

RMS15007

30 March 2015

Thomas Burley
Juffermans Surveyors Ltd
PO Box 193
New Plymouth 4340

Dear Thomas

Subdivision Consent Application – Tirimoana Road, Maata

Your application was considered by the Group Manager Environmental Services under delegated authority on 27 March 2015 and he has resolved as follows:

THAT consent be granted to Noel Rawlinson to subdivide the property located at Tirimoana Road, Maata (Lot 2 DP 335585) into Lot 1 of 2.23 ha and Lot 2 of 68.17 ha under Sections 104, 104C and 108 of the Resource Management Act 1991.

For the following reasons:

1. The location of lot boundaries, access and available building platforms within each lot of the subdivision would maintain the functions and provide for the regular maintenance of the power corridor.
2. The proposal is consistent with the Council's matters of discretion listed under the Subdivision section and Limited Discretionary Activity status of the District Plan.
3. The consent conditions would ensure that any adverse environmental effects arising from the activity would be no more than minor.

Subject to the following conditions:

1. That a vehicle crossing to serve Lot 2 is upgraded in accordance to the Council's Rural Property Entrance specifications.
2. That each lot is independent in terms of water supply, stormwater and sewage disposal and that the provision of these services does not give rise to cross-boundary effects.
3. That all necessary easements are duly granted and reserved, and shown on the Land Transfer Plan.
4. That Lot 1 is amalgamated with Lot 1 DP 335585 subject to the approval of Land Information New Zealand.



Advice note:

1. *The New Zealand Electrical Code of Practice for Electrical Safe Distances sets mandatory separation distances for activities near high voltage transmission lines. In addition, the Electricity Regulations identify "Growth Limit Zones" in relation to trees growing near transmission lines. Applicants are advised to contact Transpower for further information.*

The Council draws your attention to the rights of objection to which this consent is subject, as set out in Section 357 of the Resource Management Act 1991.

Enclosed is an invoice for the costs associated with processing this consent. Also enclosed is information relating to the requirement to protect archaeological sites. Any future development on the subdivided land should be sensitive to the protection of archaeological sites.

Please note that subdivision consent does not imply or guarantee consent in respect of future development on (or use of) the sites.

A copy of the planning report is available upon request.

If you have any queries as to the above decision please do not hesitate to contact me.

Yours sincerely

Maria Cashmore
Planner

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