



2/16/2015



131
TIROMOANA
ROAD,
ELTHAM

APPLICATION FOR RESOURCE CONSENT
(SUBDIVISION)

BY:



Our ref: 14109-01

16 February 2015

Planning Department
South Taranaki District Council
Private Bag 902
HAWERA

Attn: Planning Officer

RE: APPLICATION FOR RESOURCE CONSENT

SUBDIVISION- 131 Tiromoana Road, Eltham – Jim Rawlinson

Attached for Councils consideration under the rules for the South Taranaki District Plan is an application for Resource Consent to subdivide 131 Tiromoana Road, Eltham – Lot 2 DP 335585

The proposed activity is Controlled under the South Taranaki District Plan rules.

The subject property is entirely within the Rural Zone. The proposal is to subdivide the existing Lot 2 DP 335585 into 2 new lots creating one new title and amalgamating proposed Lot 1 with Lot 1 DP 335585 with one certificate of title to be issued to include both lots.

We attach in accordance with the Fourth Schedule of the Resource Management Act 1991 an assessment of environmental effects corresponding to the scale and significance that the effects of the proposed activity may have on the environment.

Yours faithfully



Thomas Burley (*on behalf of the applicant*)
Graduate Surveyor
Juffermans Surveyors Ltd

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APPENDICIES

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Our ref: 14109-01

Planning Department
South Taranaki District Council
Private Bag 902
Hawera 4640

Attn: Planning Officer

RE: APPLICATION FOR RESOURCE CONSENT FOR SUBDIVISION

<i>Applicants:</i>	Jim Rawlinson
<i>Owners:</i>	Aarun Langton, Stephenie Langton and VBW Trustees No. 1 Ltd.
<i>Land Location:</i>	131 Tiromoana Road, Eltham
<i>Titles:</i>	145788 (71.1646ha)
<i>Legal Description:</i>	Lot 2 DP 335585
<i>Consent Sought:</i>	Subdivision Resource Consent
<i>Application status:</i>	Controlled

1. THE SUBJECT SITE AND ITS IMMEDIATE SURROUNDINGS

The site is located at 131 Tiromoana Road, Eltham and is within the rural zone. The subject site contains one parcel comprised in title 145788 with a total area of 71.1646ha. There are existing sheds on proposed Lot 2 currently fronting Tiromoana Road. Lot 1 is currently used as farmland and it illustrates typical characteristics of this.

The site is represented in Planning Map No 10 and there are no identified historical or archaeological sites in the vicinity of this application.

The topography of the area is rolling hills with a mixture of scrub and bare land on the property.

2. THE PROPOSAL

The proposal is to subdivide the existing Lot 2 DP 335585 into 2 new allotments where proposed Lot 1 will hereon be held together with Lot 1 DP 335585 with one certificate of title to be issued to include both lots. The proposed areas are:

- Lot 1 – 2.23ha
- Lot 2 – 68.17ha

3. LEGAL AND PRACTICABLE ACCESS

Lot 1 will be amalgamated with Lot 1 DP 335585 and it will continue to gain access via the existing entranceway off Tiromoana Road. Lot 2 will utilise the existing farm race off Tiromoana Road. Lot 2 is currently operating as one farm activity with Part Section 19 Block XIV Ngaere SD, Part Section 48 Block X Ngaere SD, Section 49 Block X Ngaere SD and Part Lot 1 DP 2540.

4. EXISTING SERVICES

There are existing easements for power and water on Lot 2 DP 335585. There are no existing stormwater or sewerage systems connected to Lot 1 or Lot 2. Stormwater or sewerage systems are not available within 200m of the site.

