

MEMORANDUM

FILE: Palmerston North City Council LU 6962 and Manawatū -Whanganui Regional Council APP-2022203991.00

DATE: 4 July 2023

TO: All parties for the hearing of consents LU 6962 and APP-2022203991.00

FROM: Natasha Adsett – Consultant Planner for Palmerston North City Council and Manawatū -Whanganui Regional Council

SUBJECT: **Response to Minute 2, Paragraph 21.**

In response to Minute 2, Paragraph 21, issued by Mr. David McMahon, Independent Hearing Commissioner, the following details the authorisations for the lifestyle allotments along Kendalls Line, particularly those located at numbers 11, 15, 23, 33 and 39 which were of interest during the site visit conducted on 23 June 2023.

PNCC have supplied two sets of consent documents with references 5837 and 5881. They relate to the land that eventually becomes the subject lots listed above. However the documents are quite confusing with it not being entirely clear which consent is authorising which lot. The two consents also appear to have been applied for at the same time.

An additional subdivision, being a boundary adjustment (consent reference 1079), took place in 2011 and is also discussed below.

Creation of the lot for 39 Kendalls Line (consent reference 5837)

Lot 1, being the subdivision of Pt Lot 13 DP 3295 was applied for in on 3 October 1990 and granted on 20 December 1990.

In the letter outlining the reasons for granting it noted:

“The proposal is to subdivide Lot 1 from Pt Lot 13 to create a 2ha site for horticultural and orchard use, ie combining both trees and a variety of intensive and selective horticultural plantings.[...] This application was accompanied by a development report and complies with Ordinance 3.42 of the Kairanga County District Scheme.”

The assessment was accompanied by a report demonstrating that on site sewage disposal is viable.

Creation of the lots for 11, 15 and 23 Kendalls Line (consent reference 5881)

Lot 1-2, being the subdivision of Pt Lot 13 DP 3295 was applied for in on 3 October 1990 and granted on 20 December 1990. It looks as though it was applied for at a similar time or in conjunction for the subdivision which created 39 Kendalls Line.

As with consent 5837 in the letter outlining the reasons for granting it is noted:

“The proposal is to subdivide Lot 1 from Pt Lot 13 to create a 2ha site for horticultural and orchard use, ie combining both trees and a variety of intensive and selective horticultural plantings.[...] This application was accompanied by a development report and complies with Ordinance 3.42 of the Kairanga County District Scheme.”

Unfortunately, the granting letter/ decision for consent 5881 only mentions one lot, but in other locations in the file it mentions two. I have found it difficult to see what was being authorised.

Further subdivision of land in relation to 23 and 33 Kendalls Line (consent reference 1079)

A boundary adjustment between the properties at 23 and 33 Kendalls line took place with consent applied for on 10 January 2011. It was granted on 10 February 2011 with the consent documents noting it was a Discretionary Activity under the District Plan as the lots were both less than 4Ha.

Current subdivision requirements

Within the hearing on 22 June 2023, it was questioned what the current subdivision requirements are. Kendalls Line and the surrounding area are zoned Rural. There are no additional overlays for example the rural-residential overlay found in other areas of the city.

For the subdivision of vacant land, the Palmerston North District Plan allows subdivision in the Rural Zone as a Controlled Activity (Rule 7.15.1.1), subject to standards including a minimum lot size of 20Ha.

Lot sizes less than this becomes a Non-Complying Activity under rule 7.15.4.1. For subdivision applications under this rule, it is also noted that subdivision for rural lifestyle purposes is strongly discouraged in the National Policy Statement for Highly Productive Land (2022). In practice this means that, under the current provisions of the District Plan, lots less than 20ha in size within the vicinity of Kendalls Line are unlikely to be granted.

A handwritten signature in blue ink, appearing to be 'Natasha Adsett', with a long horizontal line extending to the right.

Natasha Adsett
Senior Planner
Evergreen Consulting Limited

File No. 5837

Part _____

PALMERSTON NORTH CITY COUNCIL

SUBJECT

PROP SUBDIVN PT LOT 13

DP 3295

KENDALLS LINE, LINTON

^{Cambridge}
~~CAMBRIDGE~~ ~~ASS~~ INVESTMENTS.

RELATED FILES

Blunt

The report furnished by R-G does not provide the info sought by Fraser i.e. percolation rates at the site that will be used for the effluent disposal field.

In the manner in which P-S advise, ~~the~~

This is required

2.

Message phoned through 2.35 pm.
Wed 14/11/90.

Continue with Riondan that percolation tests required.

