

# RESOURCE CONSENT APPLICATION

Application Number: RM S 15007

(Noel James) Jim Rawlinson

| Non-Notified | Notified | Building Consent |
|--------------|----------|------------------|
|              |          |                  |

Applicant: Juffermans Surveyors Ltd

Contact Person: Thomas Burley - Juffermans Surveyors Ltd

Property: Tirimoana Rd, Maata

Described: 12161/151/02 Property Number: 17297

Application Received: 23 / 02 / 2015

Application Type: 2 Lot Rural Subdivision &

Power Corridor



## NOTIFICATION / NON-NOTIFICATION

Type of Resource Consent: Subdivision

Activity: Proposed two lot rural subdivision & power corridor

Activity Status: Limited Discretionary

Reasons for Notification or Non-Notification

ENVIRONMENTAL EFFECTS ARE MINOR/LESS THAN MINOR

☒

NOTIFICATION IS NOT REQUIRED BY RULE IN A PLAN OR STANDARD

☒

ENVIRONMENTAL EFFECTS ARE WITHIN PERMITTED BASLINE

☐

ALL AFFECTED PARTIES HAVE GIVEN APPROVAL

☐

no affected persons

Planning Manager

Approved/~~Not approved~~

[Signature]  
Authorised Officer

RMS/15007

Tirimoana Rd  
Maata

Noel James  
Jim Rawlinson

## RESOURCE CONSENT APPLICATION CHARGE OUT SHEET

## Schedule of Work

| Date    | Activity                   | Officer | Charge Out | Hours | Amount  |
|---------|----------------------------|---------|------------|-------|---------|
| 23/2    | Admin / File Set Up        | H       |            |       | 22-00 ✓ |
|         | Further Info ltr's         | ME      | 122        | 1     | 122- ✓  |
|         | Planning Site Visit        | ME      | 122        | 0.5   | 61- ✓   |
|         | Report                     | * MC    | 122        | 4     | 488- ✓  |
|         | " Decision letter          | JMcK    | 122        | 0.25  | 30.50 ✓ |
|         | Decision letter            | MC      | 122        | 0.5   | 61- ✓   |
|         | Amalgamation Request       | * ME    | 122        | 0.25  | 30.50 ✓ |
|         | Engineering Recommendation | TM      | 122        | 0.5   | 61- ✓   |
| 11.6.15 | Sec 223 Approval           | CS      | 122        | 1     | 122- ✓  |
|         | Sec 224 Approval           | CS      | 122        | 1     | 122- ✓  |
|         | Engineering                | TM      |            |       | N/A ✓   |

12 June 2015

Thomas Burley  
Juffermans Surveyors Ltd  
PO Box 193  
**New Plymouth 4340**

Dear Thomas

**Survey Plan – Noel Rawlinson – Tirimoana Road, Maata**

The final survey plan has been approved electronically pursuant to Sections 223 and 224 of the Resource Management Act 1991.

Attached is an invoice for the approvals.

If you wish to discuss anything further with me, please do not hesitate to contact me.

Yours sincerely

Christine Bromell  
**EA Environmental Services/  
Planning Administration Officer**

[christine.bromell@stdc.govt.nz](mailto:christine.bromell@stdc.govt.nz)

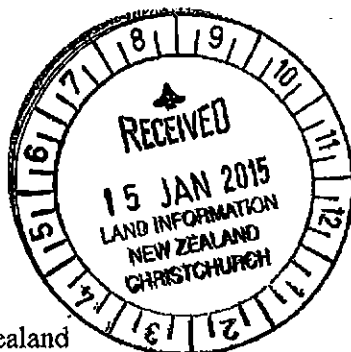


William Fraser Building  
1 Dunorling Street  
PO Box 122, Alexandra 9340  
New Zealand

TEL '64 3 440 0056  
FAX '64 3 448 9198  
EML codcalex@codc.govt.nz  
WEB www.codc.govt.nz

13 January 2015

District Land Registrar  
Land Information New Zealand  
Private Bag 4721  
CHRISTCHURCH 8140



Val 28541/153/00  
RC 140287

**Request 1267288 Titles**

Cpy - 01/01, Pgs - 003, 15/01/15, 10:30



DocID: 213962789

Dear Sir

**SUBDIVISION CONSENT SUBJECT TO AMALGAMATION CONDITION -  
RYLEY FAMILY TRUST NO. 2, EARNSCLEUGH ROAD : RC 140287**

I propose to recommend consent to the subdivision, subject to the following condition:

1. That pursuant to section 220(1)(b)(i) of the Resource Management Act 1991:  
*"That Lot 1 hereon be transferred to the owner of Lot 3 DP 444958 (CFR 558731) and that one Computer Freehold Register Identifier be issued to include both parcels. (see CSN Request )."*

Lot 1 is shown on the attached plan of subdivision for "Lots 1 and 2 being a subdivision of Lot 24 DP 25230". Please note that the Council has previously granted subdivision consent RC 110066 on 28 June 2011. A copy of that plan of subdivision is also attached being "Lots 1-3 being a subdivision of Lot 1 DP 22934".

