

RESOURCE CONSENT APPLICATION SUBDIVISION

File Number	Filetrak: 511/559	NCS: 060003
Site Address:	4363 HUNTER ROAD (Rural Rapid #40)	
Applicant:	MJ & SC O'Leary	
Consultant:	Harrison & O'Sullivan	
Proposal:	Rural Subdivision	
Activity Status:	LD	Notified: Non Notified: <input checked="" type="checkbox"/>

Status	Description	Date	Circulation
PA	Pre-application		Reg Services Manager <input type="checkbox"/> Good Health
FR	Formally Received	4/01/06	Comm Services Manager <input type="checkbox"/> Telecom
D91	Deferred s.91 (other consents reqd)		Services Manager <input type="checkbox"/> Transit
FI	Further Information Requested	30/1/06	Roading Manager <input type="checkbox"/> DOC
IR	Information Received		General Manager <input type="checkbox"/> IWI
FI	Further Information Requested		Principal Commissioner <input type="checkbox"/> MWRC
IR	Information Received		Ward Members <input type="checkbox"/> Powerco
FI	Further Information Requested		Reg Committee Members <input type="checkbox"/> Natural Gas
IR	Information Received		
LD	Lodged		
LS	Letter Sent		
D37	Deferred under s.37		
PS	Process Suspended by Applicant		
DN	Decision Notified		
OR	Objection Received		
WD	Withdrawn		
CE	Consent Effective		
SU	Surrendered		
XL	Cancelled		
CXL	Condition(s) cancelled (s.127)		
LAPS	Lapsed Under s.125		
S222	s.222 Completion Certificate		
S221	s.221 Consent Notice		
EP	Engineering Plans		
223A	Application Received for s.223	16/3/09	
S223	s.223 Approval	16/3/09	
224A	Application Received for s.224	16/3/09	
S224	s.224 Issued	27/3/09	
125A	Extension Applied For		
S125	Extension Allowed		
S129	Notice of Renewal Sent (s.129)		
S128	s.128 Review Carried Out		
G	Granted	08/05/06	
D	Declined		

Esplanade Reserve Required		
		
Access to Road		
		
Reserve or Other Contribution		
		

Fees	Hours	Amount
Preliminary RM03		
Site Inspection RM03		
Report RM03		
DLR RM05		
Fee Per Lot RM04		
Sealing Fee RM06		
Total GST Inc		

	Date	Rec No
Fees Paid 		
Costs 		
Refund/Invoice 		

Fees Paid
Costs
Refund/Invoice



Rangitikei
UNspoilt...

MEMORANDUM

TO: Planning Department
FROM: Keith Sutherland
DATE: 25 March 2009
SUBJECT: **Vehicle Entranceway**
FILE: SU1 599 060003 O'LEARY

Condition (B)

The vehicle entrance is constructed to the standard as specified in part 23 figure 23.1, of the Rangitikei District Plan.

There are no further Roding Issues.

Keith Sutherland
Road Projects Engineer

RECORD OF TIME SPENT ON RESOURCE CONSENT APPLICATIONS

CONSENT NUMBER: 060003

APPLICANT: M J & SC O'Leary

ACTIVITY: rural subdivision

[illegible]

HARRISON & O'SULLIVAN

LICENSED CADASTRAL SURVEYORS
LAND DEVELOPMENT CONSULTANTS



Member
Consulting Surveyors
of New Zealand

Ref 05 – 194
Y/F SU1/559
Y/R 060003

27 April 2006

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

ATTENTION: Alina Siegfried

Dear Alina

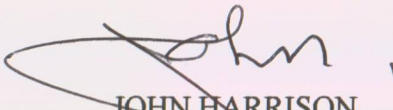
Proposed Subdivision – M.J. & S.C. O'Leary, 4363 Haunui Road, Otakapu

Further to your letter of 30 January 2006 we are now in a position to provide the additional information requested.

- a) The boundary of the proposed Lot 1 has been amended so that the calf-rearing shed complies with the Boundary Setback requirements. We enclose amended copies of the preliminary plan for your reference.
- b) The O'Leary's have confirmed the effluent drainage field is contained wholly within the boundaries of Lot 1.

The existing overhead telephone line to the house crosses the adjoining properties and therefore easements will be created to protect this service. The proposed easements are labelled 'D' and 'E' on the amended preliminary plan

Yours sincerely


JOHN HARRISON
Licensed Cadastral Surveyor

Encl.

