

HARRISON & O'SULLIVAN

LICENSED CADASTRAL SURVEYORS
LAND DEVELOPMENT CONSULTANTS



Member
Consulting Surveyors
of New Zealand

Ref 05 – 180, 193 & 194

28 December 2005

The Manager
Environmental and Regulatory Services
Rangitikei District Council
Private Bag 1102
MARTON

RECEIVED

- 4 JAN 2006

To: NS
File: 301560
Doc: 0016

Dear Sir

APPLICATION FOR SUBDIVISION CONSENT AS A CONTROLLED ACTIVITY WITHOUT NOTIFICATION

On behalf of M. J O'Leary and S.C. O'Leary, we hereby apply for subdivision consent, pursuant to the Resource Management Act 1991, for the following proposed subdivisions:

- 1) Proposed Subdivision of Section 443 Left Bank Wanganui River, Blk. XII Ikitara S.D. 47/1330
- 2) Proposed Subdivision of Pt. Ruatangata (1E5 & 1E6) 2 Block, Blk. XI Ikitara S.D. 47/0200
- 3) Proposed Subdivision of Lot 2 D.P. 66248, Blk. XII Ikitara S.D. 47/13502

The O'Leary brothers run a large dairy farm in the Ruatangata Road and Haunui Road area which is contained in a number of certificates of title. The brothers have a policy of purchasing any land that comes up for sale in the area of their operation, the result of which leaves them with a number of houses which are surplus to their overall dairy farming activities. So that these surplus houses can be sold it is necessary to separate them from the land the brothers wish to use for dairy farming.

Two such houses are located on Haunui Road and the proposed subdivisions will create the following:

Plan No. 05 – 180: Lot 1, area 3000m², containing the surplus house and associated buildings. Access to the house will be obtained by creating a right of way over the existing metalled access to the proposed Lot 2. The proposed right of way is labelled 'A' on the preliminary plan. The entrance to the proposed right of way from Haunui Road is sealed.

Wanganui Owned and Operated

Principals:

JOHN HARRISON MNZIS, MNZPI
A/HOURS 06-342 9913 MOBILE 0274-466311
E-mail: xakaly@xtra.co.nz

MIKE O'SULLIVAN B.SURV., MNZIS
A/HOURS 06-343 9442 MOBILE 027-2888015
E-mail: maosullivan@actrix.co.nz

13 CHURCH PLACE
P.O. BOX 4136
WANGANUI

TELEPHONE: 06-345 8828
FAX: 06-345 3606
E-mail: harros@xtra.co.nz

Lot 2, area 19.73 hectares, the area to be retained by the O'Leary brothers. The existing entranceway from Haunui Road and to the proposed Lot 2 is shown on the preliminary plan.

Plan No. 05 – 194: Lot 1, area 2530m², containing the surplus house and a large shed. The existing entranceway from Haunui Road to the house allotment is sealed

Lot 2, area 8.4 hectares, the area to be retained by the O'Leary brothers, containing also a calf rearing shed. It is proposed to construct a new entranceway from Haunui Road to provide access to this block.

The third proposal involves a house which is presently under construction, the former house on this block having been subject to the recent floods in the area and therefore, as required, this new house is being built on higher ground. This house, once completed, is to be sold to one of the O'Leary brother's managers and therefore the subdivision will create the necessary certificate of title so the property can be transferred to the manager. The proposed subdivision will therefore create the following:

Plan No. 05 – 193: Lot 1, area 2470m², containing the new house and garage. A new metalled entranceway from Ruatangata Road has been constructed to provide access to the new house.

Lot 2, area 20.17 hectares, the area to be retained by the O'Leary brothers. There are a number of entranceways from Ruatangata Road to both this block and the area to be amalgamated, all which are used solely for stock movements from area to area.

The land classification symbols for the area, as shown in the Land Resource Inventory Worksheets, are generally IIs1 and IIs2. The land is described as flat to gently undulating terraces, the soils are either Karapoti sandy loam or Ohakea silt loam and the existing vegetation is high producing pasture.

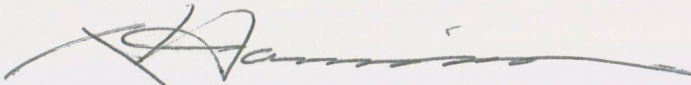
The existing certificate of title containing the proposed managers house comprises land on both sides of Ruatangata Road and therefore it is propose to amalgamate the proposed Lot 2 with the balance of C.T. WN6D/1245 and for one certificate of title to issue to include both parcels. We therefore would request Council obtains the approval of the Registrar General of land to the proposed amalgamation.