The applicant has advised that Lot 3 RC 110066 has been preallocated plan and title references; and that Lot 3 RC 110066 will be known as Lot 3 DP 444958 that is to be held in Computer Freehold Register Identifier 558731.

The proposed amalgamation condition refers to the preallocated plan and CFR references.

Would you please advise if this condition is practicable.

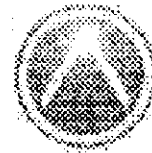
Yours faithfully

ANN RODGERS  
PLANNING TEAM LEADER

per W D Whitney

Our ref: 14109-01

16 February 2015



**JSL**

Juffermans Surveyors Ltd

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

## Maria Cashmore

---

**From:** Maria Cashmore  
**Sent:** Thursday, 26 March 2015 1:22 p.m.  
**To:** 'Customer Support'  
**Subject:** RE: RMS15007 Amalgamation Request: Two Lot Rural Subdivision at Tirimoana Road, Maata CRM:0250613  
**Attachments:** 145787.tif

Hello Sarah

I have attached the Certificate of Title for Lot 1 DP 335585 (CT 145787).

I have missed this document with my initial email. Please include this document with my request.

Thank you

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](http://www.southtaranaki.com)



**From:** Customer Support [<mailto:customersupport@linz.govt.nz>]  
**Sent:** Thursday, 26 March 2015 1:09 p.m.  
**To:** Maria Cashmore  
**Subject:** RE: RMS15007 Amalgamation Request: Two Lot Rural Subdivision at Tirimoana Road, Maata CRM:0250613

Good Afternoon Maria,

Your enquiry has been processed and a Amalgamation Consultation request has been created for a Technical Advisor to action. This type of request will take approximately 10 working days to complete.

Should you have any further enquiries about this please quote your request number 1282181 when you contact Land Information New Zealand (LINZ).

Regards,

Sarah Bain  
Customer Support

0800 665 463

----- Original Message -----

**From:** Maria Cashmore  
**Received:** 26/03/2015 11:56 a.m.  
**To:** Customer Support  
**Subject:** RMS15007 Amalgamation Request: Two Lot Rural Subdivision at Tirimoana Road, Maata

Dear Sir or Madam

Please advise if the following amalgamation condition is practicable under Section 220 (1)(b)(i) of the Resource Management Act 1991.

*That Lot 1 hereon be transferred to the owner of Lot 1 DP 335585 (CT 145787) and that one Certificate of Title be issued to include both parcels.*

Attached is a copy of the Subdivision Plan and Certificate of Title.

Regards  
Maria

**Maria Cashmore**

**Planner** | South Taranaki District Council

105-111 Albion St, Private Bag 902, Hawera 4610, NZPhone: +64 6 278 0555 | Fax: +64 6 278 8757 | [www.southtaranaki.com](http://www.southtaranaki.com)



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## **Maria Cashmore**

---

**From:** Maria Cashmore  
**Sent:** Friday, 27 March 2015 9:21 a.m.  
**To:** Thomas@juffermans.co.nz  
**Subject:** RMS15007 Proposed two lot rural subdivision at Tirimoana Road, Maata

Hello Thomas

I thought I should let you know that the resource consent application for a proposed two lot rural subdivision at Tirimoana Road, Maata has been granted.

A copy of the decision letter including the invoice will follow via post.

If you have any questions about the consent, please let me know.

Regards

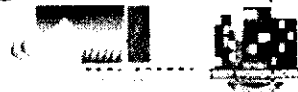
Maria

## **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](http://www.southtaranaki.com)



# Subdivision Consent Report

RMS15007

|         |                                                                                        |
|---------|----------------------------------------------------------------------------------------|
| To      | John McKenzie, Group Manager Environmental Services                                    |
| From    | Maria Cashmore, Planner                                                                |
| Date    | 26 March 2015                                                                          |
| Subject | <b>Proposed two lot rural subdivision with power corridor at Tirimoana Road, Maata</b> |

|                             |                       |
|-----------------------------|-----------------------|
| <b>Applicant:</b>           | Noel Rawlinson        |
| <b>Zone:</b>                | Rural                 |
| <b>Type of Subdivision:</b> | Limited Discretionary |
| <b>Date of Site Visit:</b>  | 26 March 2015         |

## APPLICATION

Thomas Burley, Surveyor of Juffermans Surveyors Limited, has submitted a resource consent application on behalf of Jim Rawlinson to subdivide the property at Tirimoana Road, Maata (Lot 2 DP 335585) into Lot 1 of 2.23 ha and Lot 2 of 68.17 ha. The proposal requires resource consent because subdivision of land is not permitted in the District Plan.



### The Property

The 71.16 ha property is located in the Rural Zone and is currently used for farming and forestry purposes. District Plan map number 10 shows a power corridor dissecting the property.

### The Proposal

Lot 1 would have frontage onto Tirimoana Road and is not developed. The applicant proposes to amalgamate Lot 1 with the adjoining property to the south (Lot 1 DP 335585).

Lot 2 would also have frontage onto Tirimoana Road and has existing farm buildings which would meet all applicable bulk and location requirements of the District Plan.

