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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.



**Lots 1 & 2 being a Proposed Subdivision of
Sect 463 & 464 Patea S.D.**

LOCAL BODY: South Taranaki District
APPLICANT: Rex McDonald COLE
COMPRISED IN: CT TN G1/2345
SCALE: 1:4000
Date: 12 June 2008 Job :08262 Drawing :08262-01-rev-1

11 July 2008



Cam Twigley
BTW Company Limited
PO Box 551
New Plymouth 4340

Dear Cam

Subdivision Consent Application – Rex Cole, 435 Kakaramea Road, Kakaramea

Your application was considered by the Planning Manager under delegated authority on 11 July 2008 and she has resolved as follows:

THAT consent be granted to Rex Cole to subdivide the property located at 435 Kakaramea Road, Kakaramea (Section 463 - 464 Patea District) into two lots being Lot 1 of 2.70 ha and Lot 2 of 47.88 ha pursuant to Sections 104 - 104A and 108 of the Resource Management Act 1991.

For the following reasons:

1. The proposal is consistent with the Objectives and Policies of the District Plan and Part II of the Resource Management Act 1991.
2. The conditions attached to this consent would ensure that any adverse environmental effects arising from the proposal would be avoided, remedied or mitigated.

Subject to the following conditions:

1. That the vehicle crossings serving Lots 1 and 2 are upgraded to meet the Council's Rural Property Entrance specifications.
2. That each lot is independent in terms of water supply.
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.
4. That, where installed, all other services for the subdivision including power lines, gas distribution pipes and telecommunication lines are installed underground.

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


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

Yours sincerely

Maria Cashmore
Planner

RESOURCE CONSENT APPLICATION

Application Number: RM <u>S 080063</u>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Non-Notified</td> <td style="width: 33%;">Notified</td> <td style="width: 33%;">Building Consent</td> </tr> <tr> <td style="height: 30px;"></td> <td></td> <td></td> </tr> </table>	Non-Notified	Notified	Building Consent			
Non-Notified	Notified	Building Consent					
Applicant: <u>Rex Cole</u>							
Property: <u>435 Kakaramea Rd, Kakaramea</u>							
Described: <u>12366 / 217 / 00</u> 16916							
Proposal: _____							
Application Received <u>20 / 6 / 08</u>	Receipt No.: _____						
Deposit Paid _____ / _____ / _____ \$ _____	<div style="border: 1px solid black; padding: 5px; text-align: center;">  PROC </div>						
Application Type (Please complete) <div style="text-align: center; font-size: 1.2em;">2-Lot Rural Subdivision</div>							

NOTIFICATION/NON-NOTIFICATION	
Type of Resource Consent: <u>subdivision</u>	
Activity: <u>Proposed 2 lot rural subdivision</u>	
Activity Status: <u>Cancelled</u>	
Reasons for Notification or Non-Notification	
ENVIRONMENTAL EFFECTS ARE MINOR	<input checked="" type="checkbox"/>
ENVIRONMENTAL EFFECTS ARE WITHIN PERMITTED BASELINE	<input type="checkbox"/>
AFFECTED NEIGHBOURS HAVE GIVEN CONSENT	<input type="checkbox"/>
Senior Planner <u>Ben Little</u>	
Approved/ Not Approved	
<div style="text-align: center; font-size: 1.5em;">  </div>	
Authorised Officer	

Report by: Applicant:

Address of Property:

Zone: Activity Status:

Statutory and District Plan Requirements:

Evaluation:

- ☐ Environmental Effects are minor
- ☐ Environmental Effects are within Permitted Baseline
- ☐ Affected Parties have given their written approval and any effects on them cannot be taken into account

Recommendation:

For the Following Reasons:

- 1)
- 2)

Subject to the Following Conditions:

- 1)
- 2)

Planner: Senior Planner:

APPROVED/NOT APPROVED	
Date	Authorised Officer

RnS080063

4735 Kakaramen Road
Kakaramen

Flex table

Subdivision Consent Report

RMS080063

To	Alison Gibson, Planning Manager
From	Maria Cashmore, Planner
Date	10 July 2008
Subject	Proposed Two lot Rural Subdivision, Rex Cole, 435 Kakaramea Road, Kakaramea

Application Number: RMS080063
Applicant: Rex Cole
Location of Activity: 435 Kakaramea Road, Kakaramea
Legal Description: Section 463 - 464 Patea District
Zone: Rural
Type of Subdivision: Controlled
Date of Site Visit: 2 July 2008

DISTRICT PLAN REQUIREMENTS

SECTION 8: 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.

