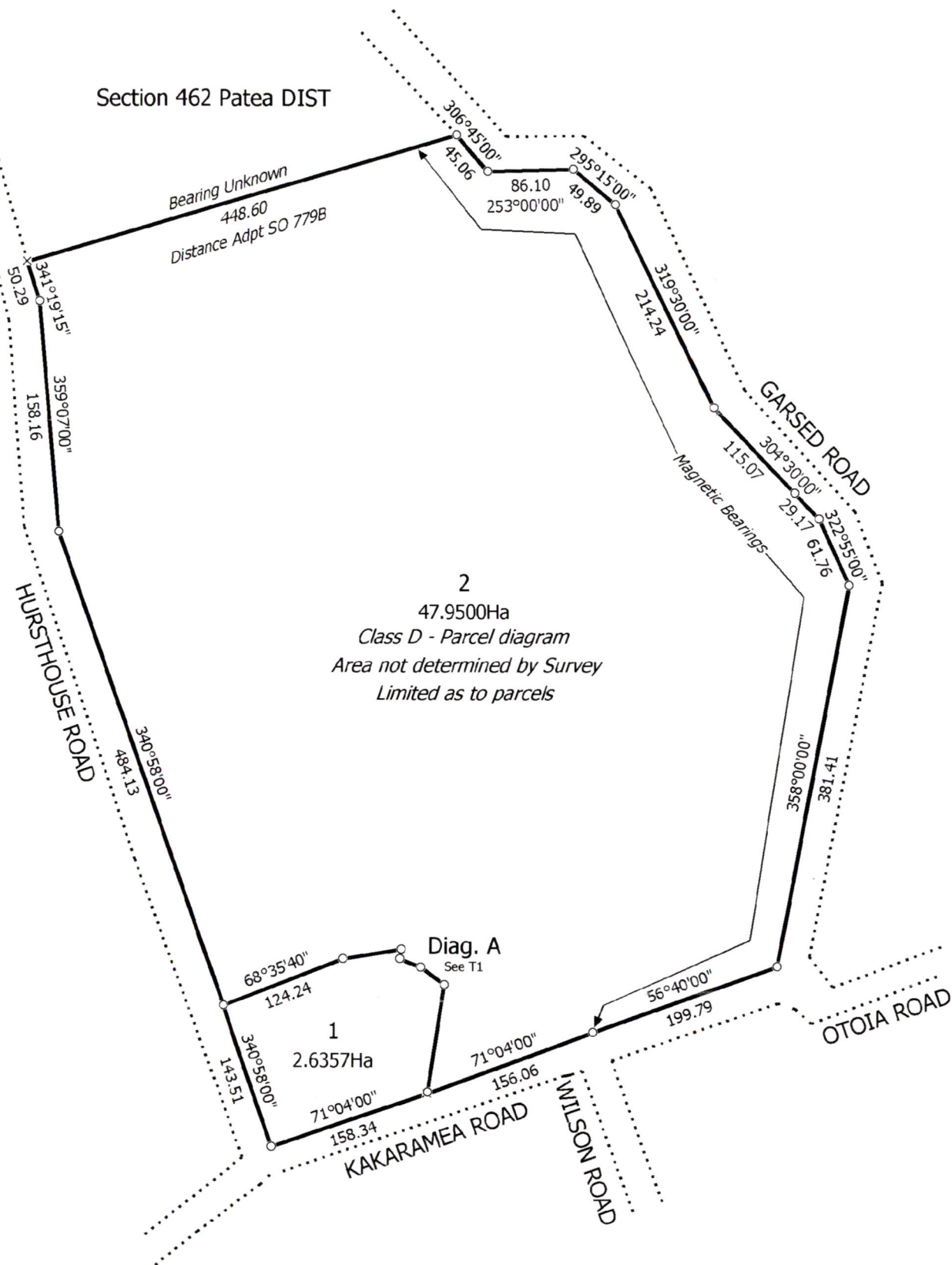
Please post to:
South Taranaki District Council
Private Bag 902
Hawera