The purpose of the subdivision is to enable the applicant to sell Lot 1 and to keep Lot 2 for farming purposes.

### The Surrounding Area

The character and amenity of the surrounding area is typical of a rural environment with large grassed paddocks and a few pockets of building. The common activities within the area are farming, forestry and residential.

## **EVALUATION**

The application is evaluated as a Limited Discretionary Activity because the District Plan considers subdivision of land where a new lot boundary is created within 20 metres of a power corridor under this activity status.

In assessing the effects of the proposal, the Council has discretion (but not limited to) in terms of the location of lot boundaries, location of roads and reserves, continued ease of access to existing transmission lines for inspections, maintenance and upgrading and the extent to which the location of the building platform will comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances. The above matters are in accordance with Objective 6 and Policies 6(e) of the District Plan which seek to maximise the efficiency and effectiveness of existing infrastructure services and facilities.



Aerial map showing three pylons and access in Lot 2 and new boundaries of the subdivision

The power corridor dissects Lot 2. Based on the above aerial map, there are three pylons in Lot 2. Lot 2 has an existing vehicle crossing onto Tirimoana Road which is located approximately 100 metres to the north of the proposed new boundaries of the subdivision. I consider that the functions and maintenance of the pylons (including the power lines) would not be affected by the subdivision because the new boundaries would be sufficiently setback from the existing crossing to serve Lot 2. Furthermore, this subdivision would not create any change in terms of ease of access to the power corridor. There are no reserves within the property which may be affected.

In my opinion, Lot 2 would have large enough land area for future buildings to be positioned sufficiently clear from the power corridor. Lot 1 would be amalgamated with Lot 1 DP 335585 which also has sufficient land area suitable for building.

The New Zealand Electrical Code of Practice for Electrical Safe Distances has rules relating to the safe building distances from the power corridor. In my opinion, the existing farm buildings in Lot 2 are positioned sufficiently clear from the power corridor. To ensure that the applicant is informed of this requirement, I recommend that an advice note to contact Transpower for further information is appropriate.

Based on the above assessment, I consider that the subdivision would not affect the functions and maintenance of the power corridor. This is consistent with the aims of Objective 6 and Policies 6(e) of the District Plan.

### **Subdivision**

The proposed subdivision is subject to the District Plan's performance standards in terms of services, utilities and access. These requirements are in accordance with Objective 2.07.1(a) and Policy 2.07.2 (d) (h) (i) of the District Plan which seek to ensure that the subdivision has access to a legal formed road, has provisions of adequate independent reticulated or non-reticulated services for each lot.

The Council's reticulated services are not available within 200 metres of the proposed subdivision. In this regard, the District Plan requires each lot to have a self-sufficient and sustainable measure to supply water, dispose sewage and stormwater.

### **Water Supply**

The application mentions that Lot 1 would be supplied from Lot 1 DP 335585. The water supply for Lot 2 is collected from a spring running within the property. To ensure that the requirements of the District Plan are met, I recommend a consent condition requiring each lot to be self-sufficient in terms of water supply, if consent is granted.

### **Sewage Disposal**

Lots 1 and 2 are currently undeveloped. In my opinion, in the event of future building, each lot could dispose of sewage via a septic tank and effluent field system. I believe that each lot would have large enough land area to position a septic tank and effluent field system sufficiently clear of site boundaries. However, to ensure that sewage is contained within each lot, I recommend a consent condition written to this effect.

### **Stormwater Disposal**

In my opinion, Lots 1 and 2 have large land areas to enable stormwater to be disposed of on-site by ground absorption. A standard condition requiring stormwater to be contained on-site is recommended.

### **Vehicle Access**



Street view showing the existing access to Lot 2

According to Tracey Mitchell, the Council's Development Control Engineer, Lot 2 has an existing vehicle crossing which is required to be upgraded in accordance to the Council's Rural Property Entrance specification. Lot 1 does not have a crossing. However, this lot is able to be accessed via the adjoining lot (subject to amalgamation condition). To ensure that the crossing in Lot 2 is upgraded, I recommend a consent condition written to this effect.

## **CONCLUSION**

I conclude that the proposed location of lot boundaries, access and available building platforms within each lot are appropriate to ensure that the sustainable management of the power corridor on-site is maintained. The subdivision would maintain the functions and provide for the regular up-keep of the power corridor. Overall, the proposal would not give rise to any adverse environmental effects that are more than minor.

## **RECOMMENDATION**

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.

