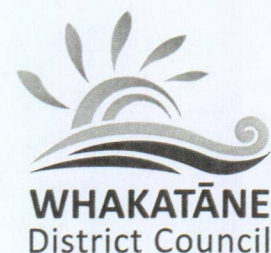


SS-2014-8386-00
0420/0166/000

11 September 2015

Overington Surveyors
PO Box 600
WHAKATĀNE 3158



RCSDEC

Attention: RJ Overington

Dear Sir

RESOURCE CONSENT (RURAL SUBDIVISION) —

TYPE: SUBDIVISION CONSENT
APPLICANT: NR & JJ NEWLAND
DETAILS: TO SUBDIVIDE TWORURAL LOTS (ONE ADDITIONAL LOT)
ADDRESS: 1098 BRAEMAR ROAD/37 SYMOND ROAD, ONEPU
Your Ref: 3284

I am pleased to advise you that your subdivision consent has been granted. The Council's resolution and the conditions of consent are attached. As the consent holder you must comply with all the conditions of this consent and ensure all the legal paperwork is completed before you can apply to Land Information New Zealand for new titles for the lots.

Your surveyor or agent will explain the process for you to complete the required works and obtain the new titles. In general terms there are three key steps to the process:

1. Arrange for the surveying work to be completed by your surveyor and to have the new survey plan approved by Council. This is otherwise known as the Section 223 Certificate, and must be completed within five years of the date of this letter or the consent will expire.
2. Carry out all of the works required by these consent conditions. The Council will inspect the physical works and certify their compliance. There is a maximum period of 3 years from the date of the survey plan approval during which you must complete the conditions of consent and obtain the approval of Council. This is also known as the Section 224 Certificate.
3. Arrange for any legal documentation to be prepared by your solicitor.

It is important that you understand the steps in the process and how the timeframes work so you can control them to your advantage. Please discuss the process with your surveyor or contact a Planner at the Council if you have any questions. Under some circumstances the time frames may be extended, and you should consult your surveyor or agent on this matter. Please note that there are Council fees and charges associated with these processes.

Please read the consent conditions carefully and ensure you understand what is required of you. Please ensure that any contractor or person acting on your behalf is provided with a copy of the consent conditions and also understands the requirements. You should ensure they are provided with a copy of any approved engineering drawings or Standard Drawings from the Council's Engineering Code of Practice or District Plan. If you or your contractor have any questions about the standard or specifications of a drawing please contact the Council to clarify what is required. As the consent holder, it is your responsibility to ensure all of the conditions are met and all works are

completed to the required standard. If works are not completed correctly then you will have to rectify the problem at your own cost. For example, this may include re-laying a right-of-way or vehicle crossing if it is not constructed to the required standard.

Similarly you must ensure that any inspections that are required by the conditions of consent are undertaken (for example, for sewer laterals, right-of-ways and vehicle crossings). If the required inspection is not done then the Council may not be able to approve construction. If you have any questions about what must be inspected and when it must occur please contact the Council.

In accordance with Sections 357A and 357B of the Resource Management Act 1991, you have the right to object to any of the attached conditions of consent or the additional administrative charges. An objection must be lodged with the Whakatāne District Council within 15 working days of receiving the Council's decision. If you are in any way not satisfied with the decision of the Council on your objection, you have the right to appeal to the Environment Court. Any appeal must be lodged with the Environment Court within fifteen working days of receiving the decision on your objection.

An invoice for the additional fees payable for the processing of the resource consent will be forwarded to you shortly.

If you have any further enquiries about this resource consent or its conditions please contact a Planner at this office.