8.02 Performance Standards

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.
3. In residential, commercial and industrial zones, and in other zones where power lines, gas distribution pipes and communication lines are available within 200 metres of any boundary of any lot of a proposed subdivision, the services, where installed, shall be provided underground to the subdivided land.
4. At the time of subdivision sufficient land for transformers and associated ancillary services shall be set aside.
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.

2.07 SUBDIVISION

2.07.1 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.
- (h) Provides adequate independent reticulated or non-reticulated services for each lot.

APPLICATION

The applicant, Rex Cole, is proposing to subdivide the property located at 435 Kakaramea Road, Kakaramea (Section 463 - 464 Patea District) creating two lots being Lot 1 of 2.70 ha and Lot 2 of 47.88 ha.

The site is located in the Rural Zone and the topography is flat to undulating at most parts. The site adjoins the formed portion of Hursthouse Road (legally known as Garsed Road) at the east, Kakaramea Road at the south and the unformed portion of Hursthouse Road at the west.



Proposed Lots 1 and 2 have existing dwellings and farm buildings. The applicant intends to use both lots for residential and farming purposes.

The purpose of the subdivision is to separate the existing dwellings on the parent property and acquire separate Certificates of Title.

EVALUATION

This application is considered as a Controlled Activity because it would comply with all relevant performance standards of the District Plan (subject to conditions attached to this consent) and because the proposal does not fall under the other activity statuses of the District Plan.

The District Plan's Objectives and Policies provide for the subdivision of land as long as the quality, values and characteristics of the environment are maintained. It also requires services, utilities and access to be provided for the subdivision. It is considered that the conditions attached to this consent would ensure that any adverse environmental effects arising from the proposal would be avoided, remedied or mitigated. This is consistent with the Objectives and Policies of the District Plan.

This application is subject to the following performance standards: services, utilities and access.

Services and Utilities

The proposed subdivision is required to provide self-sufficient measures to supply water and dispose of sewage and stormwater because the Council's reticulated systems are not located within 200 metres of the proposed subdivision.

Water Supply

Proposed Lots 1 and 2 have existing rain water collection tanks for water supply. It is considered that these rain water collection tanks are a sustainable and self-sufficient method to provide water for each lot and should be retained.

Sewage Disposal

Proposed Lots 1 and 2 have existing septic tank and effluent field systems for sewage disposal. It is considered that these septic tank and effluent field systems are a sustainable and self-sufficient method to dispose of sewage for each lot. It is considered that each lot has a large enough land area to ensure that this type of sewage disposal does not give rise to any cross-boundary effects.

Stormwater Disposal

It is considered that proposed Lots 1 and 2 have large enough land areas to dispose of stormwater via soil absorption. It is considered that soil absorption is a sustainable way to dispose of stormwater without giving rise to any cross-boundary effects.

Vehicle Access

The District Plan requires each lot to have access to a formed legal road via a vehicle crossing constructed in accordance with the Council's standard.

Proposed Lots 1 and 2 have existing vehicle crossings. The Council's Development Control Engineer has advised that the existing vehicle crossings serving Lots 1 and 2 do not comply with the Council's Rural Property Entrance specifications and should be upgraded to comply with this standard.

Part II of the Resource Management Plan 1991

The purpose and principles of the Resource Management Act 1991 should be taken into account in considering this application. It is considered that the conditions attached to this consent would ensure that any adverse environmental effects of the proposal would be avoided, remedied or mitigated and therefore maintain the quality of the environment. This is consistent with Sections 5 and 7 of the Act. There are no special land features or known Treaty of Waitangi issues relevant to the application.

