

View Instrument Details



Instrument No	12901739.4
Status	Registered
Date & Time Lodged	21 December 2023 11:59
Lodged By	Brinsley, Peter Sheridan
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Records of Title	Land District
901323	Wellington
901324	Wellington
901325	Wellington
901326	Wellington
901327	Wellington
901328	Wellington
901329	Wellington
901330	Wellington
901331	Wellington
901332	Wellington
901333	Wellington
901334	Wellington

Annexure Schedule Contains 2 Pages.

Signature

Signed by Peter Sheridan Brinsley as Territorial Authority Representative on 09/02/2024 01:03 PM

*** End of Report ***

Horowhenua District Council

The Subdivision of Lot 300 DP 447035

Subdivision No 502/2008/2715

Consent Notice

In the matter of the plan LT 539235 and pursuant to Section 221(1) of the Resource Management Act 1991, I hereby certify that the Horowhenua District Council has consented to the subdivision of Lot 300 DP 447035 on condition that the following be registered against the titles as a Consent Notice.

With respect to Lots 1 – 10 and Lot 15 on the Plan

1. That no effluent disposal field shall be located any closer than 20 metres from any existing water body, including open drains.
2. Any new dwellings constructed on a Lot shall have an on-site wastewater system in compliance with requirements of Horizons Regional Council. The wastewater disposal system is to be designed and installed by a suitably qualified person experienced in on-site effluent disposal systems. The system shall be situated and installed so as to avoid any significant adverse effects on human health or the environment or a nuisance to neighbouring properties. Any system installed shall have a maintenance contract, involving twice yearly inspections of the plant and disposal field, with the supplier or approved agent for the life of the system or subsequent system. The Lot owner shall furnish a copy of the 6 monthly inspection reports to the Horowhenua District Council.
3. The following restrictions apply to building colour:
 - a. The exterior walls, accents and trim for all buildings and structures shall have a RV rating of no more than 60% for greyness groups A and B, and no more than 40% for greyness group C, with reference to the Resene British Standard 5252 Colour Chart.
 - b. The roofs of all buildings shall have a RV rating of no more than 40% within greyness groups A, B and C with reference to the Resene British Standard 5252 Colour Chart.
 - c. The use of natural materials (such as stone and timber) is encouraged.

With respect to Lots 8, 9, 10 and 15 on the Plan

4. That the owner shall employ a suitably qualified professional to undertake appropriate testing to determine foundation design and flood inundation (determination of minimum floor level) of any new dwelling. Any recommendations made by the professional will need to be shown on the building plans at the time of building consent application. The report will need to be to the satisfaction, Horowhenua District Council and supplied with any building consent application for a new dwelling.

With respect to Lot 200 on the Plan

5. That no residential buildings or buildings associated with residential activities shall be erected on the lot.
6. That the maintenance of the lake and its banks shall be the sole responsibility of the owners of Lots 8, 9, 11, 12 & 13.

With respect to Lots 7, 8, 9, 10 and 15 on the Plan

7. No buildings shall be erected within areas N to Z marked on Landlink Scheme Plan 1097.32-2 Issue G (landscape enhancements, access tracks, walkways and fencing are allowed). Further, no clearance, damage, destruction or removal of indigenous vegetation shall take place in these areas. Maintenance and repair work will be permitted with the prior written approval of the Chief Executive where any tree is dead, diseased or has become a danger to life, causing damage to property, or is likely to do so.

With respect to Lots 10 & 15 on the Plan

8. The building platform must not involve the excavation of material, to avoid any potential disturbance of historic or archaeological artifacts, cultural remains or kōiwi on the lot.

With respect to all Lots on the Plan

9. A registered Archaeologist must be present at the site during earthworks associated with access ways and establishing building platforms. If any archaeological artifacts, cultural remains or kōiwi are discovered within any of the lots, the owner shall immediately advise the New Zealand Historic Places Trust and Muaupoko Tribal Authority to enable a process to be determined for recording, removal or re-interment of the remains.

Dated at Levin this 11, December, 2023



Isabella Blenkin
Resource Management Planner
Authorised Officer - Horowhenua District Council