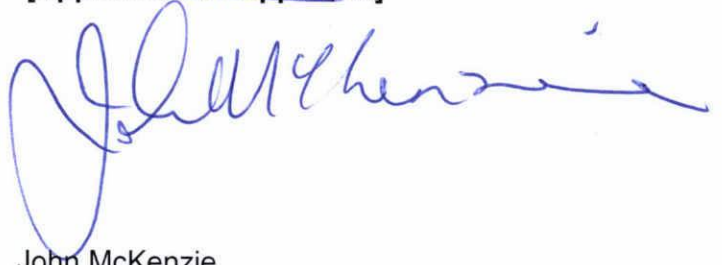
### **Advice note:**

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.*

RMS15007: Tirimoana Road, Maata

  
[Prepared by]  
Maria Cashmore  
Planner

[Approved/~~Not Approved~~]



John McKenzie  
Group Manager Environmental Services

Date: 26 March 2015

## **DISTRICT PLAN REQUIREMENTS**

### **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).

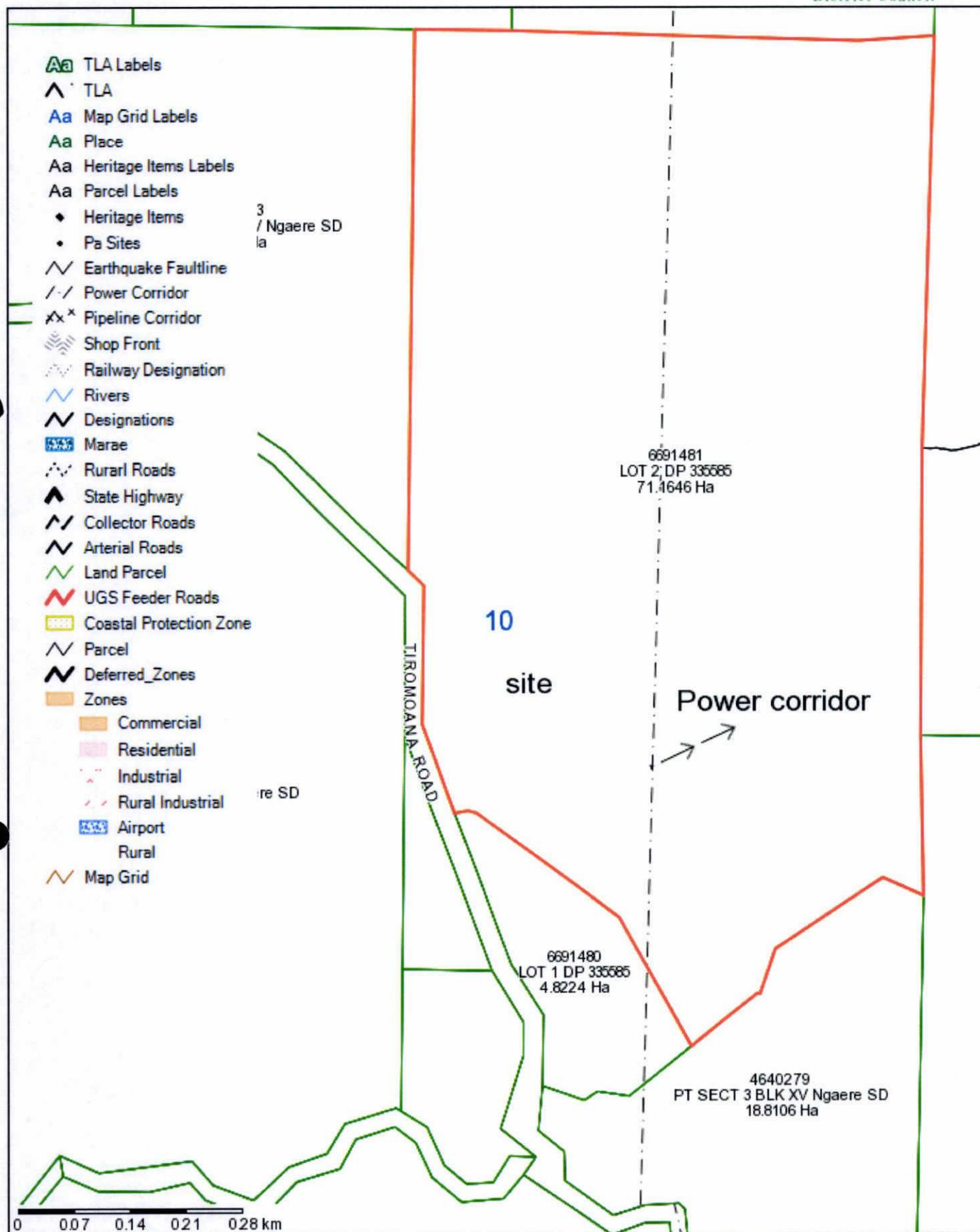
#### **8.02 Performance Standards**

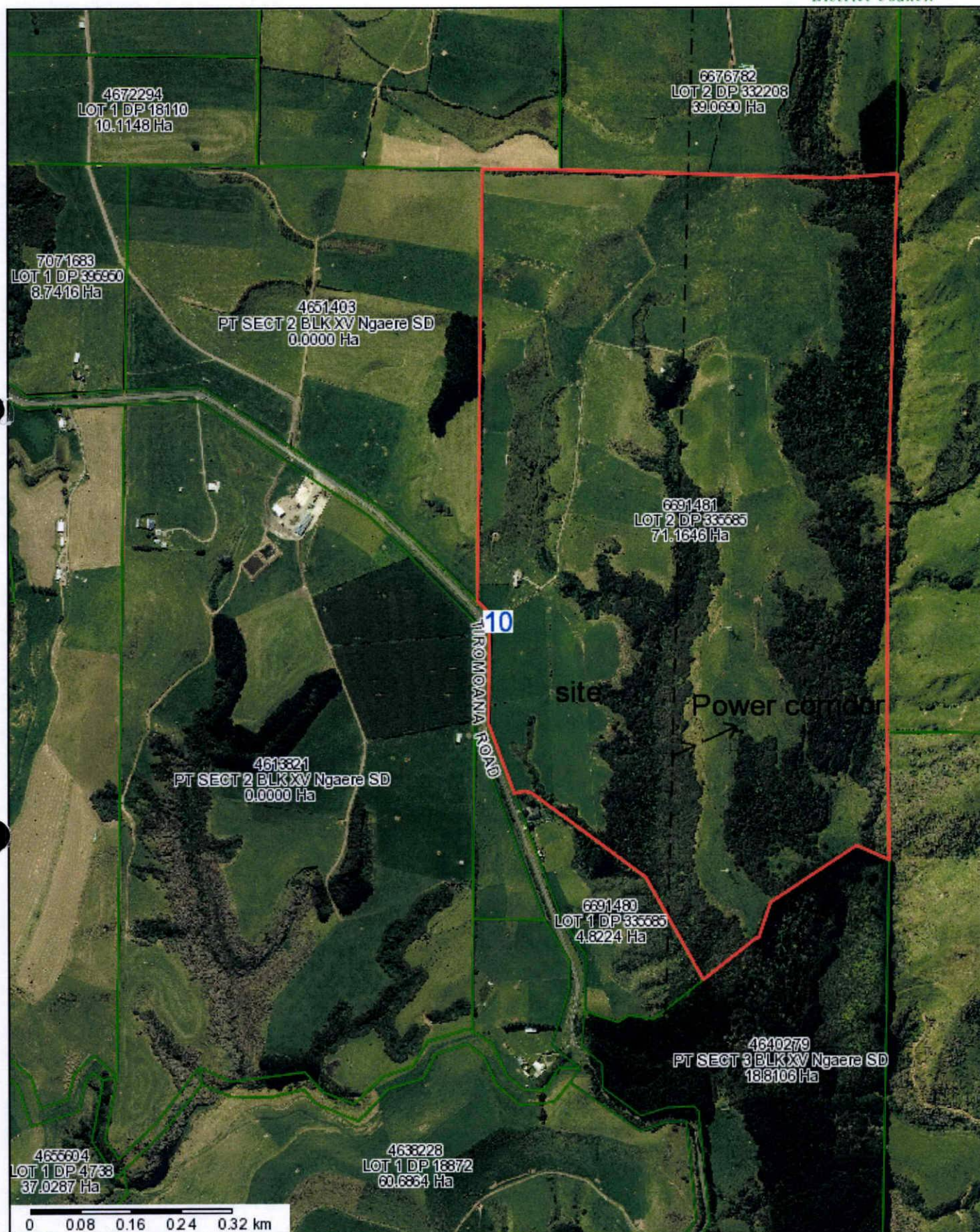
##### **8.02.1 Utilities and Services**

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.
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.
4. At the time of subdivision sufficient land for transformers and associated ancillary services shall be set aside.
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.
6. NZS 4404:2004 Land Development and Subdivision Engineering shall be complied with where necessary.

##### **8.02.2 Vehicle Access**

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.
2. NZS 4404:2004 Land Development and Subdivision Engineering shall be complied with, including (where necessary) the requirements for upgrading and/or forming vehicle crossings, roads and rights-of-way in all zones.





Scale: 1:8342  
 Original Sheet Size A4

Projection: NZGD2000 / New Zealand Transverse Mercator 2000  
 Bounds: 5631573.36683222, 1714868.49043257  
 5629537.49367671, 1718437.33416563

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 It is made available in good faith but its accuracy or completeness is not guaranteed.  