On 15/11/90
Vehicle entrance off Kendall's line to be constructed to Rural standard with building permit @

Contract No: _____

- 6.3 Finishing of all Crossings - All concrete shall be screeded to correct line and level and brought to a dense surface finish with wooden float or similar implement. The finished surface shall be light broomed and left free from raised arises and generally to the Engineer's satisfaction.
- 6.4 Reinforcing - All reinforcing used as shown in the drawing shall be clean and free from deleterious substances and rust scale, shall be securely fixed in position and prevented from movement during the pouring and compaction of concrete.
- 6.5 Performance Test - The Contractor shall produce such delivery dockets relevant to any particular crossing and if any dispute arises over slab thickness, the City Engineer shall cause a core to be cut from the slab in a position nominated by himself. The thickness of the resulting core shall be cause for the rejection of the slab if insufficient. The Contractor shall replace the slab including the provision of all materials at his own cost.
- 6.6 Identification Mark - The City Engineer will provide an identification stamp which shall be used to imprint the crossing before the concrete has reached its initial set. This stamp will identify the Contractor and the year of construction.

G R GOODMAN
CITY ENGINEER

Planning and Development

18 January 1991

Messrs Truebridge & Associates
Registered Surveyors
32 Manchester Square
FEILDING

Dear Sir

PROPOSED SUBDIVISION OF PT LOT 13, DP 3295
KENDALLS LINE, LINTON - CORBRIDGE INVESTMENTS

I advise that pursuant to a resolution passed on the 20th December 1990, pursuant to Section 279 of the Local Government Act 1974, Council has approved Scheme Plan 5837 subject to and conditional upon the following:

1. Compliance with the requirements of Kairanga County District Scheme and Section 8 of the Proposed Review No. 3.

ENGINEERING REQUIREMENTS FOR SCHEME PLAN.

2. Details of percolation tests are to be supplied and approved by the Director of Works prior to approval under section 305.
- X 3. The proposal is to be self-sufficient for water supply as per the Land Use Submission prior to approval under Section 305.
- X 4. The vehicle entrance is to be formed to Rural Standard prior to the issuing of a Building Permit.

SURVEY PLAN (Section 305) Fee \$51.00

SECTION 306 (1) (f) (i) CERTIFICATE

5. A certificate under Section 306 (1) (f) of the Local Government Act 1974 will not be issued until all conditions of subdivision have been complied with to the satisfaction of the Council.

NOTE: Section 305 (4) of the Local Government Act 1974 states:

"Where-

- (A) A survey plan in respect of the land affected by the scheme plan is not submitted to the Council for its approval within three years after the date of the approval of the scheme plan, or within such extended period or periods as the Council in any special case may allow;
- (b) Such a survey plan is submitted to the Council for its approval within the said period of three years, or within such extended period as aforesaid, but any conditions that is required to be complied with before that approval of the survey plan has not been complied with to the satisfaction of the Council before the expiration of that period or any such extended period;

the approval of the scheme plan shall be deemed to have lapsed at the expiration of that period or extended period, as the case may be, and thereupon the scheme plan shall cease to have any effect."

Attention is drawn to the fact that the Local Government Act 1974 (particularly Sections 299, 300 & 301), provide certain rights of objection and/or appeal in respect of Councils decision on subdivisional matters. For further advise thereon, you should consult your own solicitor.

Any objection must be in writing and be lodged within one month of receipt of this notice.

Yours faithfully

M J HARDING
CITY SECRETARY

Per 

19 December 1990

REPORT TO:

The Director of Planning and Development
PALMERSTON NORTH CITY COUNCIL

PROPOSED SUBDIVISION OF PT LOT 13, DP 3295
KENDALLS LINE, LINTON - CORBRIDGE INVESTMENTS

The Scheme Plan No. 5837 was submitted by Truebridge Associates, Registered Surveyors, on 3 October 1990 for Council consideration and approval.

The application deals with the land comprised in Certificate of Title 33C/705(pt) having a total area of 4ha and being zoned Rural under the provisions of the Kairanga County District Scheme.

The proposal is to subdivide Lot 1 from Pt Lot 13 to create a 2ha site for horticultural and orchard use, ie combining both trees and a variety of intensive and selective horticultural plantings.

This application was accompanied by a development report and complies with Ordinance 3.42 of the Kairanga County District Scheme.

Tile drains, in conjunction with mole drains, provide adequate stormwater drainage. the proposal will be self-sufficient as to water supply. Demonstration of adequate sewage disposal will be provided by means of percolation tests.

Reserve fund contribution is not applicable.

The subdivision complies with the requirements of the District Scheme.