5. DISTRICT PLAN (Section 3: Rural Zone – Performance Standards (Relevant Only))

Rule No.	Parameter	Status	Comment
3.02.1.1	Dwelling units shall be 10 metres from any site boundary adjoining a State Highway, 4.5 metres from any site boundary adjoining a public road, and 5 metres from any other site boundary.	Permitted	There are no dwellings in the vicinity of the new boundaries.
3.02.1. 5	Other buildings (other than dwelling units, buildings used for intensive farming and industrial buildings) shall be a minimum of 10 metres from any site boundary adjoining a public road and 5 metres from any other site boundary.	Permitted	All 'other' buildings are at least 10 metres from any site boundary.
3.02.1. 7	No part of any dwelling may extend above the natural ground level at the nearest site boundary by more than 3m plus the horizontal distance between that part of the dwelling being measured and the nearest site boundary.	Permitted	There are no dwellings in the vicinity of the new boundaries.
3.02.1. 8	No part of any building, other than a dwelling or a stock loading and unloading facility, may extend above the natural ground level at the nearest site boundary more than the horizontal distance between that part of the building being measured and the nearest site boundary.	Permitted	The existing buildings do not extend into the unpermitted daylight envelope.
3.02.2	1) All activities and land use shall be undertaken in a manner ensuring no offensive or objectionable nuisance effects on adjacent properties. 2) Lighting necessary for the activity or generated by an activity and objectionable glare produced by reflected sunlight, shall not directly illuminate any part of the adjoining property. 3) All sites are to be kept free of litter, refuse or dangerous matter at all times.	Permitted	These environmental standards will be followed.
3.02.4 a)	1) All sites shall have legal and practical access to a formed road	Permitted	All sites will have legal and practical access off Tiromoana Road.
3.02.4. a)	2) All access including rights of way shall be formed to an all-weather standard. 3) All access including rights of way, shall comply with the provisions of section 9 of this plan.	Permitted	
3.02.5	Financial Contributions must be paid in accordance with Section 16	N/A	This is a Rural Subdivision

Section 8: Subdivision

Rule No.	Parameter	Status	Comment
8.02.1 - 1	Where public water, sewerage and/or drainage services are available within 200 metres of any boundary of any lot of a proposed subdivision, all lots shall be connected to such available services at the time of subdivision, unless it can be demonstrated that there is a more sustainable option.	Controlled	Proposed Lot 1 and Lot 2 are large enough to collect potable roof water. There are no public sewerage or drainage services within 200m of any boundary.
8.02.1 - 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.	Controlled	The disposal of stormwater will continue as is, by way of ground soakage. There is no piped connection to the council's reticulated sewage system for all lots. The disposal of sewage shall be in a sanitary matter, by the use of conventional septic tanks and soakage fields. All allotments are of sufficient size to accommodate such systems.
8.02.1 - 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.	N/A	This is a Rural Subdivision
8.02.1 - 4	At the time of subdivision sufficient land for transformers and associated ancillary services shall be set aside.	N/A	
8.02.1 - 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.	N/A	No easements are required as part of this subdivision
8.02.1 - 6	NZS 4404:2004 Land Development and Subdivision Engineering shall be complied with where necessary.	N/A	
8.02.2 - 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.	Controlled	The allotments will continue to use existing vehicle access which is in accordance with the Council's vehicle crossing standards. Lot 1 will use the existing access off Tiromoana Road and Lot 2 will utilise the existing farm race also off Tiromoana Road.
8.02.2 - 2	NZS 4404:2004 Land Development and Subdivision Engineering shall be		No engineering is required within this development

	complied with, including (where necessary) the requirements for upgrading and/or forming vehicle crossings, roads and rights-of-way in all zones.	N/A	
8.02.2 - 3	All subdivisions with access or frontage to a State Highway shall, as required by Section 1.04.1(d) of the Plan, be referred to Transit New Zealand for approval.	N/A	
8.02.3 - 1	Where the subdivision may adversely impact on water bodies, Significant Natural Areas, the coastal environment, listed heritage items and/or archaeological sites, measures to avoid, remedy or mitigate adverse environmental impacts must be demonstrated.	N/A	This subdivision will not adversely affect any of these.
8.02.3 - 2	Where natural hazards may adversely impact on future land use, measures to avoid, remedy or mitigate adverse environmental impacts must be demonstrated.	N/A	
8.02.3 - 3	Where land abuts the coast, a 20 metre wide esplanade strip or reserve shall be set aside for the purposes of conservation, recreation and/or public access. Management of riparian areas of natural habitat and vegetation shall be demonstrated.	N/A	The land does not abut the coast.

6. OTHER CONSENT REQUIREMENTS

There are no other consents required from other statutory bodies in relation to this application.

7. CONSULTATION

This application is for a Controlled Activity and as such it is not necessary to seek the approval of adjoining owners.

8. ASSESSMENT OF ENVIRONMENTAL EFFECTS

The effects of this proposal on the environment are not anticipated to be more than minor.