 If the information is relied on in support of a resource consent it should be verified independently.

## Maria Cashmore

---

**From:** Maria Cashmore  
**Sent:** Thursday, 26 March 2015 1:22 p.m.  
**To:** 'Customer Support'  
**Subject:** RE: RMS15007 Amalgamation Request: Two Lot Rural Subdivision at Tirimoana Road, Maata CRM:0250613  
**Attachments:** 145787.tif

Hello Sarah

I have attached the Certificate of Title for Lot 1 DP 335585 (CT 145787).

I have missed this document with my initial email. Please include this document with my request.

Thank you

Maria

## Maria Cashmore

**Planner** | South Taranaki District Council

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**Sent:** Thursday, 26 March 2015 1:09 p.m.  
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**Subject:** RE: RMS15007 Amalgamation Request: Two Lot Rural Subdivision at Tirimoana Road, Maata CRM:0250613

Good Afternoon Maria,

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Should you have any further enquiries about this please quote your request number 1282181 when you contact Land Information New Zealand (LINZ).

Regards,

Sarah Bain  
Customer Support

0800 665 463

----- Original Message -----

**From:** Maria Cashmore  
**Received:** 26/03/2015 11:56 a.m.  
**To:** Customer Support  
**Subject:** RMS15007 Amalgamation Request: Two Lot Rural Subdivision at Tirimoana Road, Maata

Dear Sir or Madam

Please advise if the following amalgamation condition is practicable under Section 220 (1)(b)(i) of the Resource Management Act 1991.