Application Number: RMS080063
Applicant: R M Cole
Amount Due: \$299.25

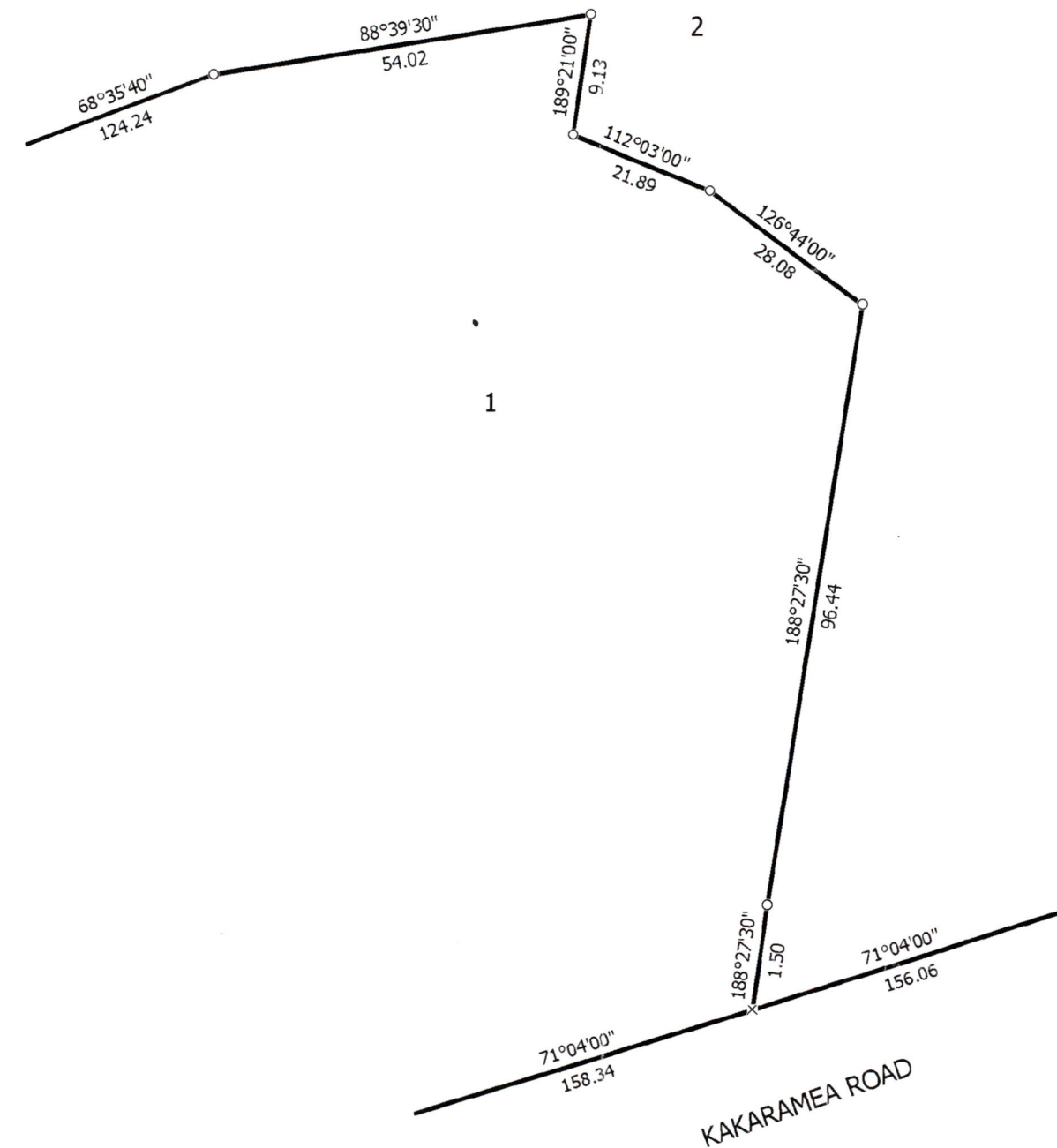
Client Ref



Section 462 Patea DIST



Diag. A



T 1/1

Land District: Taranaki

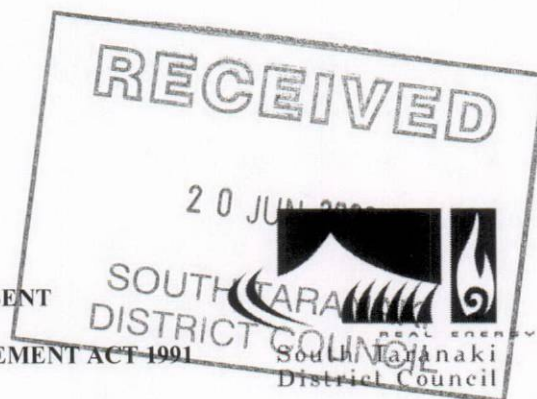
Lots 1 and 2 being a Subdivision of Sections 463 and 464 Patea District

Surveyor: Ian Michael Dickey
Firm: BTW Company (New Plymouth)

CSD Plan
LT 411106

Digitally Generated Plan
Generated on: 27/04/2011 1:04pm Page 1 of 1

APPLICATION FOR RESOURCE CONSENT
(SUBDIVISION)
UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991



PLEASE READ THE APPLICATION CAREFULLY BEFORE COMPLETING THE FORM
PLEASE PRINT CLEARLY

17/06/08

TO: THE SOUTH TARANAKI DISTRICT COUNCIL



APP

RMS080063

I/WE [state full name/s]

Rex Cole

[Please state name of applicant]

Agent [person acting on
behalf of applicant]

BTW Company Ltd

[Please state name of agent]

Address for service

PO Box 551, New Plymouth

Address for invoices

"

Phone [Day]

067696040

[After hours]

0274444836

Fax

067695049

Apply for the resource consent(s) described below

The property location to which this application relates is [please describe location in a manner which will allow it to be readily identified]:

Street Address:

435 Kakaramea Rd,

Town:

Kakaramea

Legal Description:

Section 463-464 Patea District

Valuation No:

_____/____/____

The names and address of the owner and occupier [i.e. landowner, tenant, lessee, other than the applicant] of the land to which the application relates.

A description of the activity to which the application relates is as follows [or is attached]:

2 lot subdivision

The following additional resource consents are required in relation to this proposal and have/have not *[please delete one]* been applied for:

☒ Subdivision consent

☐ Water permit*

☐ Discharge permit*

[Refer to Taranaki Regional Council]*