This proposal is for a Controlled rural subdivision and involves Lot 2 DP 335585 being split into two parcels. There will be no change in the type of activity associated with these properties as a result of this application.

All allotments can be provided with practicable vehicular access without any adverse effect on the safe and efficient operation of Tiromoana Road.

Each allotment is more than the minimum allotment size for the local area. This ensures enough space for living needs.

There are no recognised sites of cultural or archaeological significance located on the proposed site, I have therefore not consulted with the Mana Whenua or neighbouring landowners in regards to this proposal.

9. CONCLUSION

It is concluded that this application will result in the sustainable use of land in an area where its effects are compatible with the surrounding environment.

In accordance with s104 RMA I consider it appropriate for resource consent to be granted subject to fair and reasonable conditions.

10. INDEX OF APPENDICIES

- **APPENDIX A** - Standard application form
- **APPENDIX B** - Scheme Plan
- **APPENDIX C** – Certificate of titles 145788

APPLICATION FOR RESOURCE CONSENT
(SUBDIVISION)
UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991



PLEASE READ THE APPLICATION CAREFULLY BEFORE COMPLETING THE FORM
PLEASE PRINT CLEARLY

TO: THE SOUTH TARANAKI DISTRICT COUNCIL

I/WE [state full name/s]	Jim Rawlinson		
	[Please state name of applicant]		
Agent [person acting on behalf of applicant]	Thomas Burley (Juffermans Surveyors)		
	[Please state name of agent]		
Address for service	51 Dawson Street, New Plymouth, 4340		
Address for invoices	PO Box 193, New Plymouth, 4340		
Phone [Day]	06 7590904	[After hours]	021433796
		Fax	
Apply for the resource consent(s) described below			

The property location to which this application relates is [please describe location in a manner which will allow it to be readily identified]:	
Street Address:	131 Tiromoana Road
Town:	Eltham
Legal Description:	Lot 2 DP 335585
Valuation No:	_____/_____/____

The names and address of the owner and occupier [i.e. landowner, tenant, lessee, other than the applicant] of the land to which the application relates.	
Aarun and Stephenie Langton and VBW Trustees No.1 Ltd.	
223 Arawhata Rd, Oaonui, Opunake 4681	

A description of the activity to which the application relates is as follows [or is attached]:	
Attached	

The following additional resource consents are required in relation to this proposal and have/have not *[please delete one]* been applied for:

☒ Subdivision consent

☐ Water permit*

☐ Discharge permit*

[Refer to Taranaki Regional Council]*

I/We attach the required assessment of any effects that the proposed activity may have on the environment in accordance with Section 88 and the Fourth Schedule to the Resource Management Act 1991.

☒ Yes

☐ No

I/We attach other information [if any] required to be included in the application by the District Plan.

☒ Yes

☐ No

I attach information in accordance with Section 219 of the Act sufficient to adequately define:

- (a) The position of all new boundaries
- (b) The areas of all new allotments *[not required for cross-leases, company leases, or unit plans]*;
- (c) The location and areas of new reserves to be created, including any esplanade reserves to be set aside on a survey plan under Section 230 of the Act
- (d) The location and areas of any esplanade strips to be created under Section 232 of the Act
- (e) The location and areas of any existing esplanade reserves, esplanade strips, or access strips
- (f) The location and areas of land below mean high water springs of the sea or of any part of the bed of a river or lake which is to be vested in the Crown or local authority under Section 237A of the Act
- (g) The location and areas of land to be set aside as a new road

I/We certify that the information contained herein is in accordance with the requirements of the Resource Management Act 1991, and that I/We have a legal obligation to comply with any conditions imposed should be application be approved.