*That Lot 1 hereon be transferred to the owner of Lot 1 DP 335585 (CT 145787) and that one Certificate of Title be issued to include both parcels.*

Attached is a copy of the Subdivision Plan and Certificate of Title.

Regards  
Maria

**Maria Cashmore**

**Planner** | South Taranaki District Council

105-111 Albion St, Private Bag 902, Hawera 4610, NZPhone: +64 6 278 0555 | Fax: +64 6 278 8757 | [www.southtaranaki.com](http://www.southtaranaki.com)



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## Maria Cashmore

---

**From:** Thomas Burley <Thomas@juffermans.co.nz>  
**Sent:** Thursday, 26 March 2015 1:10 p.m.  
**To:** Maria Cashmore  
**Subject:** RE: RMS15007 Proposed two lot rural subdivision with power corridor at Tirimoana Road, Maata  
**Attachments:** 145787.tif

Hello Maria,

Attached is the certificate of title for Lot 1 DP 335585.

Cheers,

**THOMAS BURLEY | SURVEYOR | 021 433 796 |**

|                                                                                                                            |                                                                                                                  |                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| <br><b>JSL</b><br>Juffermans Surveyors Ltd | <b><u>NEW PLYMOUTH</u></b><br>51 Dawson Street<br>PO Box 193, New Plymouth<br>Ph: 06 759-0904<br>Fx: 06 759-0905 | <b><u>HAWERA</u></b><br>79 Princes Street<br>PO Box 66, Hawera<br>Ph: 06 278-4135 |
|                                                                                                                            | <b><u><a href="http://www.juffermans.co.nz">www.juffermans.co.nz</a></u></b>                                     |                                                                                   |

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**From:** Maria Cashmore [<mailto:maria.cashmore@stdc.govt.nz>]  
**Sent:** Thursday, 26 March 2015 12:59 p.m.  
**To:** Thomas Burley  
**Subject:** RMS15007 Proposed two lot rural subdivision with power corridor at Tirimoana Road, Maata

Hello Thomas

Land Information New Zealand requires the Certificate of Title for Lot 1 DP 335585 in order to proceed with your proposal to amalgamate Lot 1 of the above subdivision with this lot.

Please provide this.

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](http://www.southtaranaki.com)



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



**Search Copy**

R. W. Muir  
Registrar-General  
of Land

**Identifier** 145787  
**Land Registration District** Taranaki  
**Date Issued** 14 April 2004

**Prior References**

TNH2/761

---

**Estate** Fee Simple  
**Area** 4.8224 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 335585

**Proprietors**

Noel James Rawlinson and Joan Naomi Rawlinson

---

**Interests**

Subject to Section 59 Land Act 1948

Appurtenant hereto is a right to convey water and electricity created by Easement Instrument 6028014.2 -  
3.6.2004 at 9:00 am

Identifier

145787

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 23<sup>rd</sup> day of March 2004 and for the purposes of Section 224(1) Resource Management Act 1991 that all the conditions of the subdivision consent have been complied with to the satisfaction of the said Council.

*[Signature]*  
Authorising 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: III

NEW CERTIFICATES OF TITLE ISSUED

LOT 1 145787  
LOT 2 145788

Total Area 75.29 ha

Comprised in CT DN 14761 (Part)

I, Michael Lee Gibson of New Plymouth make a person entitled to practice as a Licensed Cadastral Surveyor certify that:

(a) The purpose is to subdivide land into parcels, and that subdivision is for or under my direction in accordance with the Cadastral Survey Act 1992 and the Survey-General's Rules for Cadastral Survey 2002/3.

(b) This document is accurate, and any error caused by inaccuracy will not affect these facts.