The proposed subdivisions comply with the requirements of the Rural Zone and therefore there will be no actual or potential effects of the activities on the environment. No additional resource consents will be required in this case.

All houses are connected for both power and telephone and the houses on Haunui Road both have existing waste disposal systems which appear to be working satisfactorily. The new house on Ruatangata Road is to have a Septech Turbo 2000 waste water disposal system installed in the position shown on the preliminary plan.

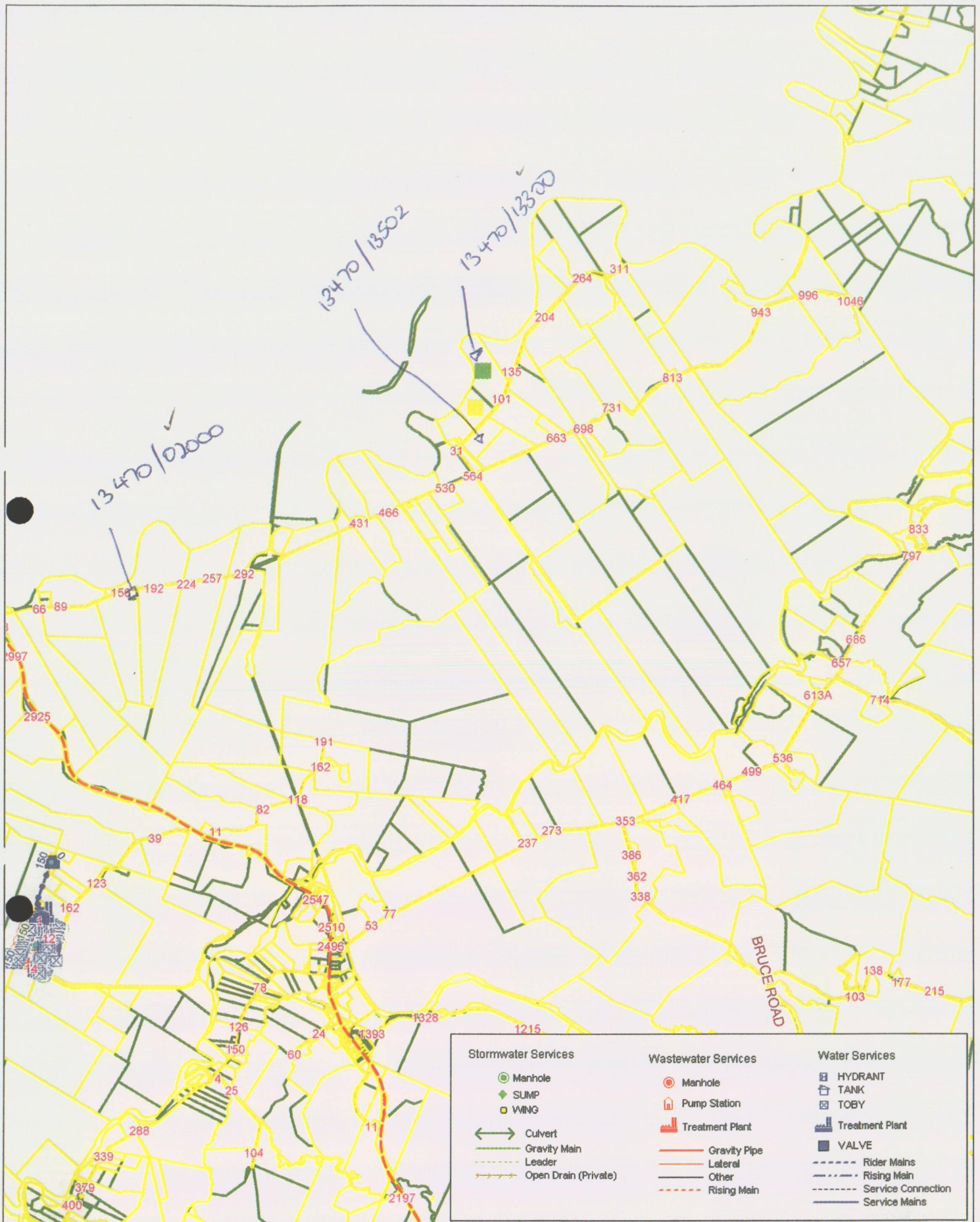
We attach three copies of each preliminary plan, and one A4 copy of each plan, for your reference. We also attach a copy of the certificate of title for each property and our cheque to cover the application deposit fee.

Yours faithfully



JOHN HARRISON
Licensed Cadastral Surveyor

Encl.



Rangitikei
© 2006/14/...