I/We attach the required assessment of any effects that the proposed activity may have on the environment in accordance with Section 88 and the Fourth Schedule to the Resource Management Act 1991.

☒ Yes

☐ No

I/We attach other information [if any] required to be included in the application by the District Plan.

☒ Yes

☐ No


I attach information in accordance with Section 219 of the Act sufficient to adequately define:

- (a) The position of all new boundaries
- (b) The areas of all new allotments *[not required for cross-leases, company leases, or unit plans]*;
- (c) The location and areas of new reserves to be created, including any esplanade reserves to be set aside on a survey plan under Section 230 of the Act
- (d) The location and areas of any esplanade strips to be created under Section 232 of the Act
- (e) The location and areas of any existing esplanade reserves, esplanade strips, or access strips
- (f) The location and areas of land below mean high water springs of the sea or of any part of the bed of a river or lake which is to be vested in the Crown or local authority under Section 237A of the Act
- (g) The location and areas of land to be set aside as a new road

I/We certify that the information contained herein is in accordance with the requirements of the Resource Management Act 1991, and that I/We have a legal obligation to comply with any conditions imposed should be application be approved.

I understand that there will be an invoice sent to me when the processing of my application is complete.

Signature(s)



Date:

17/06/06.

19 June 2008

Ref: 08262

South Taranaki District Council
Private Bag 902
Hawera

Attention: Alison Gibson

Dear Alison,

RE: Application for Subdivision Consent – 435 Kakaramea Rd, Kakaramea

BTW Company, on behalf of Rex Cole hereby applies for resource consent for a two lot subdivision of the land legally described as Sections 463 and 464 Patea Survey District.