29th day of March 2004  
*[Signature]*  
Surveyor

Field Book  
Reference Plans

Examined  
Correct

Approved as to Survey by  
Land Information New Zealand 6/05/2004

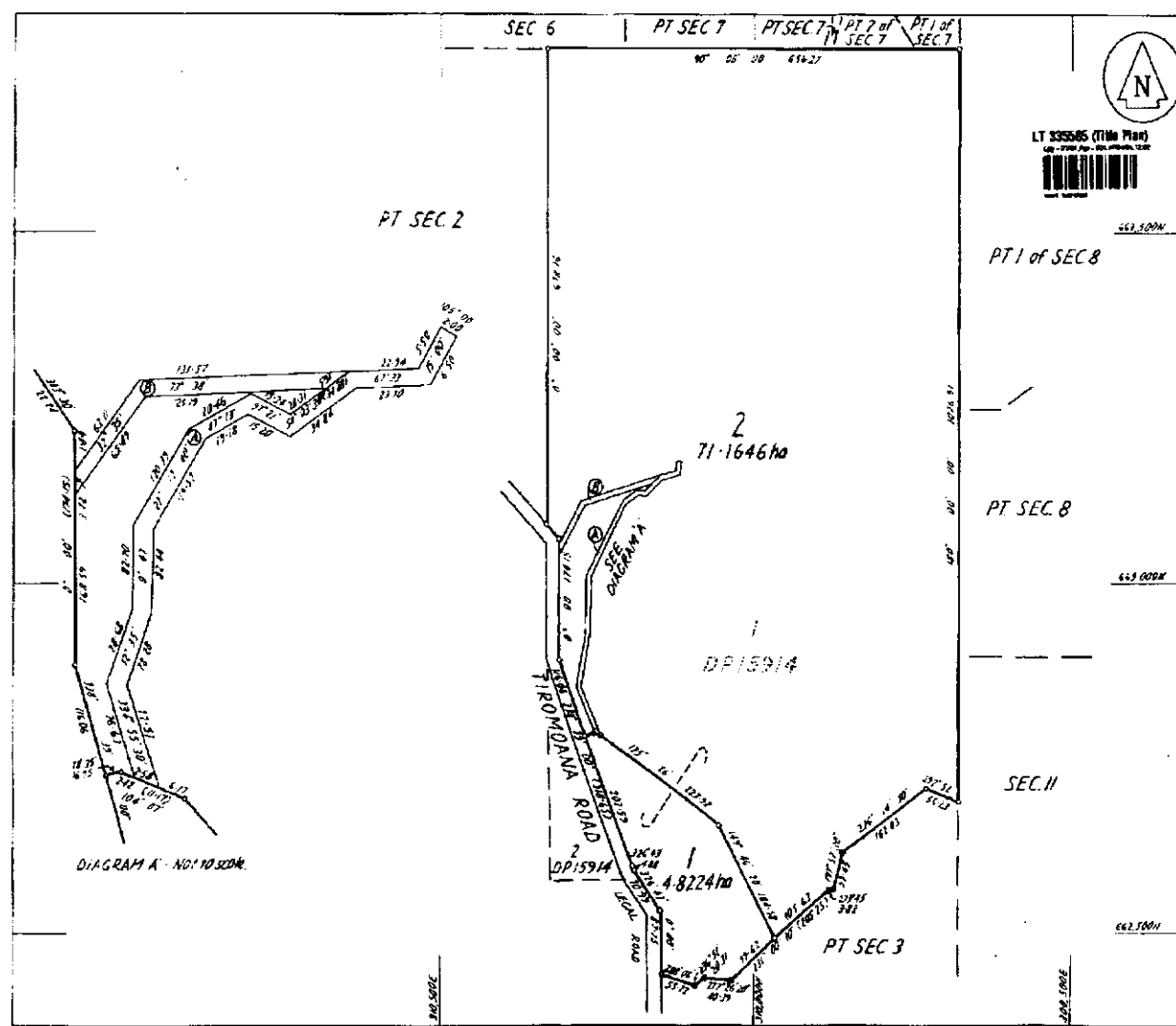
Deposited by  
Land Information New Zealand 14/4/2004

File  
Reference T-14-004  
hydrograph

DP 335585



LT 335585 (Title Plan)  
Ley 2280 Reg. 200 (Resource Mgmt Act 1991)



LAND DISTRICT Taranaki

Lots 1 & 2 Being A Subdivision  
Of Lot 1 DP 15914

LEGISLATIVE AUTHORITY SOUTH TARANAKI DISTRICT  
Surveyed by BTW SURVEYORS LTD Ref: 83112  
Scale 1:4000 Date FEBRUARY 2004

## Maria Cashmore

---

**From:** Tracey Mitchell  
**Sent:** Monday, 16 March 2015 2:50 p.m.  
**To:** Maria Cashmore  
**Subject:** RE: RMS15007 Proposed two lot rural subdivision at Tirimoana Road, Maata  
**Attachments:** RMS15007 Engineering Review.docx

Hi Maria,

Engineering review attached. Please add half an hour for my time.

Thanks

**Tracey Mitchell**

**Development Control Engineer** | South Taranaki District Council  
105-111 Albion St, Hawera 4610 | Private Bag 902, Hawera 4640, NZ  
Phone: +64 6 278 0555 | Cell: 022 197 3379 | [www.southtaranaki.com](http://www.southtaranaki.com)



**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

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](http://www.southtaranaki.com)



# Memorandum

**To** Maria Cashmore - Planner  
**From** Development Control Engineer  
**Date** 16 March 2015  
**Subject** RMS15007 – 131 Tirimoana Road, Maata

---

## Engineering Review

The existing vehicle crossing for lot 2 is required to be upgraded to STDC standard.

No other conditions required.

Tracey Mitchell  
**Development Control Engineer**

## Maria Cashmore

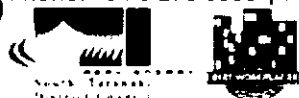
---

**From:** Maria Cashmore  
**Sent:** Monday, 16 March 2015 2:33 p.m.  
**To:** Tracey Mitchell  
**Subject:** RE: RMS15007: Two lot rural subdivision at Tiromoana Rd, Maata - Section 92 response

Hello Tracey  
I have now placed this application off hold.  
Please provide your engineering recommendations by 19 March.  
Thank you  
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](http://www.southtaranaki.com)



---

**From:** Thomas Burley [<mailto:Thomas@juffermans.co.nz>]  
**Sent:** Friday, 13 March 2015 12:50 p.m.  
**To:** Maria Cashmore  
**Cc:** Tracey Mitchell  
**Subject:** RE: RMS15007: Two lot rural subdivision at Tiromoana Rd, Maata - Section 92 response

Hello Maria,

The water for Lot 2 is collected from a spring that is located on the property.