RECOMMENDATION:

That Scheme Plan 5837 be approved subject to the conditions contained in the following resolution.



S McINTOSH
SUBDIVISIONS OFFICER

Pursuant to Section 279 of the Local Government Act 1974, Council approves Scheme Plan 5837 subject to and conditional upon the following:

1. Compliance with the requirements of the Kairanga County District Scheme and Section 8 of the Proposed Review No. 3.

ENGINEERING CONDITIONS:

1. Details of percolation tests are to be supplied and approved by the Director of Works prior to approval under Section 305.
2. The proposal is to be self-sufficient for water supply as per the Land Use Submission prior to approval under Section 305.
3. The vehicle entrance is to be formed to Rural Standard prior to the issuing of a Building Permit.

Survey Plan (Section 305) Fee \$51.00

Section 306(1)(f)(i) Certificate

4. A certificate under Section 306(1)(f) of the Local Government Act 1974 will not be issued until all conditions of subdivision have been complied with to the satisfaction of the Council.

Decision: *Approved subject to the site meeting the requirements of Variation 6 of the Reviewed District Scheme.*
Pursuant to powers delegated to the Director of Planning and Development by the Palmerston North City Council at its meeting held on 18 December 1989 the Scheme Plan 5837 is approved subject to the foregoing conditions.

DATED this *20th* day of December 1990.



SUE O'NEILL
DEVELOPMENT SERVICES MANAGER



TRUEBRIDGE ASSOCIATES

LEVIN FEILDING
&
PARAPARAUMU

Partners:
Geoffrey Michael Truebridge, M.N.Z.I.S.
William Loudon Rlordan, B.Surv., M.N.Z.I.S.

TELEPHONES: BUS. 37-576
RES. 37-163

32 MANCHESTER SQUARE
FEILDING

14 December 1990

The General Manager
Palmerston North City Council
Private Bag
PALMERSTON NORTH

ATTENTION JOCELYN BOCKETT

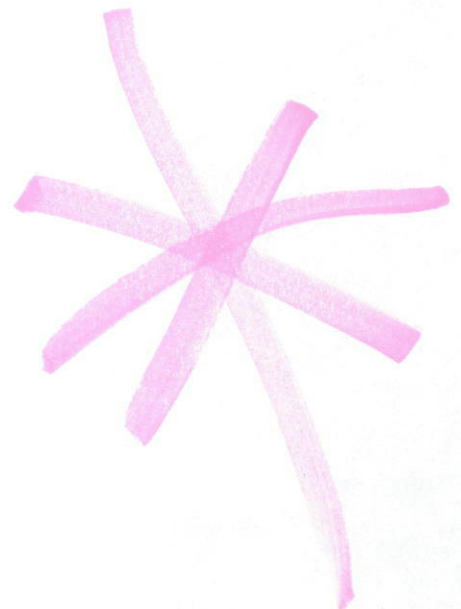
Dear Sir,

re: SUBDIVISION OF PT LOT 13 D.P. 3295.
CORBRIDGE INVESTMENTS LTD., KENDALLS LINE LINTON
S.P.'s 5837 & 5881

Herewith please find attached the title plan for the above subdivision which is now ready for Council's seal and endorsement.

Both the above scheme plans have been included in the one Land Transfer Plan. Assuming the letters of approval are forthcoming early next week, it is important that we get this plan sealed and signed before Christmas, the completion certificate pursuant to section 306 is not vital at this stage. Please ring should you be able to obtain the seal and we will uplift the plan.

W. Rlordan





TRUEBRIDGE ASSOCIATES

REGISTERED SURVEYORS

LEVIN FEILDING
&
PARAPARAUMU

Partners:
Geoffrey Michael Truebridge, M.N.Z.I.S.
William Loudon Riordan, B.Surv., M.N.Z.I.S.

TELEPHONES: BUS. 37-576
RES. 37-163

32 MANCHESTER SQUARE
FEILDING

27 November 1990

The Manager
Palmerston North City Corporation
Private Bag
PALMERSTON NORTH

Dear Sir

re: SP 5837
CORBRIDGE INVESTMENTS LINTON

Herewith please find attached a report from Royds Garden regarding septic tank percolation tests, carried on the land involved in the above subdivision, as requested.

Yours faithfully
TRUEBRIDGE ASSOCIATES
PP

W L Riordan

Royds Garden Limited
300 Church Street, PO Box 2033,
Palmerston North, New Zealand. Fax (063) 61-164.
Telephone (063) 74-034 & 85-572.