CONCLUSION

This application is considered as a Controlled Activity because it would comply with all relevant performance standards of the District Plan (subject to conditions required in this consent) and because the proposal does not fall under the other activity statuses of the District Plan.

It is considered that the proposal is consistent with the Objectives and Policies of the District Plan and Part II of the Resource Management Act 1991.

It is considered that the conditions attached to this consent would ensure that any adverse environmental effects arising from the proposal would be avoided, remedied or mitigated.

RECOMMENDATION

THAT consent be granted to Rex Cole to subdivide the property located at 435 Kakaramea Road, Kakaramea (Section 463 - 464 Patea District) into two lots being Lot 1 of 2.70 ha and Lot 2 of 47.88 ha pursuant to Sections 104 - 104A and 108 of the Resource Management Act 1991.

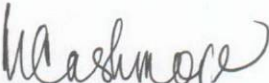
For the following reasons:

1. The proposal is consistent with the Objectives and Policies of the District Plan and Part II of the Resource Management Act 1991.
2. The conditions attached to this consent would ensure that any adverse environmental effects arising from the proposal would be avoided, remedied or mitigated.

Subject to the following conditions:


1. That the vehicle crossings serving Lots 1 and 2 are upgraded to meet the Council's Rural Property Entrance specifications.

2. That each lot is independent in terms of water supply.
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.
4. That, where installed, all other services for the subdivision including power lines, gas distribution pipes and telecommunication lines are installed underground.