Cheers,

**THOMAS BURLEY | SURVEYOR | 021 433 796 |**

|                                                                                                                               |                                                                                                           |                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| <br><b>JSL</b><br>Juffermans Surveyors Ltd | <b>NEW PLYMOUTH</b><br>51 Dawson Street<br>PO Box 193, New Plymouth<br>Ph: 06 759-0904<br>Fx: 06 759-0905 | <b>HAWERA</b><br>79 Princes Street<br>PO Box 66, Hawera<br>Ph: 06 278-4135 |
|                                                                                                                               | <a href="http://www.juffermans.co.nz">www.juffermans.co.nz</a>                                            |                                                                            |



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**From:** Maria Cashmore [<mailto:maria.cashmore@stdc.govt.nz>]  
**Sent:** Friday, 13 March 2015 11:49 a.m.  
**To:** Thomas Burley  
**Cc:** Tracey Mitchell  
**Subject:** RMS15007: Two lot rural subdivision at Tiromoana Rd, Maata - Section 92 response

Hello Thomas  
Thank you for your Section 92 response.

Your response mentioned that water will continue to be collected on-site for Lot 2. Can you please clarify how and where will the water be collected from?

If you wish to discuss the above further, please give me a call.

I have CC'd Tracey Mitchell, Council's Development Control Engineer, so she is aware of where you are at with my further information request.

Thank you

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](http://www.southtaranaki.com)



---

**From:** Thomas Burley [<mailto:Thomas@juffermans.co.nz>]

**Sent:** Thursday, 12 March 2015 3:25 p.m.

**To:** Maria Cashmore

**Subject:** Tiromoana Rd, Maata - Section 92 response

Hello Maria,

Attached is the section 92 response for the RC at 131 Tiromoana Rd, Maata.

Any problems please let me know.

Thanks,

**THOMAS BURLEY | SURVEYOR | 021 433 796 |**

|                                                                                                                               |                                                                                                           |                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| <br><b>JSL</b><br>Juffermans Surveyors Ltd | <b>NEW PLYMOUTH</b><br>51 Dawson Street<br>PO Box 193, New Plymouth<br>Ph: 06 759-0904<br>Fx: 06 759-0905 | <b>HAWERA</b><br>79 Princes Street<br>PO Box 66, Hawera<br>Ph: 06 278-4135 |
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## Maria Cashmore

---

**From:** Maria Cashmore  
**Sent:** Friday, 13 March 2015 11:49 a.m.  
**To:** 'Thomas@juffermans.co.nz'  
**Cc:** Tracey Mitchell  
**Subject:** RMS15007: Two lot rural subdivision at Tiromoana Rd, Maata - Section 92 response  
**Attachments:** Section 92 response letter.pdf

Hello Thomas

Thank you for your Section 92 response.

Your response mentioned that water will continue to be collected on-site for Lot 2. Can you please clarify how and where will the water be collected from?

If you wish to discuss the above further, please give me a call.

I have CC'd Tracey Mitchell, Council's Development Control Engineer, so she is aware of where you are at with my further information request.

Thank you

Maria

## Maria Cashmore

**Planner** | South Taranaki District Council

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Any problems please let me know.

Thanks,

**THOMAS BURLEY | SURVEYOR | 021 433 796 |**

|                                                                                                                           |                                                                                                                  |                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
|  <b>JSL</b><br>Juffermans Surveyors Ltd | <b><u>NEW PLYMOUTH</u></b><br>51 Dawson Street<br>PO Box 193, New Plymouth<br>Ph: 06 759-0904<br>Fx: 06 759-0905 | <b><u>HAWERA</u></b><br>79 Princes Street<br>PO Box 66, Hawera<br>Ph: 06 278-4135 |
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Juffermans Surveyors Ltd

12 March 2015

South Taranaki District Council  
C/- Maria Cashmore  
Private Bag 902  
Hawera

Attention: Maria Cashmore

Dear Maria,

**SECTION 92 RESPONSE FOR RESOURCE CONSENT – Tiromoana Road, Maata.**

Following section 92 letter for further information, please find enclosed the following information:

- 1. The power corridor passes through proposed Lot 2 (68.17ha) which is to continue operating as one farm activity. Proposed Lot 1 is over 100m away from the power corridor. Access to this power corridor will not be affected in any way as a result of this subdivision. Any building platforms will comply with NZECP:34 2001. We do not anticipate this subdivision to adversely affect the power corridor.*
- 2. Water will continue to be collected onsite for Lot 2. Lot 1 will adopt the existing water supply of Lot 1 DP 335585 as they are being amalgamated as a result of this subdivision.*

We look forward to your response

Yours Faithfully

Thomas Burley  
Juffermans Surveyors Ltd