8265
22 November 1990

Truebridge Associates
32 Manchester Square
FEILDING

Attention: Bill Riordan

Dear Sir

**ON-SITE SEWAGE DISPOSAL
S.P 5837 KENDALLS LINE LINTON
CORBRIDGE INVESTMENTS
PROPOSED LOT 1. OF PT LOT 13 DP 3295 (SEPTEMBER 1990)**

The PNCC have sought testing of the proposed lot to demonstrate that on-site sewage disposal is a viable option.

On-site sewage disposal will be possible on the lot.

Refer to the attached marked-up plan. The land is fairly flat but there is a fall of about 1 in 30 from the road for 90 m to a shallow gully-like depression. The rear half of both lots is a very low "ridge" between this depression and the small stream at the rear.

Four percolation tests were performed in the most likely disposal areas on this and the adjacent lot. The topsoil is 180 - 280 mm thick and is underlain by yellow-grey clay and mottled orange and brown clay. Percolation rates are very low: the lowest figures of each test were in the range 2 to 12 mm/hr. "Evapotranspiration Seepage Beds" will be needed with all the usual precautions.



The total disposal and reserve area should be as large as possible. It can be used for some other purposes eg woodlot. It will be planted to some extent as part of the disposal system. The minimum area would probably be 400 m including a reserve area. The beds would lie within this minimum (suitably located) area.

This area is 2% of the lot area so there is no difficulty in providing sewage disposal on-site.

However, the house location should be selected so that wastewater can gravitate to a disposal area. On this site the home builder will probably select a suitable location anyway but this requirement must be borne in mind.

The only unsuitable area would be in the low lying land.

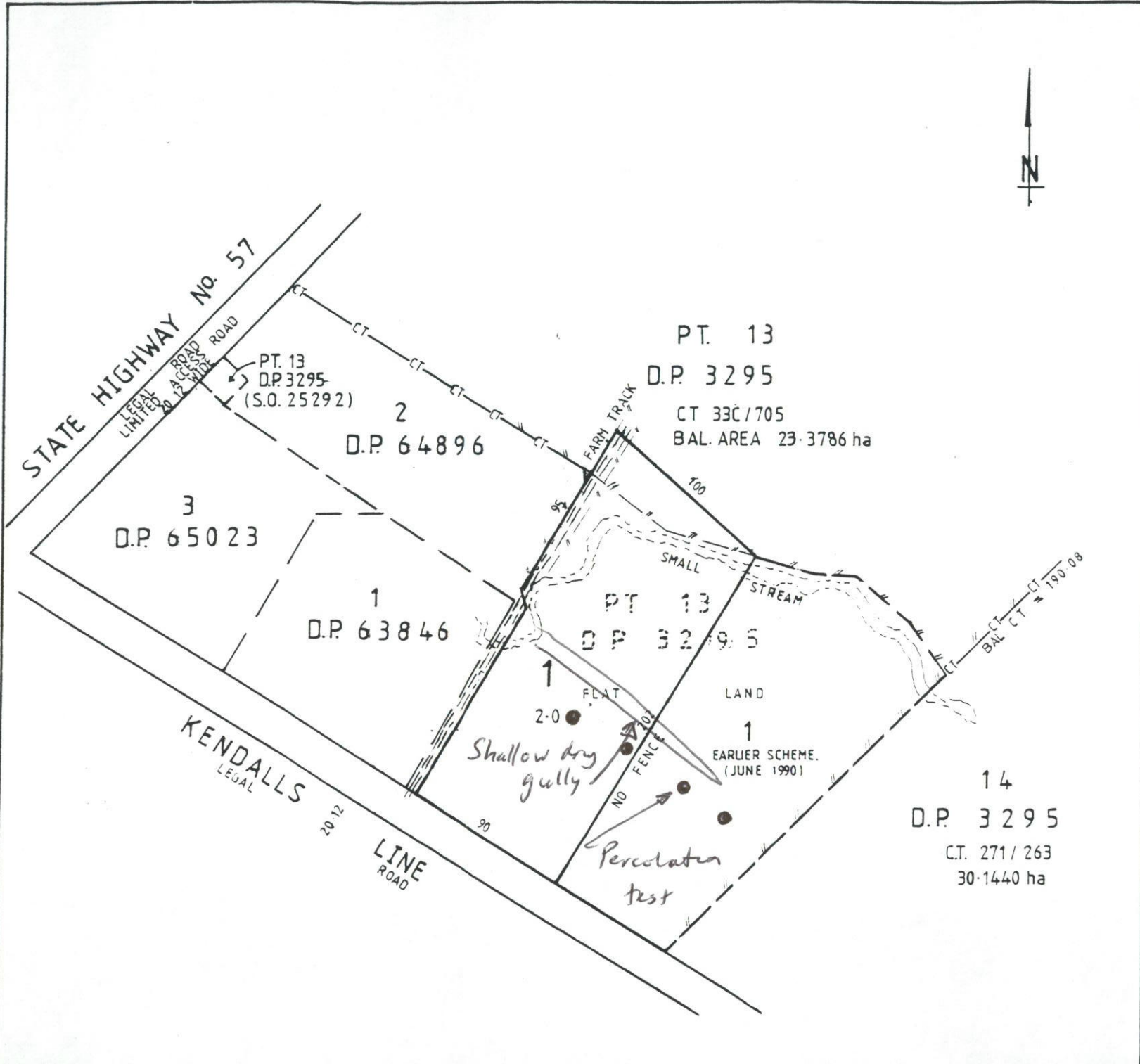
PNCC will require detailed design of the treatment and disposal system in order to obtain a building permit. We can provide this.