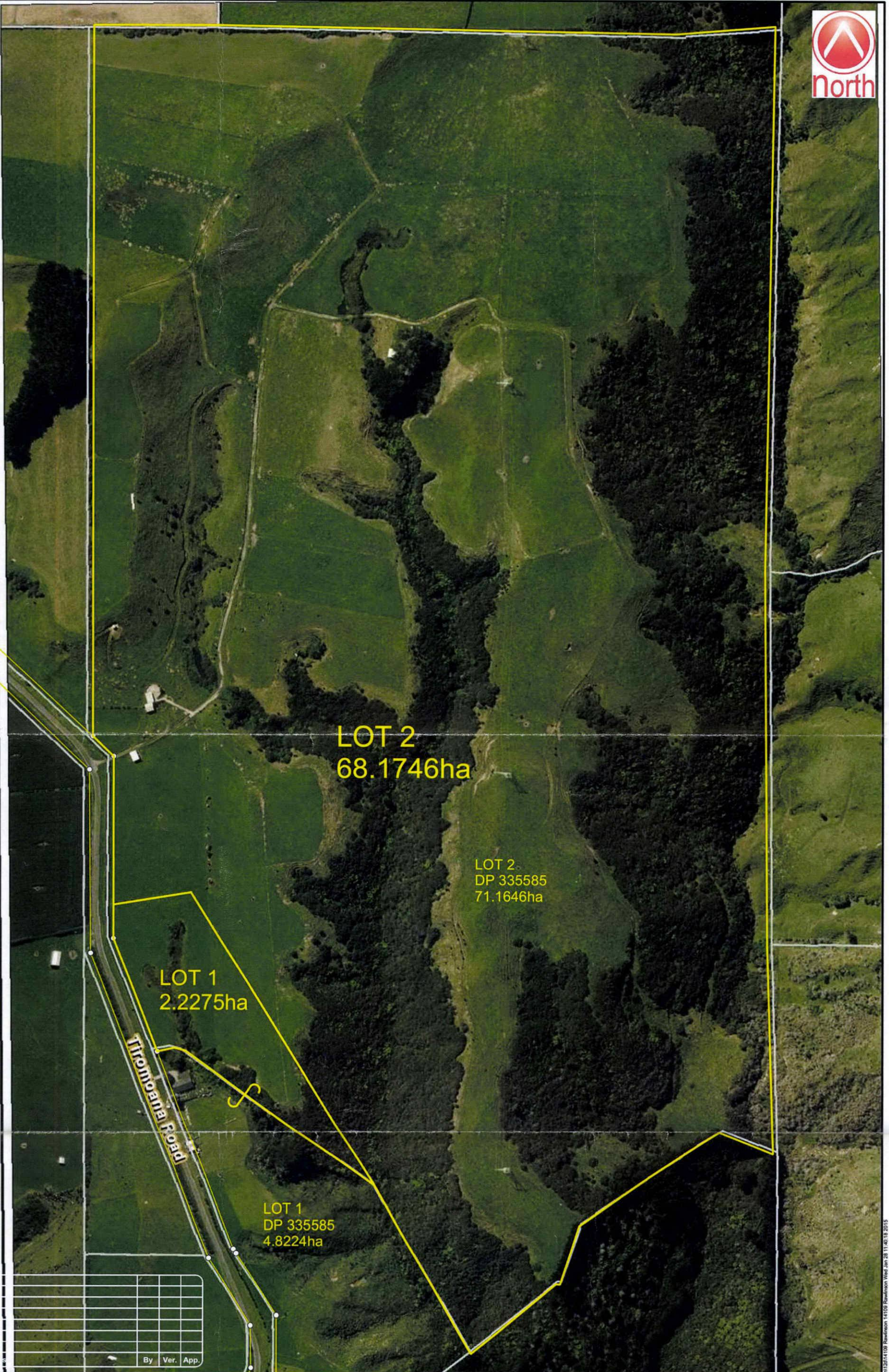
I understand that there will be an invoice sent to me when the processing of my application is complete.

Signature(s)