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

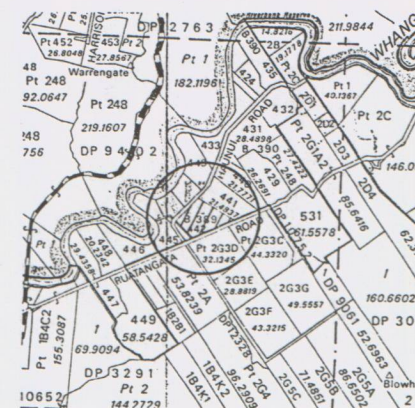
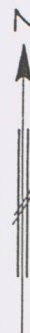
TELEPHONE: 06-345 8828
FAX: 06-345 3606
E-mail: harros@xtra.co.nz

RECEIVED

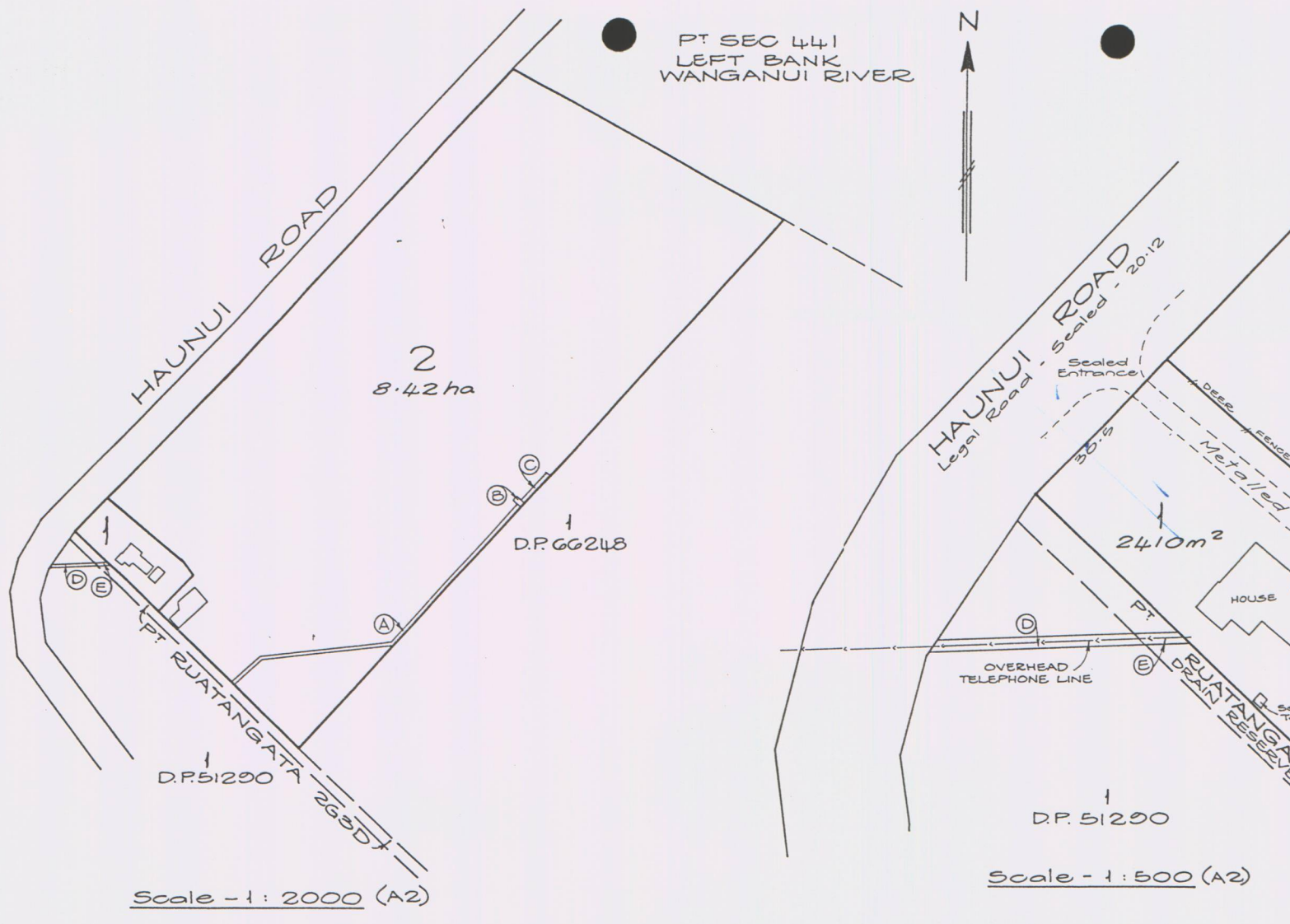
28 APR 2006

To: *DM*
File: *Su1/559* *1347013502*
Doc: *1011*

PT SEC 441
LEFT BANK
WANGANUI RIVER



LOCALITY PLAN



Scale - 1:500 (A2)

PROPOSED SUBDIVISION OF LOT 2 D.P. 66248
BLK XII IKITARA S.D.