Please contact us if any further assistance is required.

Yours faithfully,
ROYDS GARDEN LTD.,
per



I D Rowden
IDR:lf



LOT 1 BEING PROPOSED SUBDIVISION
OF PT LOT 13 DP 3295

COMPRISED IN: CT 330/705 (PT)
REGISTERED OWNER: CORBRIDGE
INVESTMENTS LTD
LOCAL AUTHORITY: PALMERSTON NORTH
CITY CORPORATION
SURVEY BLK & DIST: II ARAWARU
SCALE: 1 : 2000
DATE: SEPTEMBER 1990

DECLARATION

I WILLIAM LOUDEN RIORDAN REGISTERED
SURVEYOR OF FEILDING HEREBY CERTIFY
THAT THIS SCHEME PLAN WAS PREPARED
BY ME

William Louden Riordan
REGISTERED SURVEYOR

NOTE: DIMENSIONS AND AREAS ARE SUBJECT
TO MINOR CHANGE UPON FINAL SURVEY



**TRUEBRIDGE
ASSOCIATES**

Registered Surveyors
and
Land Development
Consultants
LEVIN FEILDING
PARAPARAUMU

14
D.P. 3295
CT. 271/263
30.1440 ha

PT. 13
D.P. 3295
CT 330/705
BAL. AREA 23.3786 ha

1
D.P. 63846

2
D.P. 64896

3
D.P. 65023



TRUEBRIDGE ASSOCIATES

REGISTERED SURVEYORS

LEVIN FEILDING
&
PARAPARAUMU

Partners:
Geoffrey Michael Truebridge, M.N.Z.I.S.
William Loudon Riordan, B.Surv., M.N.Z.I.S.

TELEPHONES: BUS. 37-576
RES. 37-163

32 MANCHESTER SQUARE
FEILDING

5 November 1990

Mr J Bockett
Palmerston North City Corporation
Private Bag
PALMESTON NORTH

Dear Sir

re: SP 5837 KENDALLS LINE LINTON
CORBRIDGE INVESTMENTS

Please find attached a copy of a report from Mr Ian Rowden of Royds Garden, indicating the feasibility of septic tank drainage for the above proposal, as requested in your letter dated 31 October 1990.

Yours faithfully
TRUEBRIDGE ASSOCIATES

PP

W L Riordan

Royds Garden Limited
300 Church Street, PO Box 2033,
Palmerston North, New Zealand. Fax (063) 61-164.
Telephone (063) 74-034 & 85-572.

8265
2 November 1990

Truebridge Associates
32 Manchester Square
FEILDING

Attention: Bill Riordan

Dear Sir

S.P. 5837 KENDALLS LINE LINTON
CORBRIDGE INVESTMENTS
PROPOSED LOT 1 OF PT LOT 13 DP 3295 (JUNE 1990)
PROPOSED LOT 1 OF PT LOT 13 DP 3295 (SEPTEMBER 1990)

The PNCC have sought testing of the proposed lot(s) to demonstrate that on-site sewage disposal is a viable option.

On-site sewage disposal will be possible on both lots.

Testing provides some quantitative data on which to size a specific system. Also, if the soakage is near-zero then it indicates that a specific design is needed. However it is not needed to demonstrate that on-site disposal is feasible.

In the worst cases about 200m² of land is needed which has suitable natural or engineered features. This means in effect that on-site disposal is possible on virtually any site as long as there is sufficient area.

The lots have areas of 2 ha which is more than adequate for on-site disposal.

A visual inspection of the lots and the topography of the area suggests that it is relatively well drained and a simple system with conventional trenches will be successful. They will of course have to be properly investigated and designed, after percolation tests have been carried out.