Rangitikei District Council provides this information as a representation of the reticulation services where their location is known.
All reasonable efforts are taken to ensure the accuracy of this information, but confirmation on site is recommended before initiating any work
Date Printed : 12/01/2006 8:51 AM



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COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952



R.W. Muir
Registrar-General
of Land

Search Copy

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13 JAN 2006

To: AS
File: 641/559
Doc: 0015
1347013502

Identifier WN35A/686
Land Registration District Wellington
Date Issued 05 October 1989

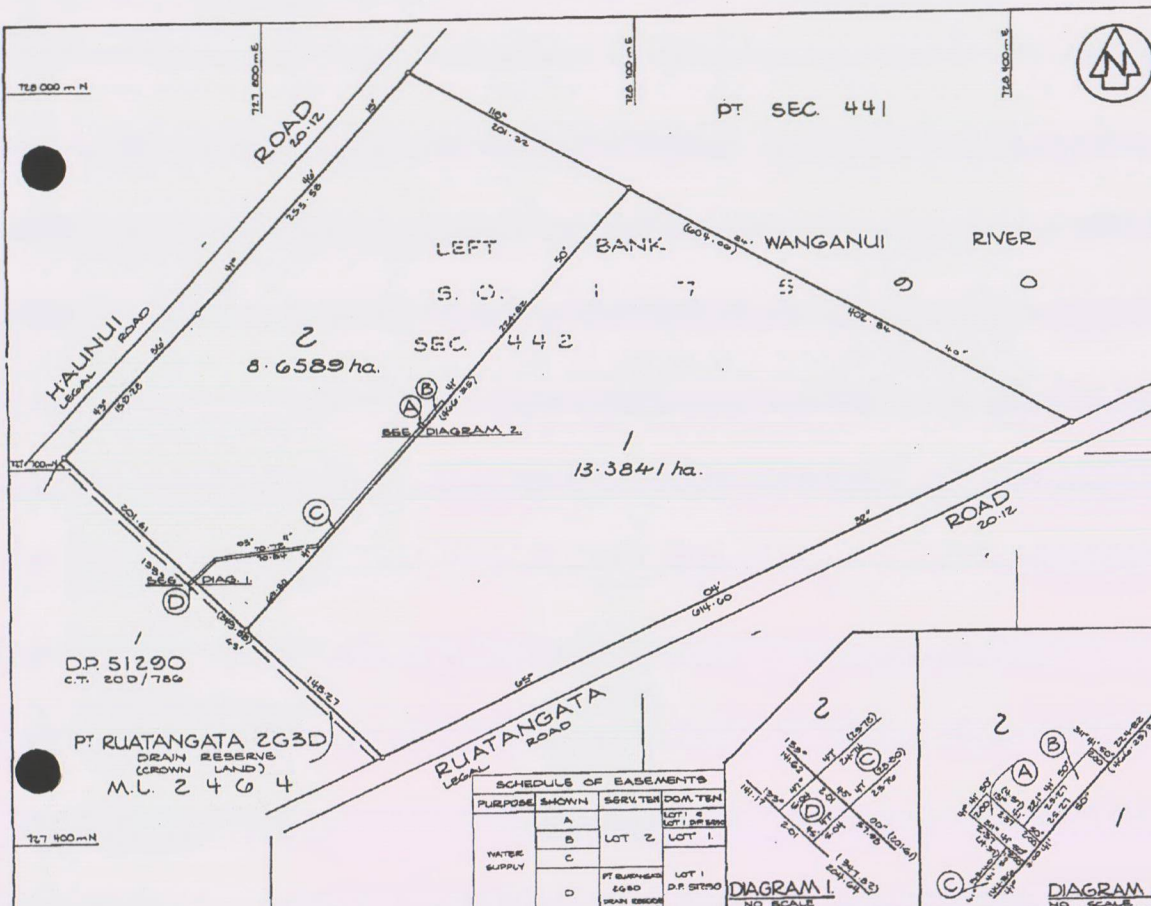
Prior References
WN26D/32

Estate Fee Simple
Area 8.6589 hectares more or less
Legal Description Lot 2 Deposited Plan 66248
Proprietors
Michael John O'Leary as to a 1/2 share
Shaun Cornelius O'Leary as to a 1/2 share

Interests

Subject to water supply rights over part marked A and B on DP 66248 as specified in Easement Certificate B145114.1 - 20.2.1991 at 10.27 am

Subject to water supply rights over part marked C on DP 62248 created by Transfer B145114.2 - 20.2.1991 at 10.27 am
6387100.3 Mortgage to ANZ National Bank Limited - 18.4.2005 at 9:00 am



APPROVED

REGISTERED OWNER

Pursuant to a resolution of the Rangitikei County Council passed on the 5th day of December 1988 approving pursuant to Sec. 505 of the Local Government Act 1974 this survey plan and certifying that the plan is in accordance with the requirements and provisions of the Operative District Scheme in force for the area to which the plan relates the common seal of the Rangitikei County Council was affixed hereto in the presence of:

Chairman *Principal Administrative Officer*

Pursuant to Sec. 806(1)(f)(i) of the Local Government Act 1974 I hereby certify that all conditions shown or referred to on the scheme plan of subdivision have been complied with to the satisfaction of the Rangitikei County Council.