Scale - See Plan Face

Amended February 2006

PROPOSED EASEMENT			
PURPOSE	SERV TEN	SHOWN	DOM TEN
Telecom-munications	Lot 1 D.P. 51290	D	Lot 1
	Pt Ruatangata 2G3D	E	

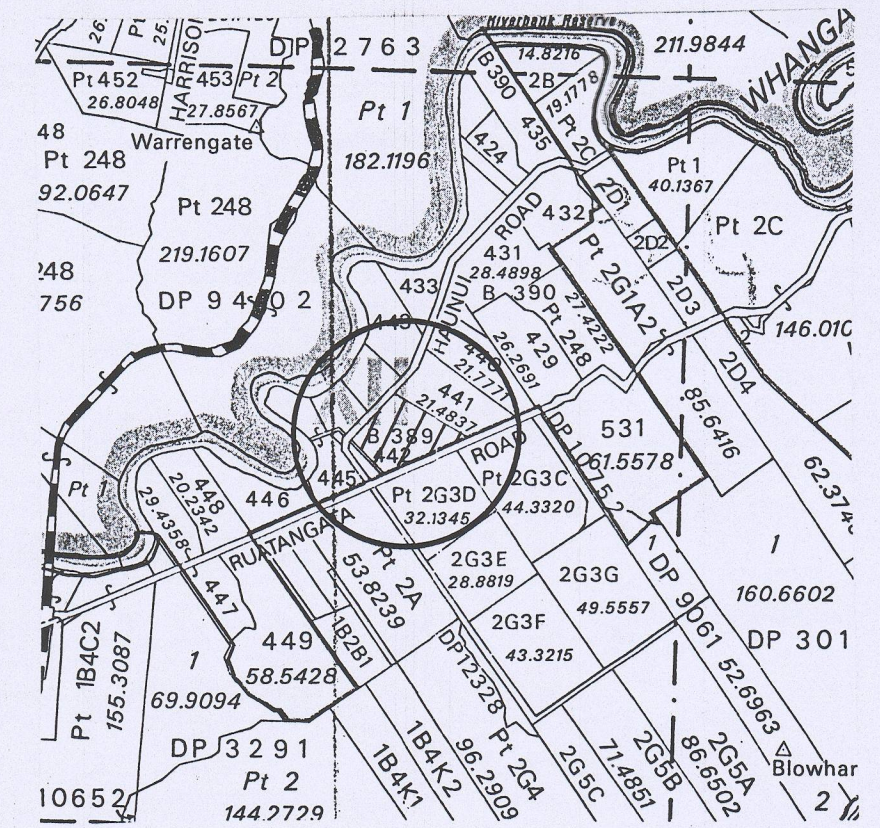