I have also spoken to Mr Alan Morgan, previously an inspector with the Kairanga County and familiar with this area. He advised that in his experience there are no problems with ground soakage in this area. He said that there are some patches of gravel where soakholes will be adequate for effluent disposal.

I hope that this is sufficient to enable the Council to process the scheme plan. If you have any queries please contact me.

Yours faithfully,
ROYDS GARDEN LTD.,
per



I D Rowden
IDR:mdc

Jocelyn Bockett

22/10/90

Lad use
seems O.K.

SP 5837

sent C&L
30/10

Please request the subdivider
to provide details of on-site
sludge disposal. Details design
not req'd but rather have
simple soakage testing carried
out as per NZS 4610:1982
to demonstrate that on-site
sludge disposal a viable
option

Frederic Capbell



Coopers
& Lybrand

PLANNING & DEVELOPMENT DIRECTORATE

J Bockett

JB:MS

31 October 1990

Truebridge Associates
Registered Surveyors
32 Manchester Square
FIELDING

ATTENTION: W L RIORDAN

Dear Sir

S.P.5837
KENDALLS LINE LINTON
CORBRIDGE INVESTMENTS LTD

Would you please supply details of on site sewage disposal for the above scheme.

A details design is not required but we request that you have simple soakage testing carried out as per NZS 4610:1982 to demonstrate that on site sewage disposal is a viable option.

Once we have these details we shall continue to process the above scheme plan as quickly as possible.

Thank you.

Yours faithfully

J M Bockett
DEVELOPMENT SERVICES FRONTPERSON



Palmerston North City Council

PLANNING DIRECTORATE

The Square, Palmerston North
Telephone (063) 68-199 Fax (063) 82-372

Private Bag,
Palmerston North,
New Zealand.

True bridge Associates

Refer to S McIntosh

Our Ref 5837

Your Ref Cambridge Investments

Dear Sirs

PNCC Plan No. 5837

Address Kendalls Lane, Hinton

Owner Cambridge Investments Ltd.

In compliance with Section 275(3) of the Local Government Act 1974,
receipt is acknowledged of your scheme plan submitted on
3 October 1990.

Yours faithfully

pp KAJ DeJong

S P MCINTOSH
SUBDIVISIONS OFFICER



TRUEBRIDGE ASSOCIATES

REGISTERED SURVEYORS

LEVIN FEILDING
&
PARAPARAUMU

Partners:
Geoffrey Michael Truebridge, M.N.Z.I.S.
William Loudon Riordan, B.Surv., M.N.Z.I.S.

TELEPHONES: BUS. 37-576
RES. 37-163

32 MANCHESTER SQUARE
FEILDING

— 3 October 1990

The Manager
Palmerston North City Corporation
Private Bag
PALMERSTON NORTH

Dear Sir,

re: PROPOSED SUBDIVISION OF PT LOT 13 DP 3295
CORBRIDGE INVESTMENTS LTD, KENDALLS LINE, LINTON

Herewith please find attached copies of a scheme plan of proposed subdivision we wish to submit for the consideration of Council on behalf of our client Mr Galloway, Director of Corbridge Investments.

Lot 1 proposed is adjacent to a previous scheme plan application made in June of this year, which is still being resolved as to the proposed use.

Attached is a report on the proposed use for this application prepared by Mr Petersen.