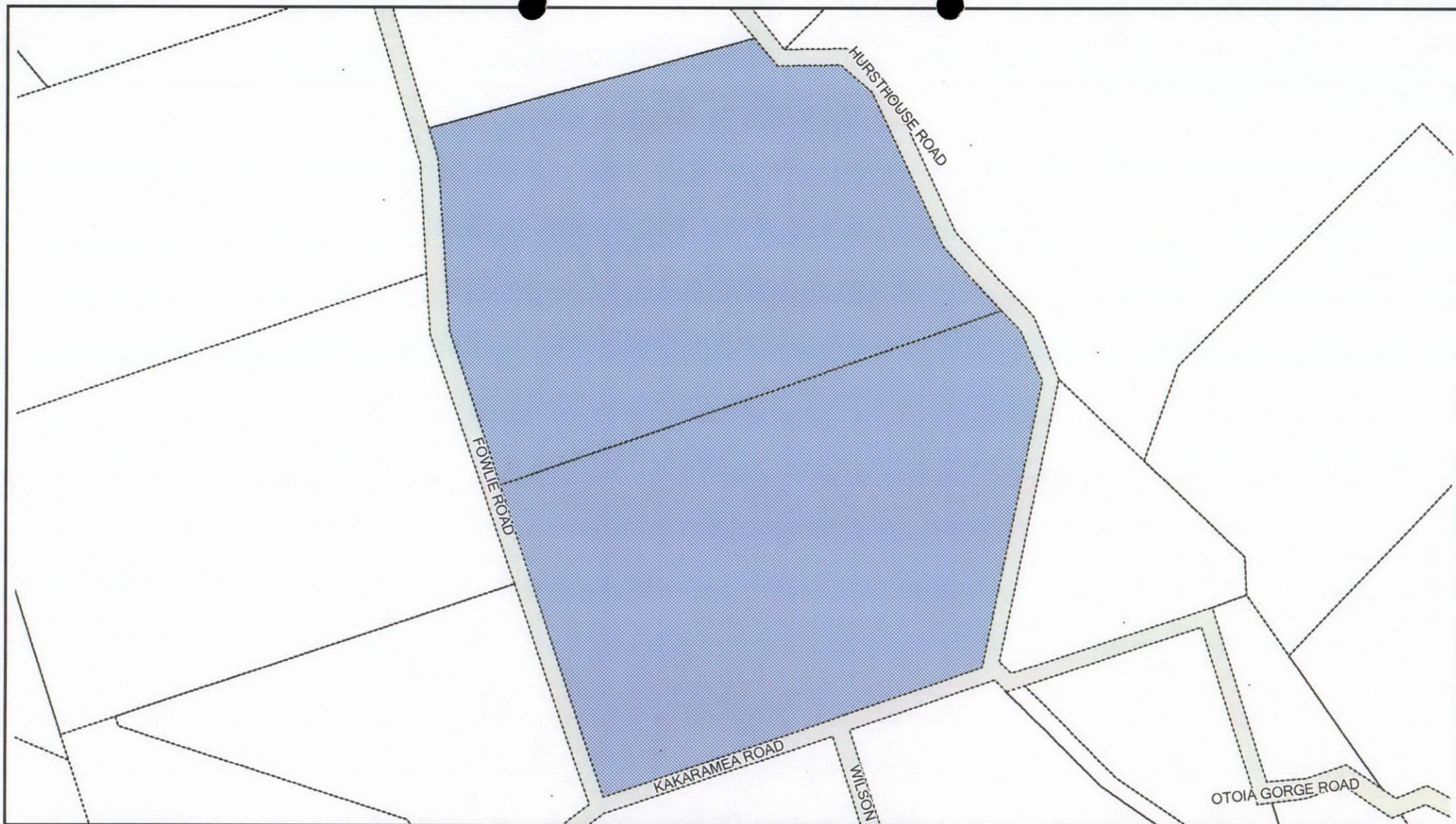

Maria Cashmore
Planner


[Seen by]
Blair Sutherland
Senior Planner

[Approved/~~Not Approved~~]


Alison Gibson
Planning Manager

Date 11/7/08



**Map showing the proposed subdivision at 435 Kakaramaea Road,
Kakaramaea**

RMS080063

Printed by: Maria Cashmore

Date: 10 July 2008



DISCLAIMER

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It is made available in good faith but its accuracy or completeness is not guaranteed. If the information is relied on in support of a resource consent it should be verified independently.



Maria Cashmore

From: Blair Sutherland
Sent: Wednesday, 25 June 2008 2:45 p.m.
To: Maria Cashmore
Subject: FW: RMS 080063 - Cole, Kakaramea Road - Engineering Conditions

Hi Maria,

Here are the engineering recommendations for Rex Cole's subdivision.

Thanks,
Blair

Blair Sutherland
Senior Planner
South Taranaki District Council
ph. 0800 111 323
fax. 06 278 8757

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

From: Hamish Stevenson
Sent: Wednesday, 25 June 2008 2:43 p.m.
To: Blair Sutherland
Cc: Vivek Goel; Vincent Lim
Subject: RMS 080063 - Cole, Kakaramea Road - Engineering Conditions

Blair

Memo attached with conditions for the Rex Cole two lot rural subdivision at 435 Kakaramea Road.

Regards

Hamish Stevenson
Development Control Engineer
South Taranaki District Council
Ph: (06) 278 0555 ext 8867 Mob: 0274 462 145
hamish.stevenson@stdc.govt.nz www.stdc.co.nz

Memorandum

To Blair Sutherland
From Hamish Stevenson
Date 25 June 2008
Subject RMS 080063 Engineering Recommendations

Engineering conditions for Rex Cole's subdivision at 435 Kakaramea Road, Kakaramea of Sec 463 and 464 Patea District into two lots are as follows:

Water

There is no water reticulation system in the vicinity.

Both Lots shall be self-sufficient in terms of water supply.

Sewage

There is no sewage reticulation system in the vicinity.

Both Lots shall be self-sufficient in terms of sewage disposal.

Stormwater

For both Lots, all stormwater shall be disposed of on site without cross-boundary effects.

Access

The vehicle crossings serving Lots 1 and 2 shall be upgraded to meet the Council's Rural Property Entrance specifications, namely they shall be sealed for 2.0m from the edge of the carriageway. (The crossing for Lot 1 is sealed however the first two metres has degraded to soil; the crossing for Lot 2 is unsealed).

Visibility to the east for Lot 2's access is only 60m however this is adequate (in terms of the STDC Subdivision and Development Code of Practice – Table R3) as the speed environment is 50-60 km/h due to the preceding curve.

Hamish Stevenson
Development Control Engineer