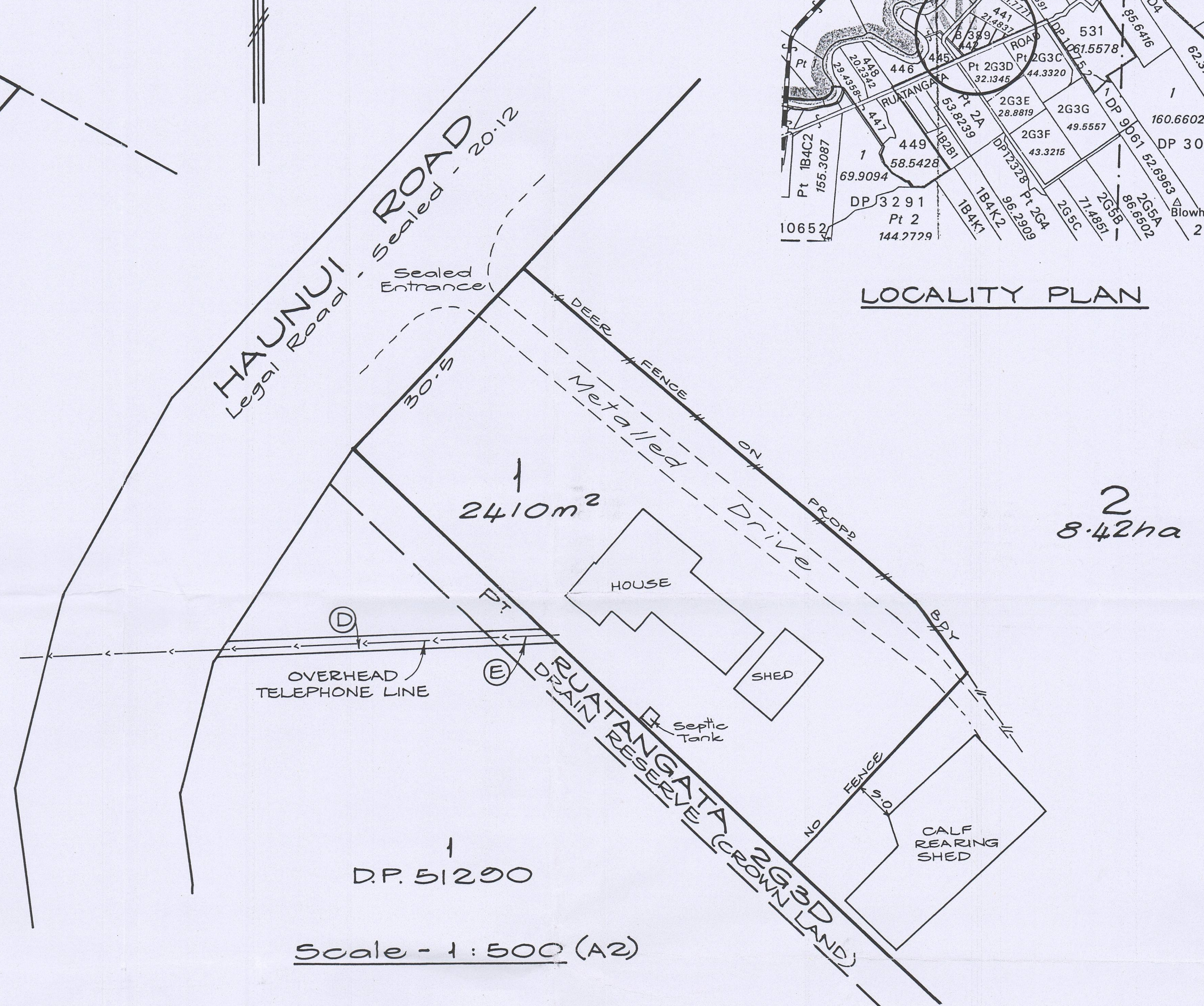
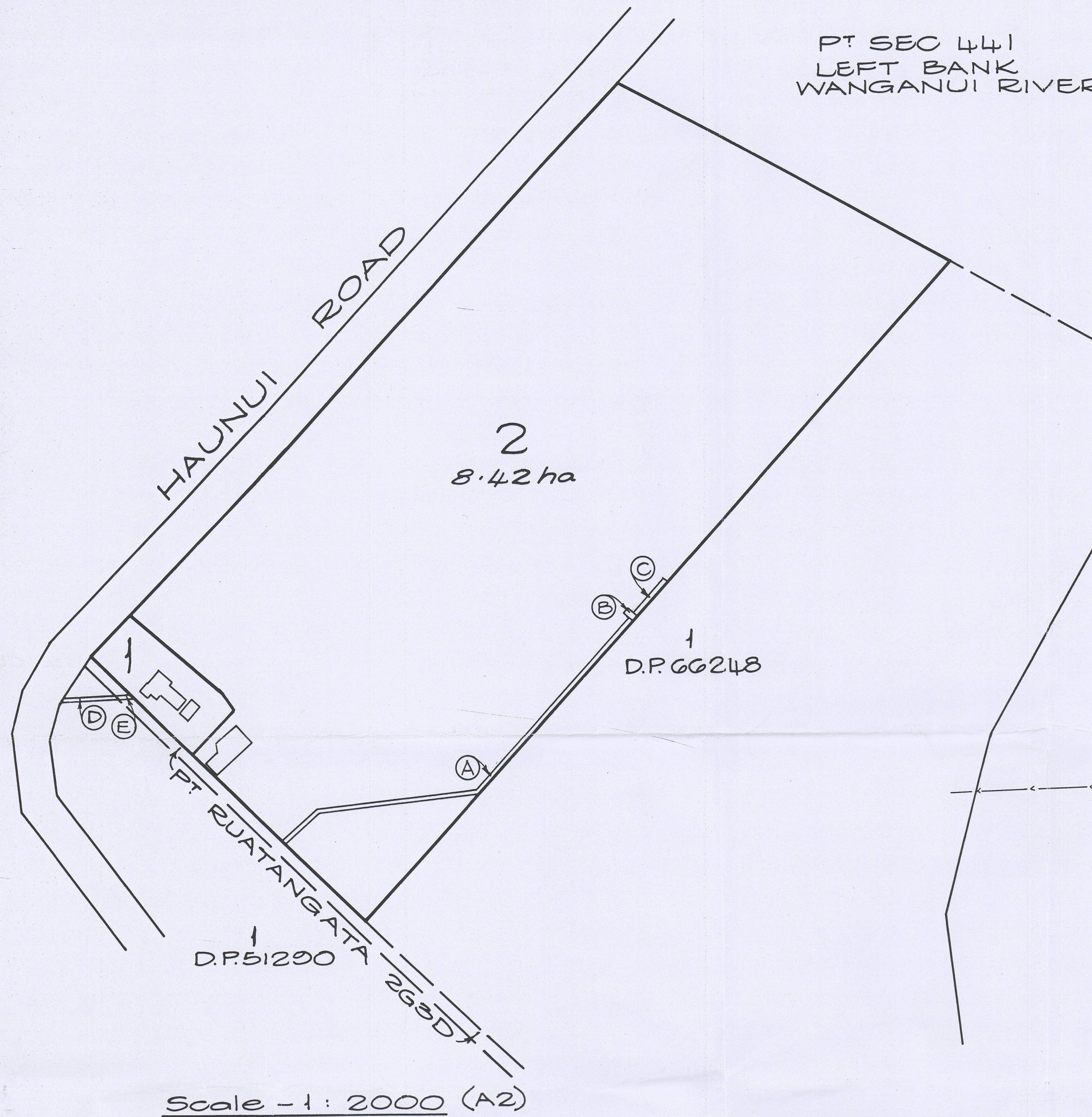
EXISTING EASEMENTS			
PURPOSE	SERV TEN	SHOWN	SPECIFIED IN
Water Supply	Lot 2	A, B, C	ECB1145114.2

