



23 February 2023

Application No: SUB22/104; RCLU22/0104
Property No: 1301

Gareth Robert Davis
C/O A & C Surveys Ltd
PO Box 4028
Whanganui 4541

Dear Applicant,

Resource Consent Application: Four lot subdivision and associated District Plan standards infringements
Address: 158A and 160 Cornfoot St WHANGANUI

Pursuant to Sections 104 and 108 of the Resource Management Act 1991, the Whanganui District Council as consent authority grants resource consents **SUB22/104 and RCLU22/0104** for the above subject to the following conditions:

1. The proposal shall be completed in accordance with the information and plans provided in support of this proposal, prepared by A&C Surveys Limited contained in Council file reference RCLU22-0104 and SUB22-104.

Plan Title	Author	Project number	Date
Subdivision Consent Application for Gareth Davis	A&C Surveys	-	June 2022
Scheme Plan titled 'Proposed Subdivision 158-160 Cornfoot Street, Castlecliff'	A&C Surveys	21DavCor	15 Feb 2023
Single Garage 160A Cornfoot Street Floor Plan – Sheet 2	Design Lines 2000 Ltd	-	-

2. Prior to section 224 certification under the Resource Management Act 1991 the following shall be satisfied:
 - a. The consent holder shall construct a new vehicle crossing to service hereby approved Lot 1 and 4:
 - i. The new vehicle crossing to the public road shall be installed and completed to the standard of a residential crossing. The crossing design shall comply with drawing RD-WDC-003 revision AB.

Advice note: The applicant shall apply for a vehicle crossing permit for the new crossing. All works must be undertaken by Council approved contractors. Evidence of the works being completed by an approved council contractor shall be provided prior to 224 certification.

- b. Full as-built drawings for all utility services must be provided to the Whanganui District Council in the format required by the *Whanganui District Council Land Development and Subdivision Engineering Document 2016*.



- c. An independent stormwater connection shall be provided to the boundary of hereby approved Lot 4. The works must be undertaken as part of a utility connection permit and may only be undertaken by an approved contractor.
 - d. An independent wastewater connection shall be provided to the boundary of hereby Lot 4. The works must be undertaken as part of a utility connection permit and may only be undertaken by an approved contractor.
 - e. An independent water connection shall be provided to the boundary of hereby approved Lot 4. The works must be undertaken as part of a utility connection permit and may only be undertaken by an approved contractor.
 - f. Electricity and telecommunication connections shall be provided to the boundary of hereby approved Lot 4. The works must be undertaken as part of a utility connection permit and may only be undertaken by an approved contractor.
3. Prior to issuing of a s224 certification under the Resource Management Act 1991, the following conditions shall be met:
- a. All services crossing the boundaries between lots shall be terminated at the boundary or shall be protected by easement.
 - b. Any necessary easements required must be set out in a Memorandum of Easements and attached as a supporting document to the Land Transfer Plan. The necessary documents to create the easement(s) will be prepared by the consent holder. The costs of preparation and registration must be met by the consent holder.

Advice Notes

- 1. If any change to the existing retaining walls or ground levels are proposed, then building consent will be required to undertake these works. If any non-compliance arises with the District Plan, then an earthworks consent will need to be sought.
- 2. This resource consent does not approve the construction of any buildings aside from the accessory building on hereby approved lot 1 and the already constructed carport on approved lot 2.
- 3. Any variation to the approved plans will require a variation to this resource consent in accordance with Section 127 of the Resource Management Act 1991.
- 4. This resource consent will expire five years after the date of commencement of the resource consent unless it is given effect to before the end of that period, or the Council grants an extension of the lapsing period.
- 5. This resource consent does not constitute approval under any other legislation, including the Building Act 2004. Contact Council's Building Department to determine building consent requirements.
- 6. Charges set in accordance with Section 36(1)(c) of the Resource Management Act 1991 shall be paid to the Council for the carrying out of its functions in relation to the administration, monitoring and supervision of this resource consent and for the carrying out of its functions under Section 35 of the Act.

Section 36(1)(c) of the Act provides that the Council may from time to time fix charges payable by the holders of resource consents.



7. Should the applicant come across an archaeological artefact at any time during the development or earthworks on site, the applicant would be required to cease operation immediately and notify Heritage New Zealand Pouhere Taonga in accordance with legal obligations imposed through the HNZPT Act 2014.
8. In accordance with section 357 of the Resource Management Act 1991, the consent holder is able to object to the conditions of the consent. The consent holder must submit reasons in writing to Council within 15 working days of the date of this decision.

After considering Part II of the Resource Management Act 1991, the following are the reasons for this decision:

1. The proposal complies with the relevant objectives and policies of the Whanganui District Plan.
2. The proposal is consistent with the surrounding environment and will not adversely affect the amenity or character of the surrounding area.
3. The adverse effects arising from the proposal are less than minor.
4. The proposal meets the requirements of the Resource Management Act 1991.

Please note that under Section 125 of the Resource Management Act 1991, your consent will lapse in five years unless you give effect to it before then.

It is very important that you understand and comply with all the conditions of your consent.

Yours faithfully,

Jason Shailer
Acting General Manager, Regulatory and Planning