Yours faithfully


Shane McGhie
PRINCIPAL PLANNER

RESOURCE CONSENT (RURAL SUBDIVISION) —

TYPE: SUBDIVISION CONSENT
APPLICANT: NR & JJ NEWLAND
DETAILS: TO SUBDIVIDE TWO RURAL LOTS (ONE ADDITIONAL LOT)
ADDRESS: 1098 BRAEMAR ROAD/37 SYMOND ROAD, ONEPU

On 11 September 2015, the Principal Planner, under delegated authority, resolved as follows:

"1. **THAT** pursuant to Sections 34A, 104, 108 and 220 of the Resource Management Act 1991, the Whakatāne District Council grants consent as a discretionary activity to subdivide land described as:

Legal description: Lot 2 DP 419608
Site Address: 1098 Braemar Road/37 Symond Road, Onepu

subject to the following conditions:

- (a) That the proposed activity shall be carried out in general accordance with Plan Number 3284/1 dated July 2015 prepared by Overington Surveyors and information submitted as part of this application except where modified by any other condition of this consent.
- (b) That the consent holder shall nominate an independent potable water supply for both lots to the satisfaction of the General Manager Planning and Regulatory Services. The potability of the nominated supply shall be established to the satisfaction of Council at the time of application for building consent. All costs incurred in establishing this are to be borne by the applicant.
- (c) That all easements required to protect services shall be duly granted and reserved.
- (d) That the septic tank, effluent and stormwater disposal systems serving the existing dwelling on Lot 1 shall be contained a minimum of 1.5 metres inside the lot boundaries or appropriate easements shall be duly granted or reserved. Evidence shall be provided in the form of a surveyed plan.
- (e) That the existing separate vehicle crossings to serve proposed Lots 1 and 2 shall be formed and constructed to comply with Standard Drawing R28 of the Council's Engineering Code of Practice. The consent holder shall submit a corridor access request (CAR) and a traffic management plan (TMP) through www.corridoraccess.co.nz at least 10 working days prior to any work required being carried out on the road. The consent holder shall contact Council's Transportation Team to arrange for an inspection to be carried out prior to sealing of the vehicle crossing. They will require 48 hours notice to perform the inspection.
- (f) That a monitoring fee of \$300.00 shall be paid to the Council for the administration, monitoring and supervision of this consent. Notwithstanding the above, where there is good and reasonable cause for unprogrammed monitoring and additional site inspections, then the costs of that will be a charge on the consent holder. Such costs are

recovered on an actual and reasonable basis as defined in the General Conditions and Notes of the Fees and Charges Schedule as approved by the Council in terms of Section 36 of the Resource Management Act 1991.

2. **THAT** *within 20 working days of the receipt of the invoice the additional administrative charges that were incurred in relation to the receiving, processing and granting of this resource consent (pursuant to Section 36 of the Resource Management Act 1991) shall be paid to the Council in full.*

Advice Notes

1. *Any new dwellings to be constructed will be required to have an approved on-site effluent disposal system in accordance with guidelines set by the Operative On-site Effluent Treatment Regional Plan (2014).*
2. *Any dwelling to be constructed on each lot shall require a firefighting The New Zealand Fire Service recommends that water storage volumes and delivery systems be installed in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice 2008.*
3. *The applicant and any future owners should ensure that the take of water from the Karaponga Stream for use by Lots 1 and 2 complies with Rule 41 (Take and Use of Surface Water) of the Regional Water and Land Plan, otherwise resource consent from the Regional Council will be required.*

