

View Instrument Details



Instrument No	12485041.4
Status	Registered
Date & Time Lodged	14 July 2022 11:38
Lodged By	Curr, Jessica Margaret
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Records of Title	Land District
1030848	Canterbury

Annexure Schedule Contains 4 Pages.

Signature

Signed by Robert Howard Vincent as Territorial Authority Representative on 04/07/2022 10:21 AM

***** End of Report *****

Timaru District Council

Consent Notice

Section 221, Resource Management Act 1991

Pursuant to section 221 of the Resource Management Act 1991, in granting subdivision consent 101.2017.2, the following conditions shall be registered as a consent notice against the record of title of Lot 4 DP 570502;-

Condition 3

All new dwellings located on this Lot shall be located within the identified building platforms as set out in the plan by Milward Findlay Lobb Ltd dated 22 March 2022.

Condition 4

No further subdivision shall take place on this Lot until such time as the site is rezoned to an operative urban or rural residential / lifestyle zone.

Condition 5

The total area of buildings on this lot shall not exceed 400 square metres, nor exceed 8.5 metres above ground level as surveyed at the time of subdivision.

Condition 6

The exterior cladding of all buildings are to be of natural or stained timber, or where other materials are used, black, grey, green or brown hues

Condition 7

All fencing shall be either post and wire or post and rail. No other fencing types may be used.

Condition 8

All exterior lighting shall be downwards facing. No lighting exceeding 20 lux in the horizontal or vertical planes shall fall on adjacent properties. All exterior lighting shall be directed away from roads to avoid light overspill which may affect the safety of motorists.

Condition 9

Owners of this Lot are advised that the area surrounding the Lot is a working rural environment. No complaints shall be made against any rural activities on surrounding sites, where those rural activities comply with the relevant provisions of the district and / or regional plan, and / or any relevant bylaw or legislative requirements, or are allowed by consent or other permission.

Condition 11

Until such time that Lots 1 to 5 are rezoned to an operative urban or rural residential zone, all landscaping is to be maintained in accordance with the landscape plan approved by the Timaru District Council under condition 10. All plantings shall be maintained in accordance with the plan, and replaced if they die or are diseased and require removal.

Condition 12

All new buildings on this lot shall be constructed in accordance with the minimum floor levels set in the flood hazard assessment prepared by Chris Fauth on behalf of Canterbury Regional Council, dated 9 October 2018.

Condition 14

Dwellings on this Lot are to be serviced by individual onsite effluent disposal systems to dispose of effluent.

Condition 15

This lot shall collect and dispose of stormwater on-site.

Condition 16

Dwellings on this Lot are to be provided with potable (drinkable) water from either a community water scheme or a private bore, or be able to provide storage of a minimum of 45,000 litres of potable water from another source. If stock are accommodated on the allotment the landowner shall provide an adequate water supply for stock water.

Condition 24

No bore on this Lot may be used for the provision of a Community Drinking Water Supply if the effect of such a supply would be to cause the imposition of a Community Drinking Water Protection Zone on any part of the property comprised of Computer Freehold Register CB47D/627.

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Continued:

Dated at Timaru on 7th June 2022

A handwritten signature in black ink, appearing to be 'AW', written over a dotted line.

Alex Wakefield

Team Leader: Consents and Compliance
(Authorised Officer)

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