Dated at Marton this 18 day of April 1989

Principal Administrative Officer

Total Area 23.0430 ha.

Comprised in CT 76.0732 ALL CROWN LAND

I, JOHN HARRISON OF WANGANUI Registered Surveyor and holder of an annual practicing certificate for the year set as a registered surveyor pursuant to section 28 of the Survey Act 1980 hereby certify that this plan has been made from surveys conducted by me or under my directions, that each plan and survey are correct and have been made in accordance with the Survey Regulations 1982 or any regulations made in substitution thereof.

Dated at Wanganui this 15th day of November 1988

Field Book 5885 & 5887, Reserve Book 461 & 462-47 Reference Plan DPs 51290, 51719, 10752, 49154, 22061, 50071, 50906, 50916, 10560, 10425 & 17200

Examined *Chairman* Correct *Chairman*

Approved as to Survey 29.8.89

Deposited this 5th day of October 1989

Assistant District Registrar

File Number 15.3.89

66248

LAND DISTRICT WELLINGTON

SURVEY BLK. & DIST. XII IKITARA

NZMS 261 SHT. 522 RECORD MAP No 3.4

LOTS 1 & 2 BEING SUBDN OF SEC 442 LEFT BANK WANGANUI RIVER & WATER SUPPLY EASEMENT OVER PT RUATANGATA ZG3D DRAIN RESERVE (CROWN LAND)

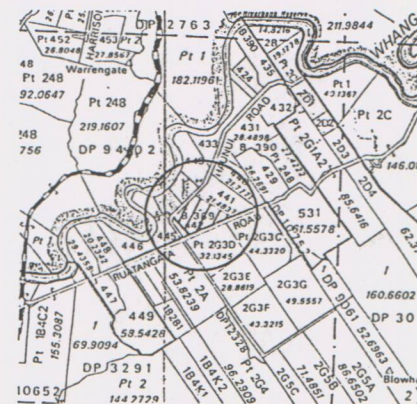
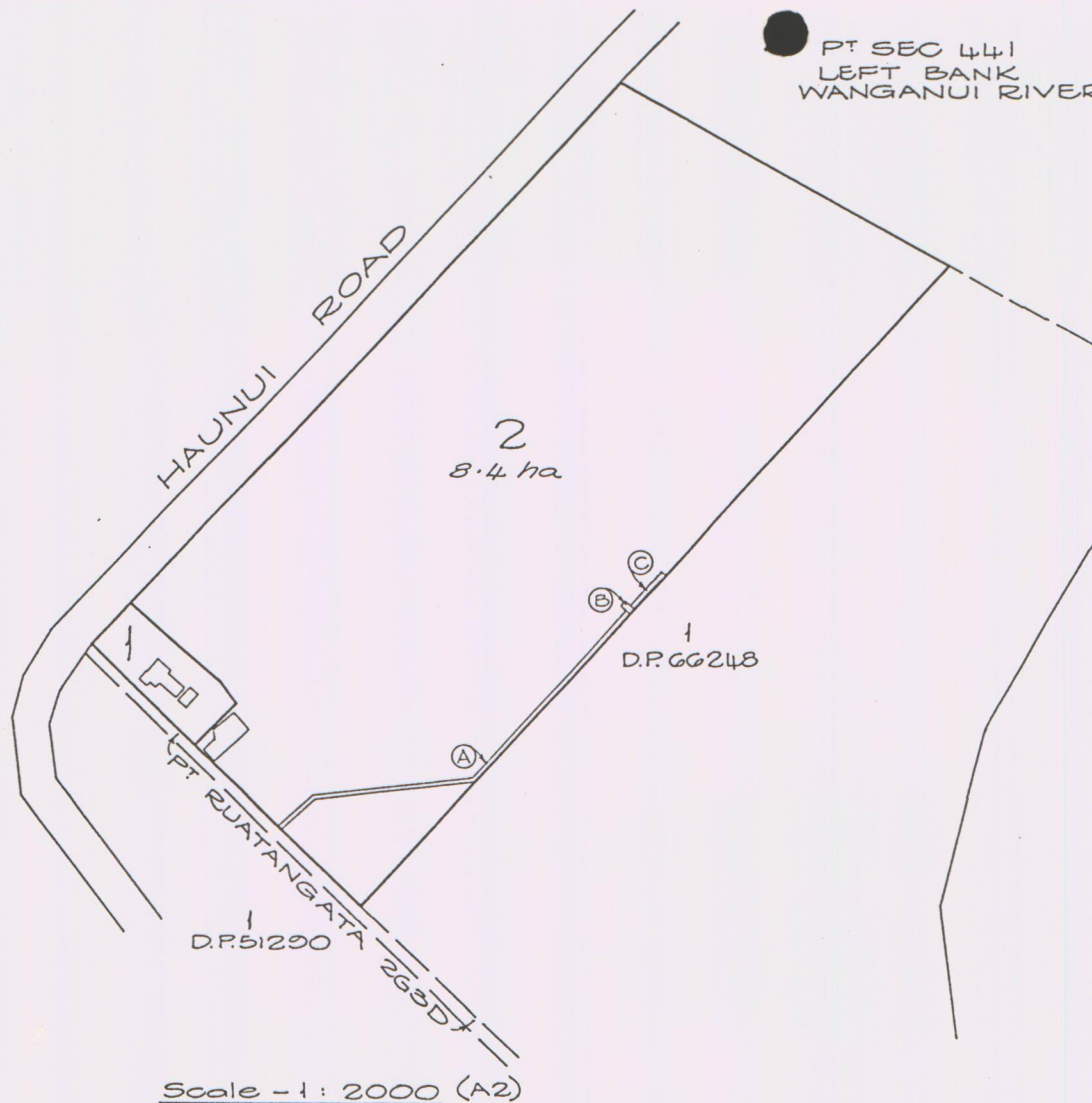
TERRITORIAL AUTHORITY RANGITIKEI COUNTY