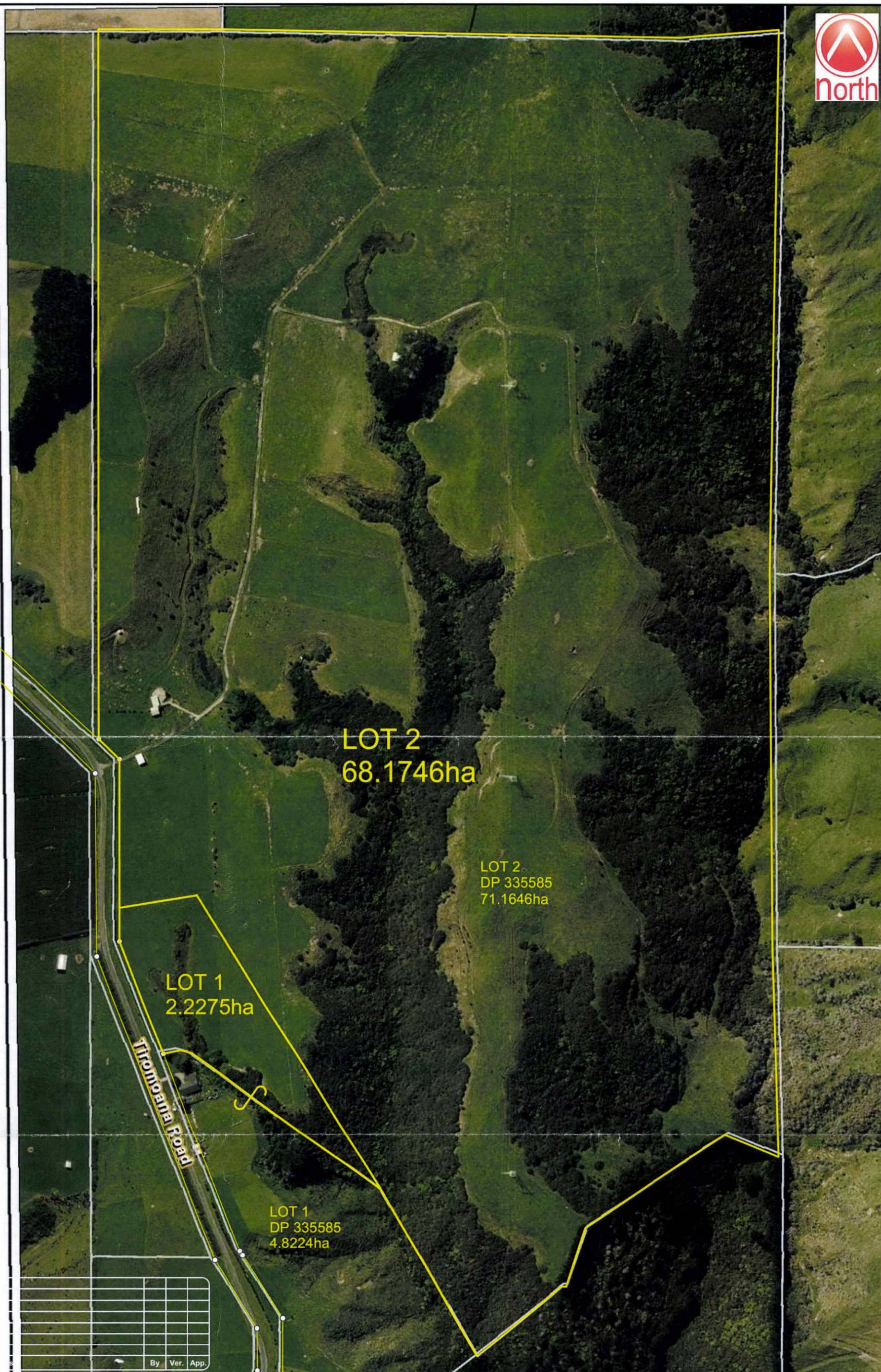


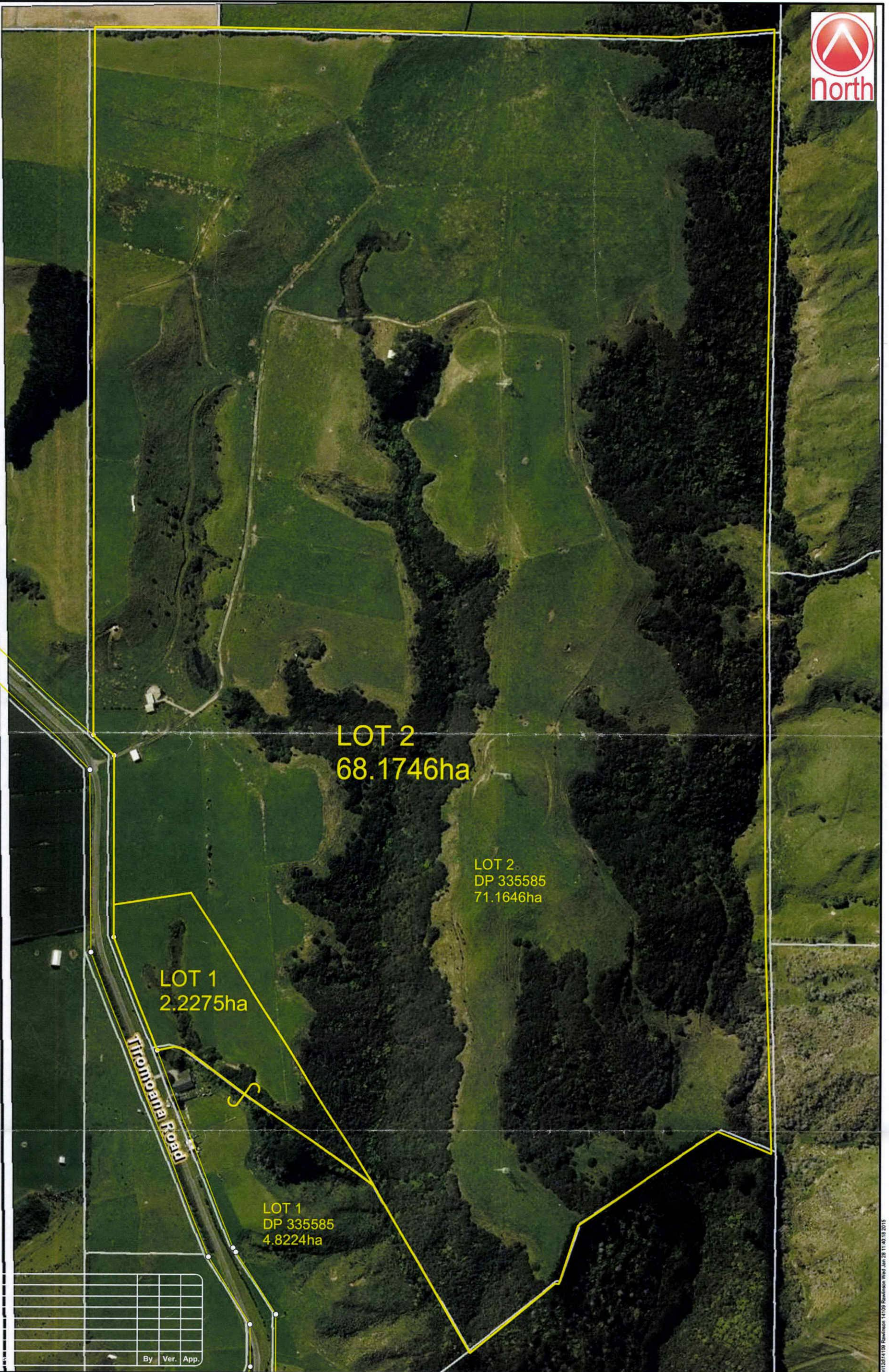
Date:

16/02/15



 Juffermans Surveyors Ltd	51 Dawson Street PO Box 193, New Plymouth 4340 info@juffermans.co.nz www.juffermans.co.nz		Client: Jim Rawlinson Site Address: 131 Tiromoana Rd Eltham	Drawing Title: Lots 1 & 2 being a subdivision of Lot 2 DP 335585 SCHEME PLAN	Job No:	
	Territorial Authority:			Comprised in:	Drawing No: 1	Scale: 1:3500
					Date: 9/12/2014	Rev:





LOT 2
68.1746ha

LOT 2
DP 335585
71.1646ha

LOT 1
2.2275ha

LOT 1
DP 335585
4.8224ha

Tiromoana Road

By Ver. App.



51 Dawson Street
PO Box 193, New Plymouth 4340
info@juffermans.co.nz

www.juffermans.co.nz



Client: Jim Rawlinson
Site Address: 131 Tiromoana Rd
Eltham

Drawing Title: Lots 1 & 2 being a subdivision of
Lot 2 DP 335585
SCHEME PLAN

Territorial Authority:

Comprised in:

Drawing No:

1

Job No:

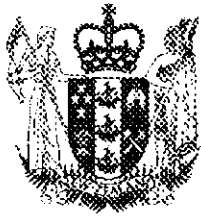
Scale:

1:3500

Date:

9/12/2014

Rev:



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier 145788
Land Registration District Taranaki
Date Issued 14 April 2004

Prior References
TNH2/761

Estate Fee Simple
Area 71.1646 hectares more or less
Legal Description Lot 2 Deposited Plan 335585

Proprietors
Aarun Steven Langton, Stephenie Johanna Langton and VBW Trustees No.1 Limited

Interests

Subject to Section 59 Land Act 1948

Subject to a right to convey water over part marked A and right to convey electricity over part marked B on DP 335585 created by Easement Instrument 6028014.2 - 3.6.2004 at 9:00 am

8710164.4 Mortgage to Rabobank New Zealand Limited - 29.4.2011 at 10:00 am

Identifier

145788

I hereby certify that this plan was prepared by the South Taranaki District Council pursuant to Section 223 of the Resource Management Act 1991 on the 23rd day of February 2000 and for the purposes of Section 224(1) Resource Management Act 1991 that all the conditions of the subdivision (shown) have been complied with to the satisfaction of the said Council.