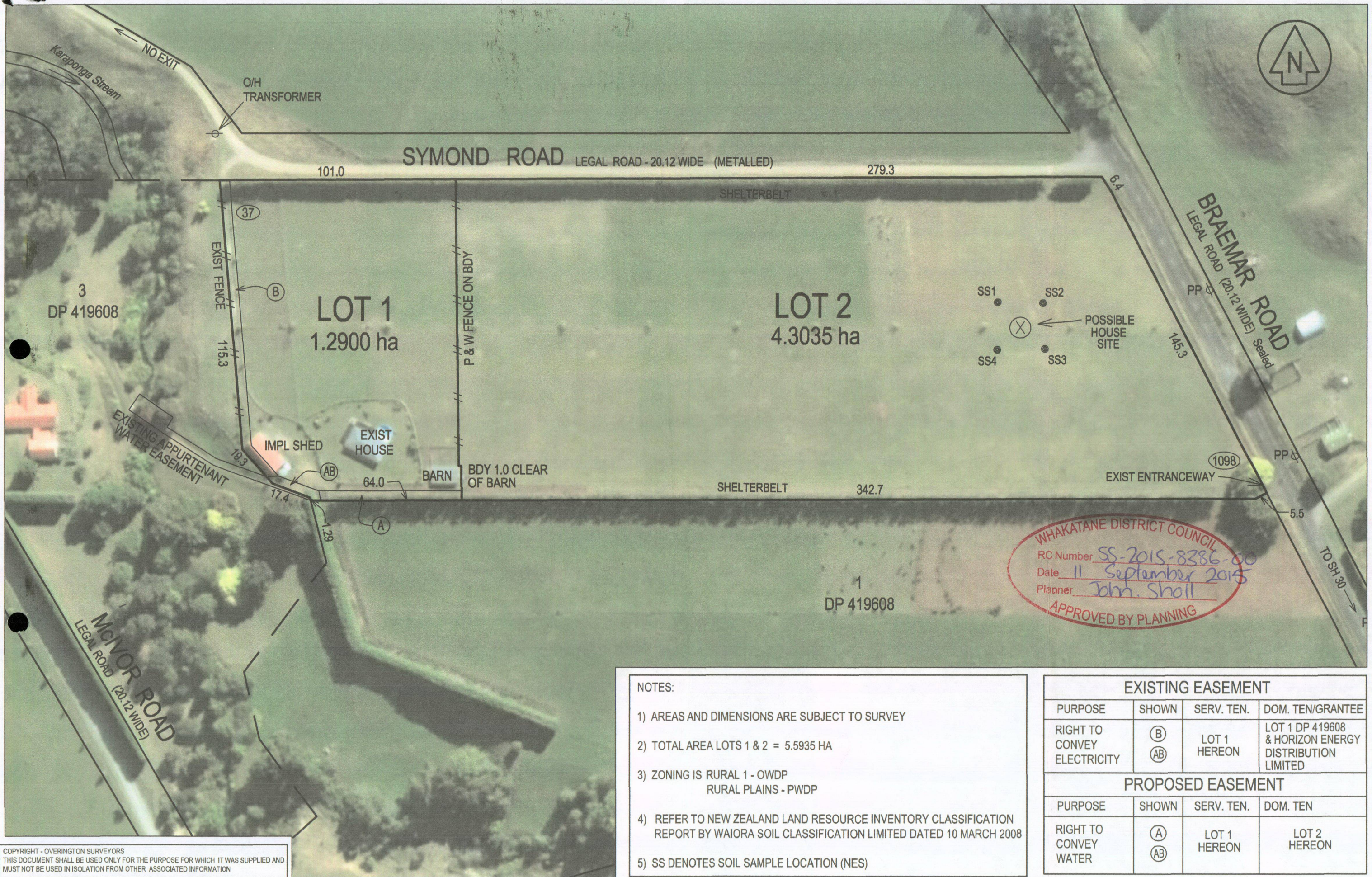
Reasons for the decision

1. *The Council notes that the subject land is a 5.5935 hectare property situated in the Rural 1 Zone of the Operative Whakatāne District Plan. Proposed Lot 2 of 4.3035 hectares is currently vacant with no residential occupation and proposed Lot 1 of 1.2900 hectares contains an existing dwelling.*
2. *The Council is satisfied that the proposed subdivision can be assessed under the performance standards of Rules 4.1.7.1(b) and 4.1.6.2(a) of the Operative Whakatāne District Plan as the soils on the property are Class III (3) with a severe soil limitation for 100% of the property. The Council is therefore satisfied that the subdivision proposal is a discretionary activity under Rule 4.1.6.2(a).*
3. *The Council is satisfied that the proposal is not contrary to the objectives and associated policies contained in the Operative Whakatāne District Plan. Council has had particular regard to Objectives LRS3 (Land Resource) and BE1 (Rural Character).*
4. *The Council is satisfied that any adverse environmental effects that may actually, or potentially, result from the subdivision are likely to be minor or are avoided, remedied or mitigated by the conditions of this resource consent.*