Surveyed by JOHN HARRISON

Scale 1:2000 Date NOV. 1988

W.A. ROBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

PT SEC 441
LEFT BANK
WANGANUI RIVER



LOCALITY PLAN

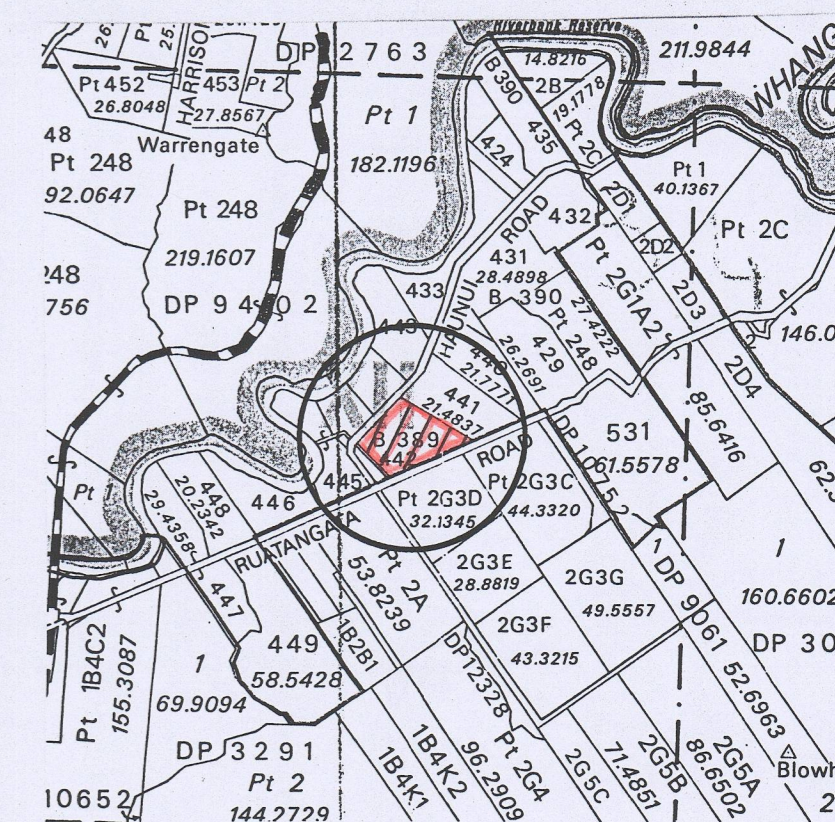
PROPOSED SUBDIVISION OF LOT 2 D.P. 66248
BLK XII IKITARA S.D.
Scale - See Plan Face

EXISTING EASEMENTS			
PURPOSE	SERV TEN	SHOWN	SPECIFIED IN
Water Supply	Lot 2	A, B, C	ECB1145114.2

LICENSED CADASTRAL SURVEYOR

HARRISON & O'SULLIVAN REGISTERED SURVEYORS LAND DEVELOPMENT CONSULTANTS 13 CHURCH PLACES • P.O. BOX 4136 • WANGANUI TELEPHONE: 06-345 8828 FAX: 06-345 3606	FILE No. 05-194
	DATE November 2005
	NOTE: ALL AREAS AND DIMENSIONS SUBJECT TO FINAL SURVEY. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS ON SITE.