Applicant: Rex Cole
Land Location: 435 Kakaramea Rd, Kakaramea
Land Description: Sections 463 and 463 Patea Survey District (Certificate of Title is attached).

Description of Subdivision

The applicant wishes to subdivide the land into two lots, as shown on the attached scheme plan. The land is currently farmed with the principal buildings being two dwellings and a cowshed. The proposed lot sizes are as follows:

Lot 1	2.7ha
Lot 2	47.88ha

The application site is located in the Rural Zone as shown in the South Taranaki District Planning Map No. 12. The subdivision is a controlled activity as specified in Section 8.01.2(c) of the South Taranaki District Plan (STDP). The subdivision 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 8.01.5.

Subdivision Performance Standards – Controlled Activity

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

1. Utilities and Services

Both of the proposed lots will make their own provision for **water supply** through rainwater tanks and for **effluent disposal** through septic tanks. **Stormwater** will be disposed of to ground via soak holes. Effluent and stormwater disposal for both lots will be independent and would not give rise to cross boundary effects.

2. Building Platform

Proposed Lots 1 and 2 provide suitable topography and are of a sufficient size to provide a building platform, however the subdivision is being undertaken to provide separate titles for the existing dwellings.

3. Access

Proposed Lot 1 will make use of the existing vehicle crossing off Kakaramaea Rd and proposed Lot 2 will make use of the existing crossing off Garsed Rd. Vehicle access design complies with the design standards contained in Appendix 6 of the STDP.

4. Set Back

The existing shed on proposed Lot 1 will be located a minimum distance of 5m from the northern boundary. All other buildings will also comply with the minimum set back requirements of the STDP.

Assessment of Environmental Effects

The subject land is relatively flat and is located some 2.7km to the north-east of the settlement of Kakaramaea. Surrounding land uses are predominantly rural which is typical of the area.

The proposed two lot subdivision described in this application is being carried out to provide for separate titles for each of the dwellings that are located on the site. There would be no significant change in land use with the larger Lot 2 continuing to be farmed. Subsequently effects on rural character and amenity would be no more than minor.

Each lot will make their own provision for services with no cross boundary effects. Vehicle access points comply with permitted activity performance standards contained in Appendix 6 of the STDP.

No Significant Natural Areas, Scheduled River, Stream or Waahi Tapu have been identified as lying within the boundaries of the proposed subdivision, nor in the immediate vicinity. Likewise, no Heritage Item, Notable Tree or other Archaeological Site is affected.

It is concluded that the subdivision will have only minor adverse effects on the environment and that these will be within acceptable levels for the Rural Zone.

Summary

The applicant wishes to subdivide the rural zoned land into two lots. All services will be provided and vehicle access points will comply with Council standards.

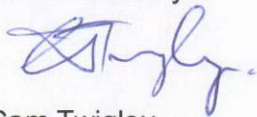
The subdivision is a controlled activity under Section 8.01.2(c) of the STDP. An Assessment of Environmental Effects has shown there will be only minor adverse environmental effects and these will be acceptable for the rural zone.

Please find the following attached in support of this application:

- Copy of the Certificate of Title
- Scheme Plan (3 copies)

If you have any further questions regarding the proposed subdivision please feel free to contact me at BTW Company.

Yours sincerely



Cam Twigley

**Environmental Planner
BTW Company**



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**
Limited as to Parcels

Search Copy



R.W. Muir
Registrar-General
of Land

Identifier **TNA1/1310**
Land Registration District **Taranaki**
Date Issued 23 December 1963

Prior References
TN181/54

Estate Fee Simple
Area 50.5857 hectares more or less
Legal Description Section 463-464 Patea District

Proprietors
Rex McDonald Cole

Interests
435210.5 Mortgage to ASB Bank Limited - 3.9.1996 at 11.22 am

HURSTHOUSE
RD.

GARSED
RD.

ROAD

R.D.

KAKARAMEA
RD.

463

62. 0. 00

464

63. 0. 00

0

A. W. ...