LICENSED CADASTRAL SURVEYOR

HARRISON & O'SULLIVAN REGISTERED SURVEYORS LAND DEVELOPMENT CONSULTANTS 13 CHURCH PLACE • 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



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

Amended February 2006

PROPOSED EASEMENT			
PURPOSE	SERV TEN	SHOWN	DOM TEN
Telecom- munications	Lot 1 D.P. 51290	D	Lot 1
	Pt Ruatangata 2G3D	E	

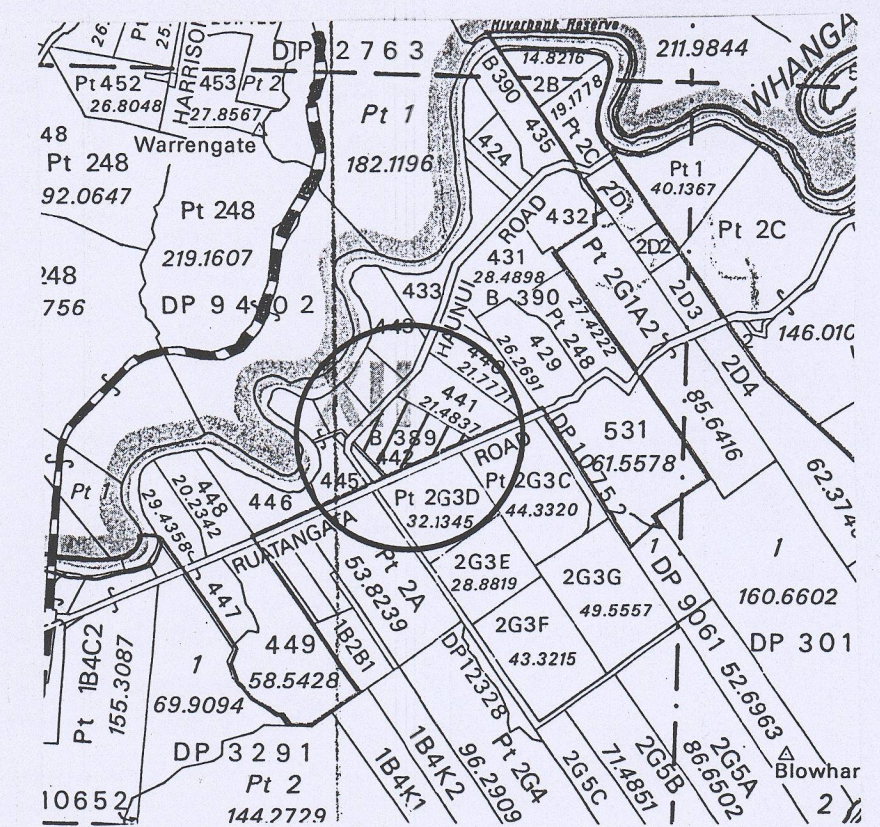
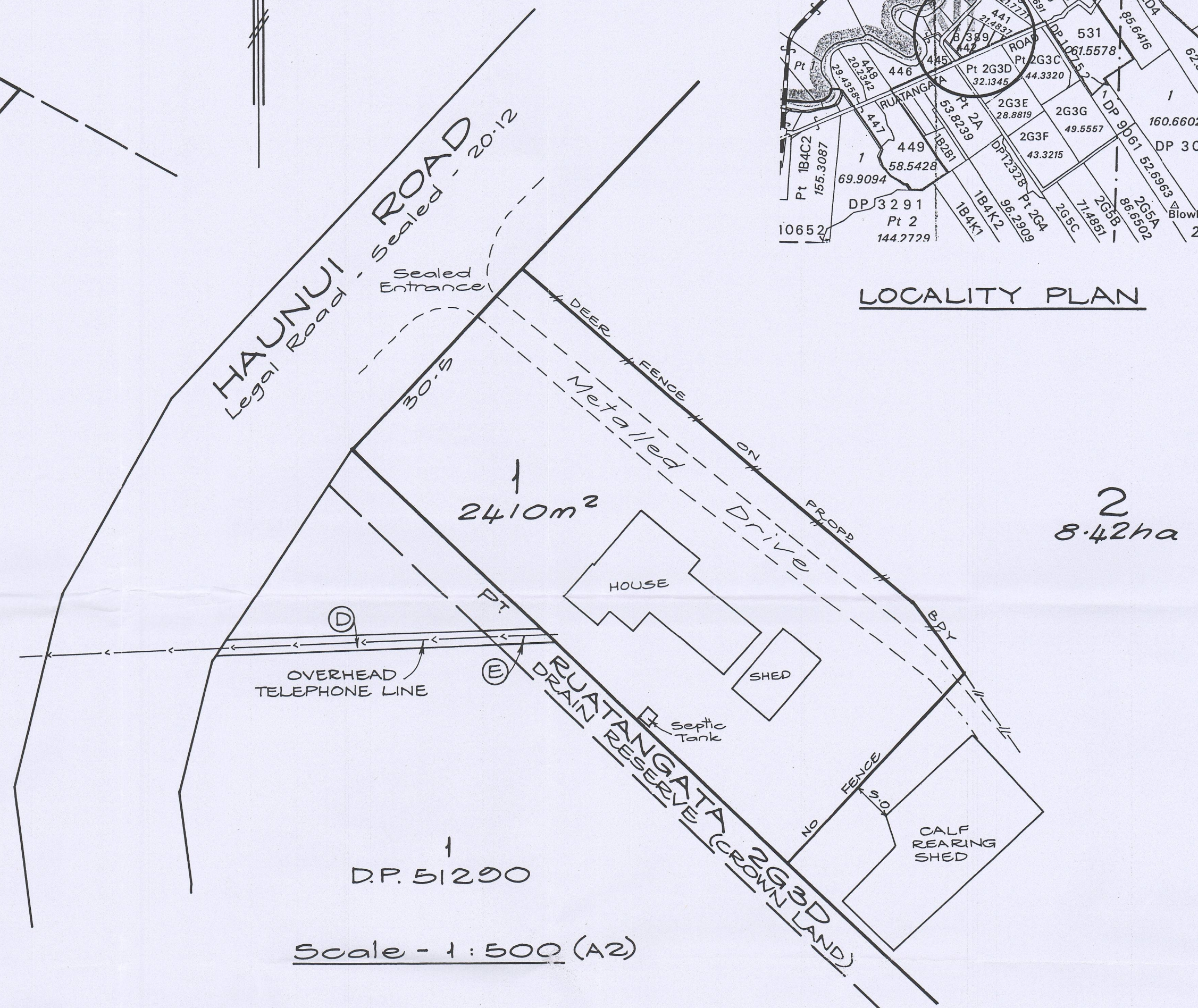
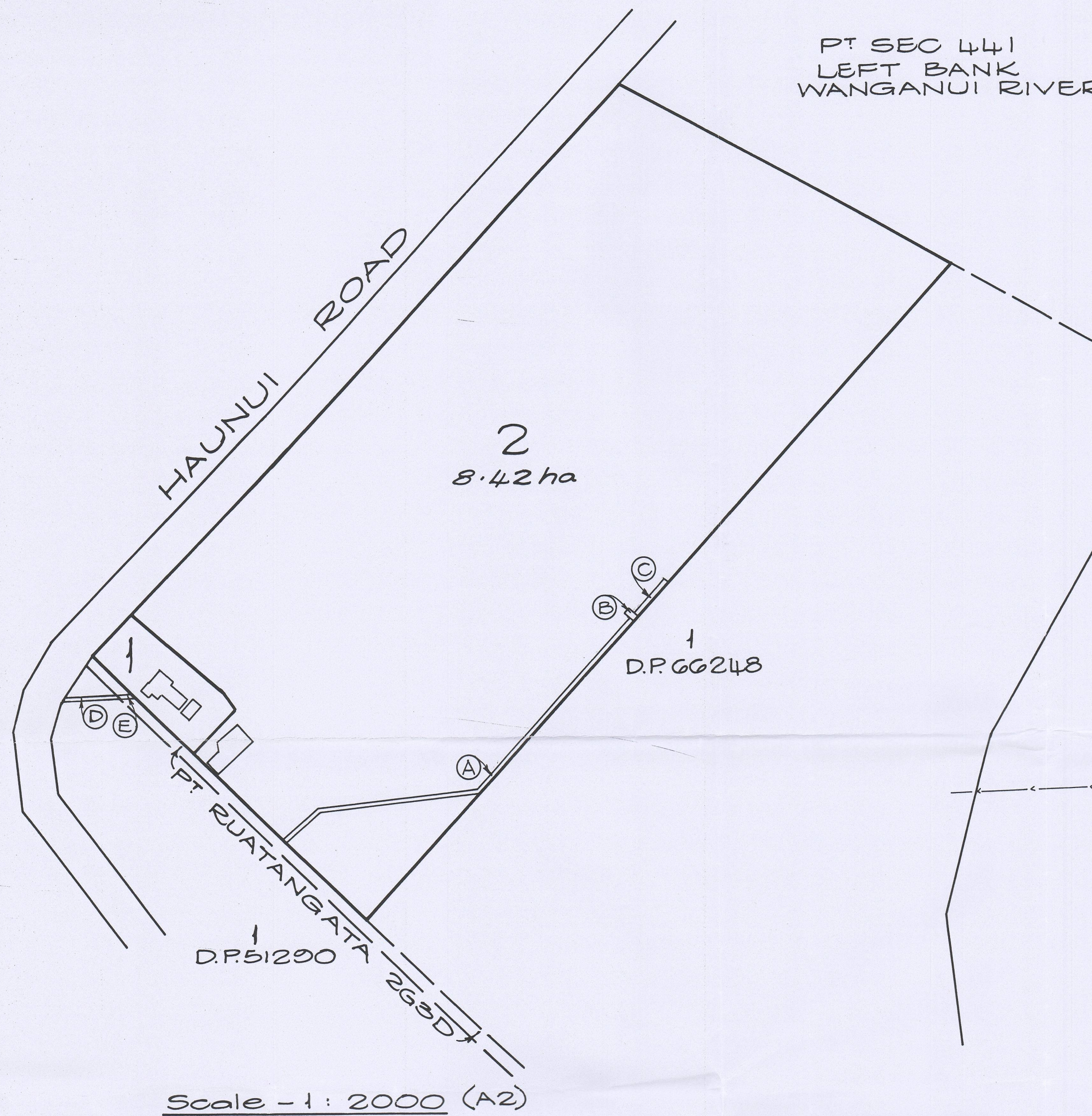
EXISTING EASEMENTS			
PURPOSE	SERV TEN	SHOWN	SPECIFIED IN
Water Supply	Lot 2	A, B, C	EC B145114.2