Michael Lee Gibson, Authorised Officer

PROPOSED EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
WATER	A	LOT 2	LOT 1
ELECTRICITY	B	LOT 2	LOT 1

CLASS OF SURVEY - LOT 1 - II
LOT 2 - II

NEW CERTIFICATES OF TITLE ISSUED

LOT 1 145787
LOT 2 145788

Total Area 75.9870ha

Comprised in CT IN HQ/SL (Part)

I, Michael Lee Gibson of New Plymouth, being a person entitled in practice as a Licensed Cadastral Surveyor, certify that:
(a) the survey to which this document relates was made, and was undertaken by me or under my direction in accordance with the Cadastral Survey Act 1992 and the Survey-General's Rules for Cadastral Survey 2000;
(b) This document is correct, and has been assessed in accordance with that Act and those Rules.

23rd day of February 2000

Signature *M. Lee Gibson*

Field Book Reference Plans

Enrolled Correct

Approved as to Survey by Land Information New Zealand 6/05/2000

Deposited by Land Information New Zealand 16/11/2000

File DP 335585



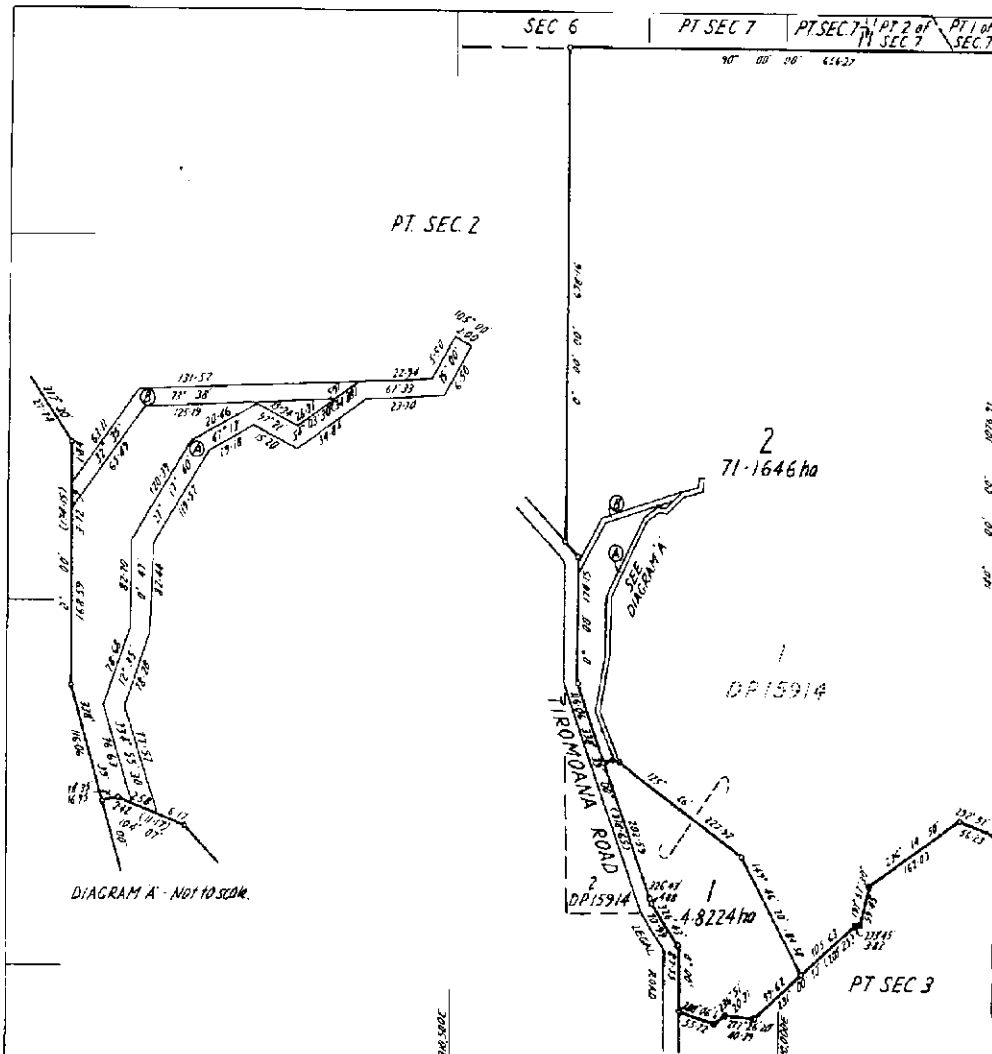
PT.1 of SEC.8

PT SEC.8

SEC.11

PT SEC 3

SEC 6 PT SEC 7 PT SEC 7 PT 2 of PT SEC 7 PT 1 of SEC 7



LAND DISTRICT Taranaki

Lots 1 & 2 Being A Subdivision of Lot 1 DP 15914.

TERROFORM AUTHORITY SOUTH TARANAKI DISTRICT
Surveyed by BTW SURVEYORS LTD Ref: 05772
Scale 1:4000 Date FEBRUARY 2000

26 February 2015

Thomas Burley
Juffermans Surveyors Limited
PO Box 193
New Plymouth 4340

Dear Thomas

Resource Consent Application – Tirimoana Road, Maata

Thank you for your Resource Consent application which was received by Council on the 23 February 2015.

Under Section 92 of the Resource Management Act 1991, the Council requires further information from you in respect of this application.

Power corridor

Section 8.01.3 of the District Plan (as stated below) states that any subdivision of land where a new lot boundary is within 20 metres of a power corridor is considered as a Limited Discretionary Activity. The District Plan map number 2 identifies a power corridor dissecting the property. Please assess the proposal in accordance with the matters of discretion listed under Section 8.01.3(h) of the District Plan and amend the application accordingly.

SECTION 8: SUBDIVISION

8.01.3 Limited Discretionary Activities