5. *The Council is satisfied that this proposal is in accordance with Part 2 Matters of the Resource Management Act 1991, as it does not involve a change in land use so will not adversely affect the ability of this land to meet the needs of future generations. The Council is therefore satisfied that this subdivision is an efficient use of land and the amenity values and environmental quality of this area will not be adversely affected.*
6. *The Proposed Whakatāne District Plan was notified on 28 June 2013, and the period for submissions has now closed. However, Council has not yet made decisions on the submissions received. Council is satisfied that the Rules of the Operative Whakatāne District Plan are the dominant planning Rules for this resource consent.*
7. *The Council is satisfied that this proposal is not contrary to the relevant objectives and policies contained in the Proposed Whakatāne District Plan.*



Shane McGhie
PRINCIPAL PLANNER



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MUST NOT BE USED IN ISOLATION FROM OTHER ASSOCIATED INFORMATION

PREPARED FOR: NR & JJ NEWLAND
1098 BRAEMAR ROAD
(37 SYMOND ROAD), RD2
WHAKATANE 3192

PROPOSED LOTS 1 & 2 BEING SUBDIVISION
OF LOT 2 DP 419608

COMPRISED IN CFR 474655

WHAKATANE DISTRICT

DATE	
JULY 2015	
Date	Revision

Boulder Consultants Limited, trading as

OVERINGTON
SURVEYORS

PO Box 600 Phoenix House, Pyne Street, WHAKATANE
Phone: 07 308 6384 Email: whakatane@boulderni.co.nz

DESIGNED RJO
DRAWN

SURVEYED
SCALES
1 : 1500 (A3)

DRAWING No.
3284/1
CAD No.



Electrical Certificate of Compliance

No. 3303715

No. of attachments 1

for a low voltage installation if prescribed electrical work has been done on any part of it and the prescribed electrical work involved placing, replacing, or repositioning conductors or fittings attached to conductors.

To be completed whether or not an inspection is required.

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer N&J NewlandsPhone: 3222927Address of installation 1098 Braemar Road RD2 WILKINSON

Postal address of customer (if not as above)

DECLARATION OF CONFORMITY (Please tick (✓) appropriate boxes)

In accordance with Regulation 58 of the Electricity (Safety) Regulations 2010, the design of the installation or part of the installation to which this certificate applies

- (a) complies with either Part 2 of AS/NZS 3000:2007 ☒ or Part 1 of AS/NZS3000:2007 and Regulation 59 ☒ and
 (b) the supply system of the installation or part of the installation to which this certificate applies is
 230V/400 V MEN ☐ or attached other system ☐

WORK DETAILS

18 No. of lighting outlets1 No. of ranges21 No. of socket outlets1 No. of water heaters

Was any installation work carried out by the homeowner?

Yes ☒ No ☐

Please tick (✓) as appropriate where work includes:

Mains

☒ Main earthing system☒ MEN Switchboard closest to point of supply

Electric lines

Description of work carried out (If necessary attach any pages with work done)

FIT OUT TEST & INSTALL RCD CONTROLLED HOUSE INSTALLATION

CERTIFICATION OF WORK (Please tick (✓) appropriate boxes)

I certify that the completed installation or part of the installation to which this certificate applies

- ☒ has been installed in accordance with the design detailed in the Declaration of Conformity section above
☒ has had tests which are required by the Electricity (Safety) Regulations 2010 satisfactorily completed
☒ has an earthing system that is correctly rated
☐ contains fittings which are safe to connect to a power supply
☐ is safe to connect to a power supply

ELECTRICAL WORKER DETAILS

Name Dave JonesRegistration No. E6573Company Jones & Cole ElectContact Ph No. 021 942 935Signature [Signature]Date 11/4/11

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

☐ Mains work (mains, MEN switchboards closest to the point of supply, or main earthing systems)☐ Attached other☐ Work carried out in accordance with Part 1 of AS/NZS 3000:2007

I certify that the items identified above are electrically safe and that the inspection has been carried out in accordance with the Electricity (Safety) Regulations 2010.

Name

Registration No.

Signature

Date

Contact Ph No.