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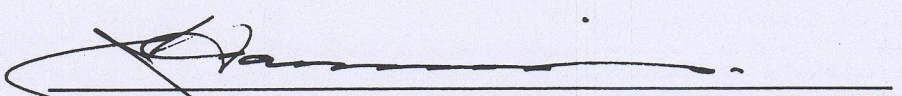
LOCALITY PLAN

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

Amended February 2006

PROPOSED EASEMENT			
PURPOSE	SERV TEN	SHOWN	DOM TEN
Telecom- munications	Lot 1 D.P. 51290	D	Lot 1
	Pt Ruatangata 2G3D	E	

EXISTING EASEMENTS			
PURPOSE	SERV TEN	SHOWN	SPECIFIED IN
Water Supply	Lot 2	A, B, C	ECB145114.2


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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.

MEMORANDUM

TO: Alina Sigfried, Planner
FROM: Adam Jowitt, Acting Engineering Services Manager
DATE: 01 February 2006
SUBJECT: Haunui Road – Rural Subdivision
FILE: SU1/559

The existing vehicle access for Lot 1 appears to be constructed to an acceptable standard.

The applicant is proposing to construct a new entranceway to Lot 2 from Haunui Road, but has not indicated where this will be located. The new access for Lot 2 will have to be formed to comply with Rule 23.1.2 and be constructed to the standards specified in Rule 23.1.

I note you have already requested information regarding the effluent disposal field in Lot 1.

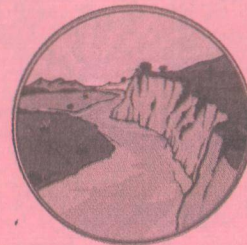
Adam Jowitt

Rangitikei District Council
46 High Street
Private Bag 1102, Marton

Telephone (06) 327 0099
Facsimile (06) 327 6970

info@rangitikei.govt.nz
www.rangitikei.govt.nz

Rangitikei
UNSPOILT...



30 January, 2006

File: SU1/559
Ref: 060003

MJ & SC O`Leary
C/- Harrison & O`Sullivan
PO Box 4136
Wanganui

Dear MJ & SC O`Leary

RM060003: Request for further information. Your reference: Plan 05-194
Rural Subdivision: 4363 HAUNUI ROAD, OTAKAPU

Thank you for your application for resource consent. Regarding this application, there is insufficient information included with your application for this Council to come to a decision. I would draw your attention to the following issues:

- a) It appears that the application does not comply with Rule 15.2.3 of the District Plan regarding Building Setback from boundaries. Rule 15.2.3 requires that buildings be at least 5 metres from any boundary. It appears from the scheme plan, that the calf-rearing shed on proposed Lot 2 is within five metres of proposed boundaries. This issue has not been addressed in your application.

Please advise of the distance from this shed to the proposed boundary. If it is less than 5 metres, the boundary should be adjusted to comply with Rule 23.2.3. It will be difficult to determine who the Affected Parties will be as the purpose of this subdivision is to sell Lot 1 (the lot which will be affected by the non-compliance).

- b) The septic tank on Lot 1 is very close to the boundary. Can you please confirm that the effluent field for the septic tank is contained wholly within the boundaries of Lot 1?

Pursuant to Section 92 of the Resource Management Act 1991, processing of the application will be suspended until the information is received. Please do not hesitate to contact me if you have any queries.