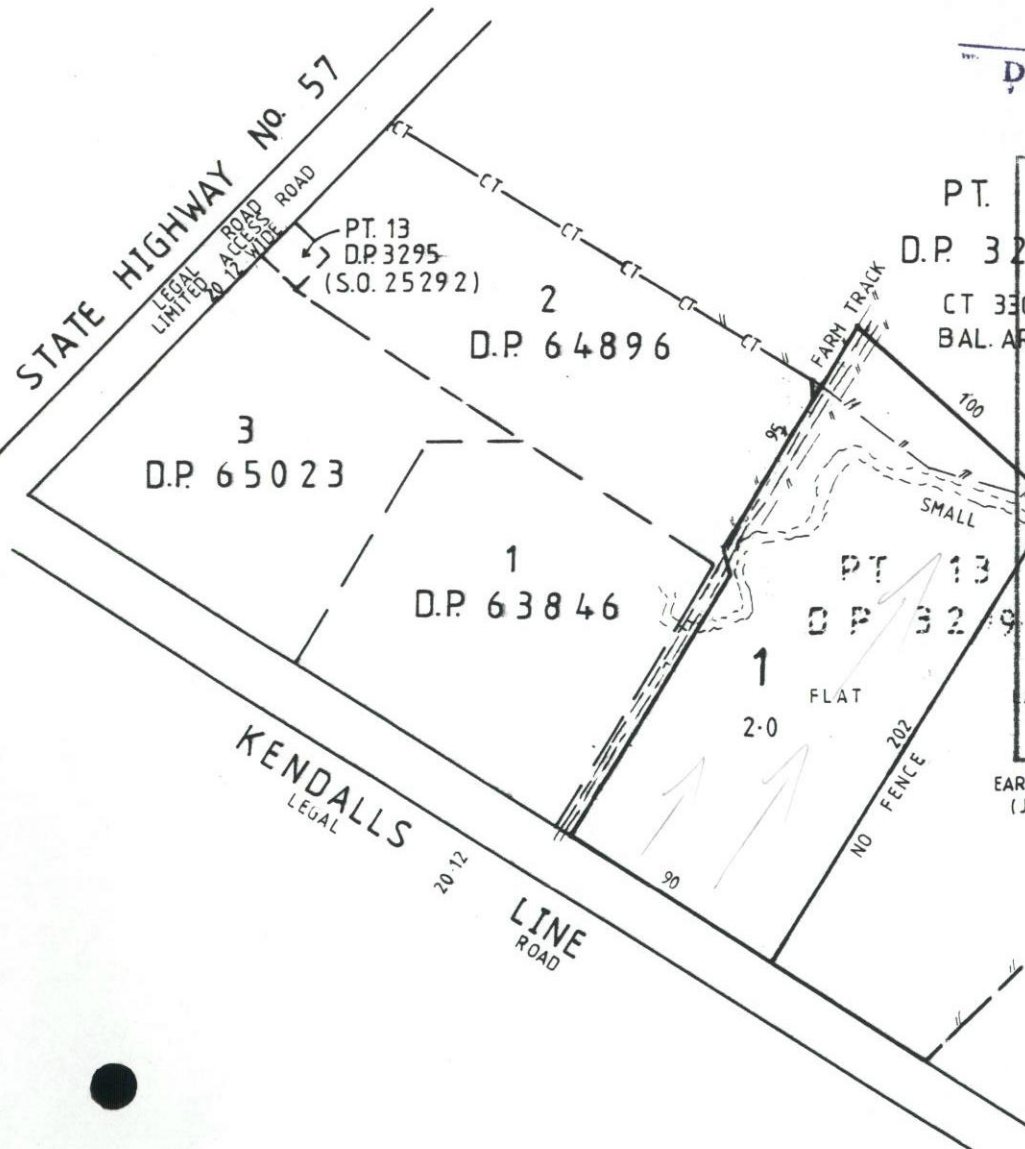
Yours faithfully
TRUEBRIDGE ASSOCIATES
PP

W L Riordan

PALMERSTON NORTH CITY COUNCIL

Pursuant to Section 279 (7) of the Local Government Act, 1974, we hereby certify that this scheme plan No. was approved by the Council of the City of Palmerston North, on the day of 1990

DIRECTOR OF PLANNING



PT. 13
 D.P. 3295
 CT 33C/705
 BAL. AREA 13.3786 ha

SCHEME	ACTIVITY	DATE	SIGNATURE
1	SCHEMATIC DESIGN	8-10	[Signature]
1	SEC'D	14/12	[Signature]
1	CONS'G		
1	DRAINAGE		
1	WATER		
1	REPORT PREP/BAL CT		
1	MON		

EARLIER SCHEME.
 (JUNE 1990)

14
 D.P. 3295
 CT. 271/263
 30.1440 ha

SP5837

LOT 1 BEING PROPOSED SUBDIVISION
 OF PT LOT 13 DP 3295

COMPRISED IN: CT 33C/705 (PT)
 REGISTERED OWNER: CORBRIDGE INVESTMENTS LTD
 LOCAL AUTHORITY: PALMERSTON NORTH CITY CORPORATION
 SURVEY BLK & DIST: II ARAWARU
 SCALE: 1 : 2000
 DATE: SEPTEMBER 1990

DECLARATION

I WILLIAM LOUDEN RIORDAN REGISTERED SURVEYOR OF FEILDING HEREBY CERTIFY THAT THIS SCHEME PLAN WAS PREPARED BY ME

William Riordan
 REGISTERED SURVEYOR

NOTE: DIMENSIONS AND AREAS ARE SUBJECT TO MINOR CHANGE UPON FINAL SURVEY



TRUEBRIDGE ASSOCIATES

Registered Surveyors and Land Development Consultants

LEVIN FEILDING PARAPARAUMU



G. Petersen and Associates Ltd.

P.O. BOX 5207
TERRACE END,
PALMERSTON NORTH.