PT SEC 441
LEFT BANK
WANGANUI RIVER



LOCALITY PLAN



Scale - 1:2000 (A2)



Scale - 1:500 (A2)

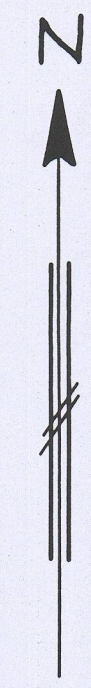
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Scale - See Plan Face

EXISTING EASEMENTS			
PURPOSE	SERV TEN	SHOWN	SPECIFIED IN
Water Supply	Lot 2	A, B, C	EC B145114.2

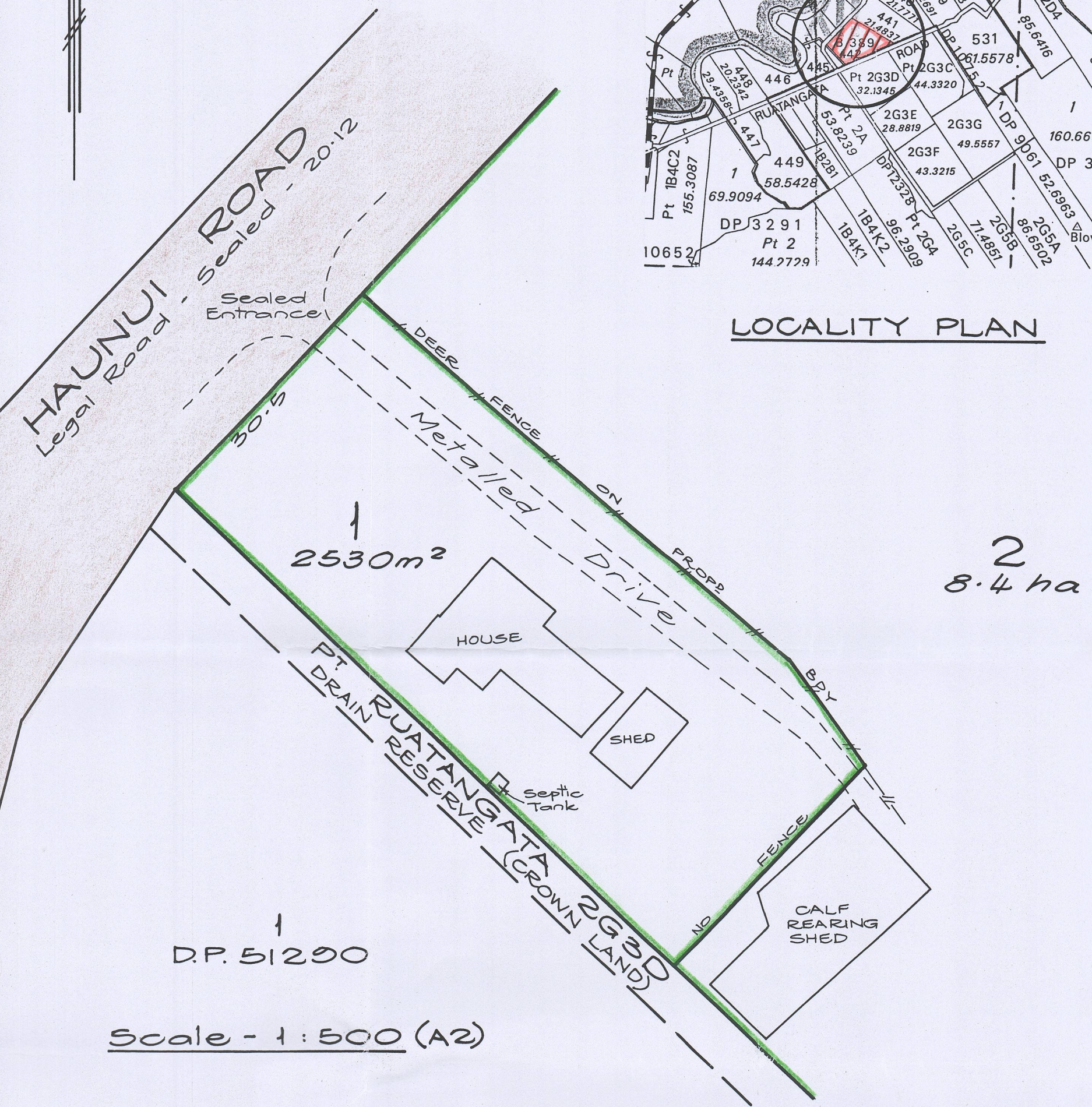
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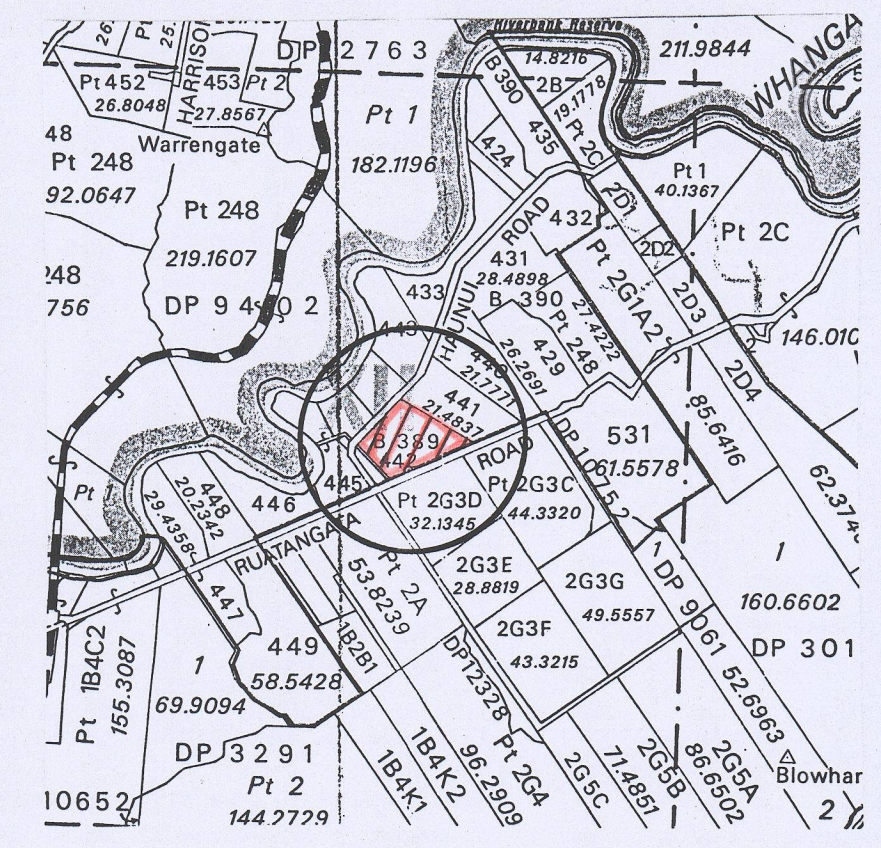
PT SEC 441
LEFT BANK
WANGANUI RIVER