- (h) *Subdivision of land where a new lot boundary is created within 20 metres of a power corridor, as indicated in the Maps Section of this Plan.*

Matters over which the Council retains discretion:

- (i) The location of lot boundaries.*
- (ii) The location of roads and reserves.*
- (iii) The continued ease of access to existing transmission lines for inspections, maintenance and upgrading.*
- (iv) The extent to which the location of the building platform will comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP:34 2001).*

Utilities and Services

Section 8.02.1 of the District Plan requires all lots of the subdivision to be self-sufficient in terms of water supply, drainage and effluent disposal. To assess if the subdivision meets the above requirement, please provide information about the source of water to serve each lot.

A copy of the application has been sent to Tracey Mitchell, Council's Development Control Engineer, for comments. Ms Mitchell may require further information from you. If this is the case, I will notify you accordingly.

Your application is placed on hold until we receive this information from you.

If you have any queries, please do not hesitate to contact me.

Yours sincerely

Maria Cashmore
Planner

maria.cashmore@stdc.govt.nz

Maria Cashmore

From: Maria Cashmore
Sent: Thursday, 26 February 2015 4:12 p.m.
To: Tracey Mitchell
Subject: RMS15007 Proposed two lot rural subdivision at Tirimoana Road, Maata
Attachments: Application

Hello Tracey,

Can you please provide your engineering recommendations for the attached resource consent application (relating to the above subject) by 3 March?

If you need further information, please let me know.

Regards

Maria

Maria Cashmore

Planner | South Taranaki District Council

105-111 Albion St, Private Bag 902, Hawera 4610, NZ

Phone: +64 6 278 0555 | Fax: +64 6 278 8757 | www.southtaranaki.com





Cnr Robe & Powderham Sts, PO Box 193, New Plymouth



1722

Your Ref. 14109

☐ Prints ☐ Report ☐ Specifications ☐ Site Instructions
☐ Transparencies ☐ Computer Disks ☐ Calculations ☐

145 788

Remarks

Signature 

☐ For Your Information ☐ For Your Records
☐ Issued For Review ☐ Issued For Tender
☐ Issued For Construction ☐ Originals

Courier