Yours faithfully

Alina Siegfried
Planner



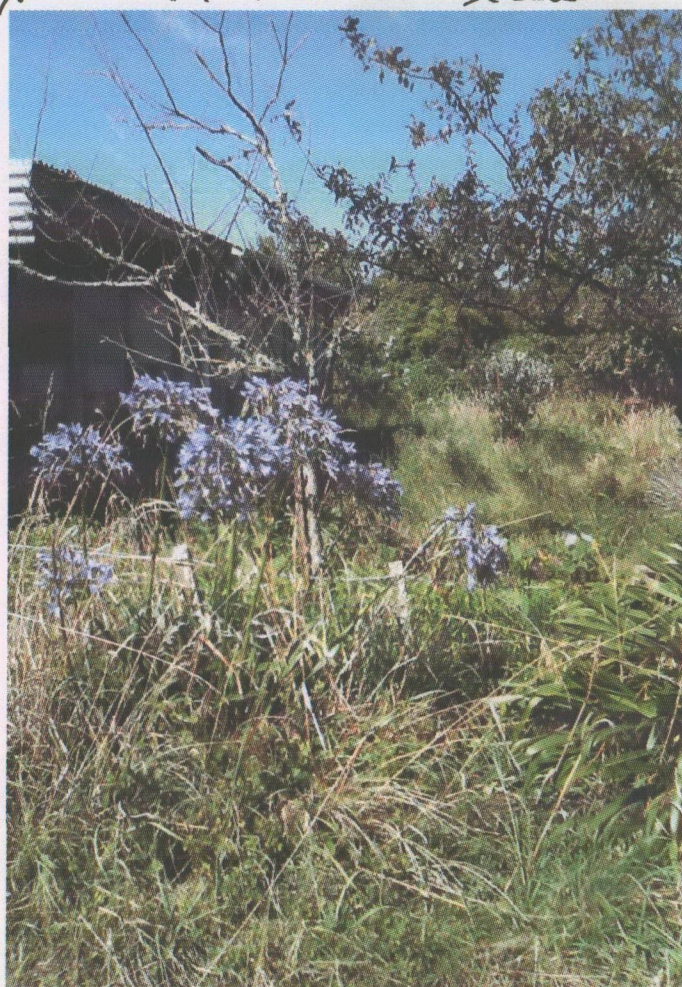
lot 1 drive . fence is new boundary.



lot 1 access - sealed.



lot 2 behind fence.



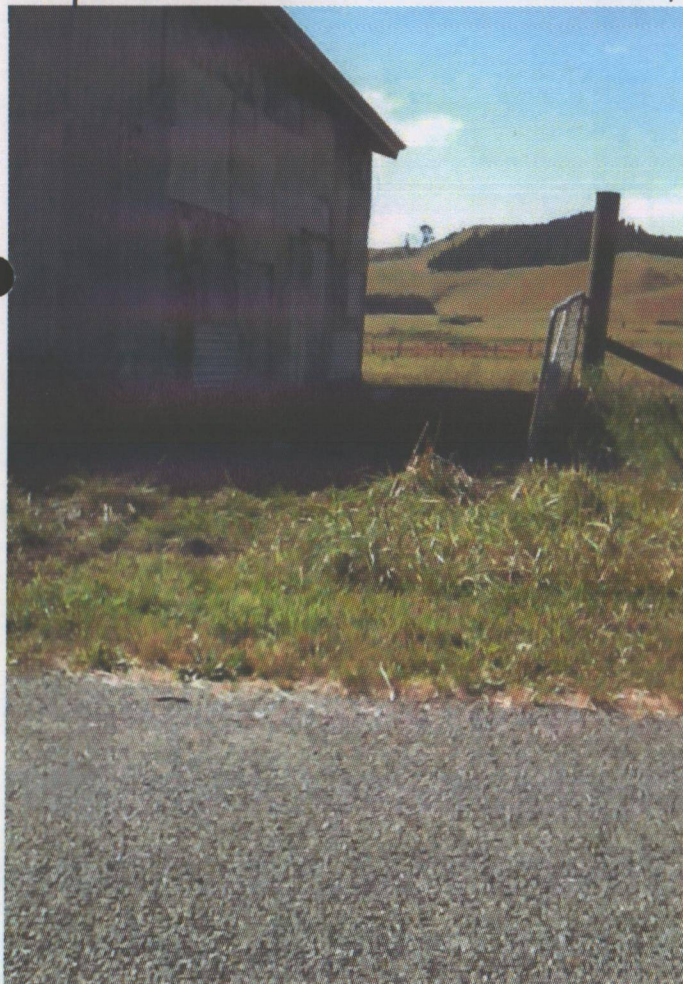
approx. location of new back boundary to Lot 1.



septic tank lot 1 - on boundary.



edge of lot 1. - drain
(council land?)



lot 2 access - there are several farm accessways
like this along the road.

Part 15 RULES: Rural Zone

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