Scale - 1:2000 (A2)



Scale - 1:500 (A2)



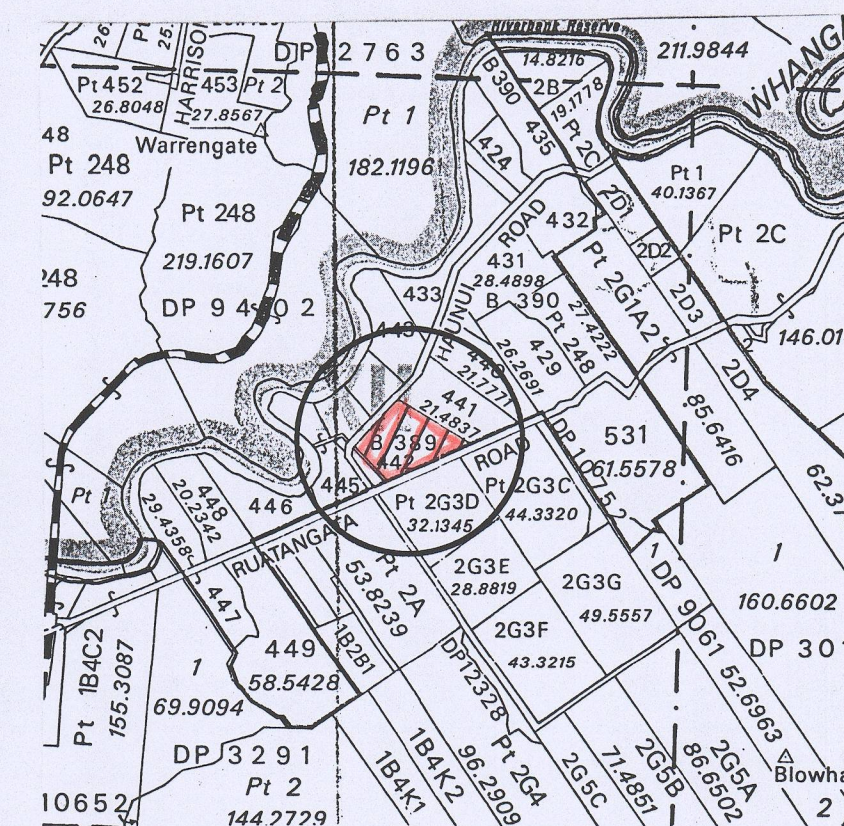
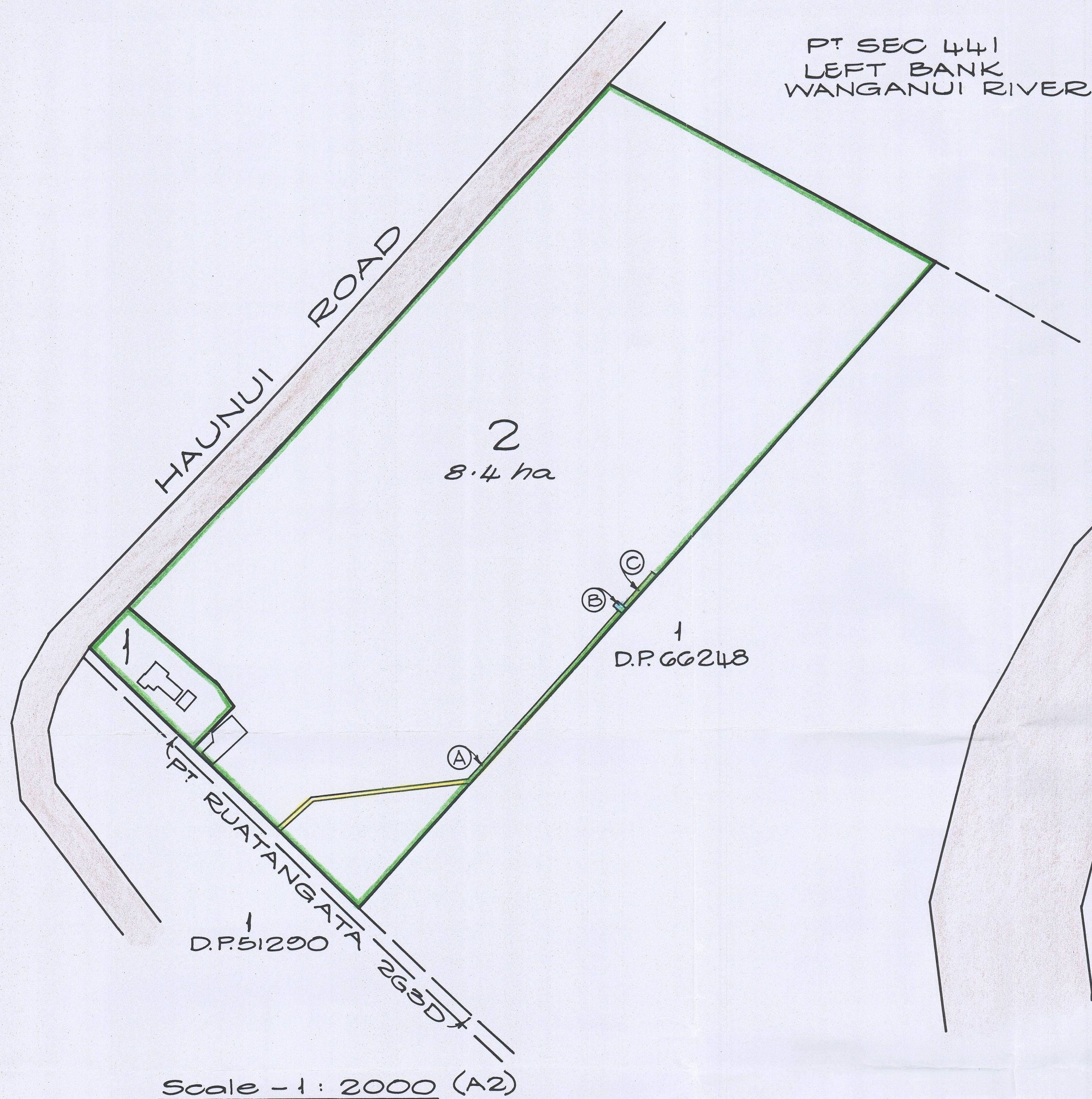
LOCALITY PLAN

PROPD SUBDN OF LOT 2 D.P. 66248
BLK XII IKITARA S.D.
Scale - See Plan Face

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