TELEPHONE (063) 553-928

LAND USE SUBMISSION:

FOR PROPOSED SUB-DIVISION, KENDALLS ROAD, LINTON:

- SUB-DIVIDER:** Corbridge Investments Limited.
Mr. D.M.Galloway,
R.D.4.,
Palmerston North.
- OCCUPATION:** Dairy Farmers.
- PURCHASERS:** Steven Wallace Kirkland.
Michelle Rae Kirkland.
- OCCUPATION:** Senior Rural Fire Officer, New Zealand Army, Linton.
Canteen Manager, New Zealand Army, Linton.
- AREA:** 2.0234 Hectares (subject to final survey)
- CONTOUR:** Mostly flat with a slightly sloping contour to creek channel at rear of proposed sub-division.
- SOIL TYPE:** Basically a clay loam soil type which is listed as Tokomaru Silt Loam. The top soil profile shows 20cm of dark greyish brown to brown silt loam over 18cm greyish brown to light brownish grey heavy silt loam over clay sub soil. It is a subsoil that needs some drainage and has a natural nutrient status.
- DRAINAGE:** Tile drains in conjunction with mole drains are installed providing adequate drainage.
- RAINFALL:** Lying about 100 meters above sea level it has a mean average rainfall of 1050mm generally well spread.
- PROPOSED USE:** It is intended to operate this block as a Horticultural and orchard proposition combining both trees and a variety of intensive and selective horticultural plantings. The Kendalls road boundary shelter will consist of a double row of native trees containing, Lemonwoods, Griselinia littoralis both broadleaf and variegated, Golden Totoras, Ake Ake and Red Ake Akes, Miros, Titokis, and Manukas. The eastern and western boundaries will be planted in a three row five meter band of Flax, Radiata Pines, and

Acacia Melanoxylons, providing shelter for a single row, fifteen meter spacing planting of Black Walnuts.

The northern or back section of the block will be planted with Acacia Melanoxylons providing shelter for a block planting of Eucalyptus Botryoides (Blue Gums) as a cash crop for firewood.

A portion of the balance will be planted in Pinus Radiata grown to the two to three year stage to supply the Xmas tree trade.

Random plantings will occur throughout the block of edible Chestnuts, Fejoas, Figs and Lemons.

The balance of the block will be planted in Pumpkins with a portion devoted to L. Longislorum (Xmas Lillies).

WATER:

This proposal will be self sufficient of the Fitzherbert West water supply until that supply is upgraded or reticulated along Kendalls road.

Initially four 5000 gallon tanks will be installed to catch water from both the dwelling and shed.

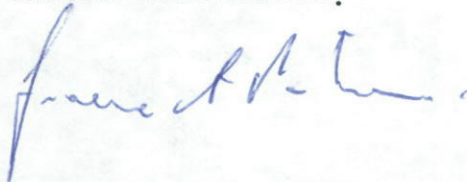
As can be seen from the planned plantings water is of the essence thus requiring the erection of the shed and dwelling at an early stage of development.

It is intended to plant the shelter belts as soon as possible after acceptance of the Land Use proposal to enable an application for the building permits to be actioned immediately after the granting of title as planting of the remainder is dependent on sufficient water to ensure a successful strike.

GENERAL:

The plantings on this block have been designed to provide a long term continuous income able to supply niche markets already identified for some years to come as well as with enough flexibility to be able to utilise the spot market.

Graeme A. Petersen.



Subject to being self sufficient for water supply as per land use submission for

* Subject to satisfactory swage percolation test
 vehicle entrance to Rural Std at Building Permit.

LOT 1 BEING PROPOSED SUBDIVISION OF PT LOT 13 DP 3295

COMPRISED IN: CT 33C/705 (PT)
 REGISTERED OWNER: CORBRIDGE INVESTMENTS LTD
 LOCAL AUTHORITY: PALMERSTON NORTH CITY CORPORATION
 SURVEY BLK & DIST: II ARAWARU
 SCALE: 1 : 2000
 DATE: SEPTEMBER 1990

WORKS DIRECTORATE SUBDIVISIONAL PLAN CHECK		
ACTIVITY	DATE	SIGNATURE
REC'D	13-15	[Signature]
ROADING	20-11	[Signature]
DRAINAGE	30-11	[Signature]
WATER	2-11	[Signature]
REPORT PREP		
WSM		

SCHEME ENGINEERING

PT. 13
 D.P. 3295
 CT 33C/705
 BAL. AREA 23.3786 ha

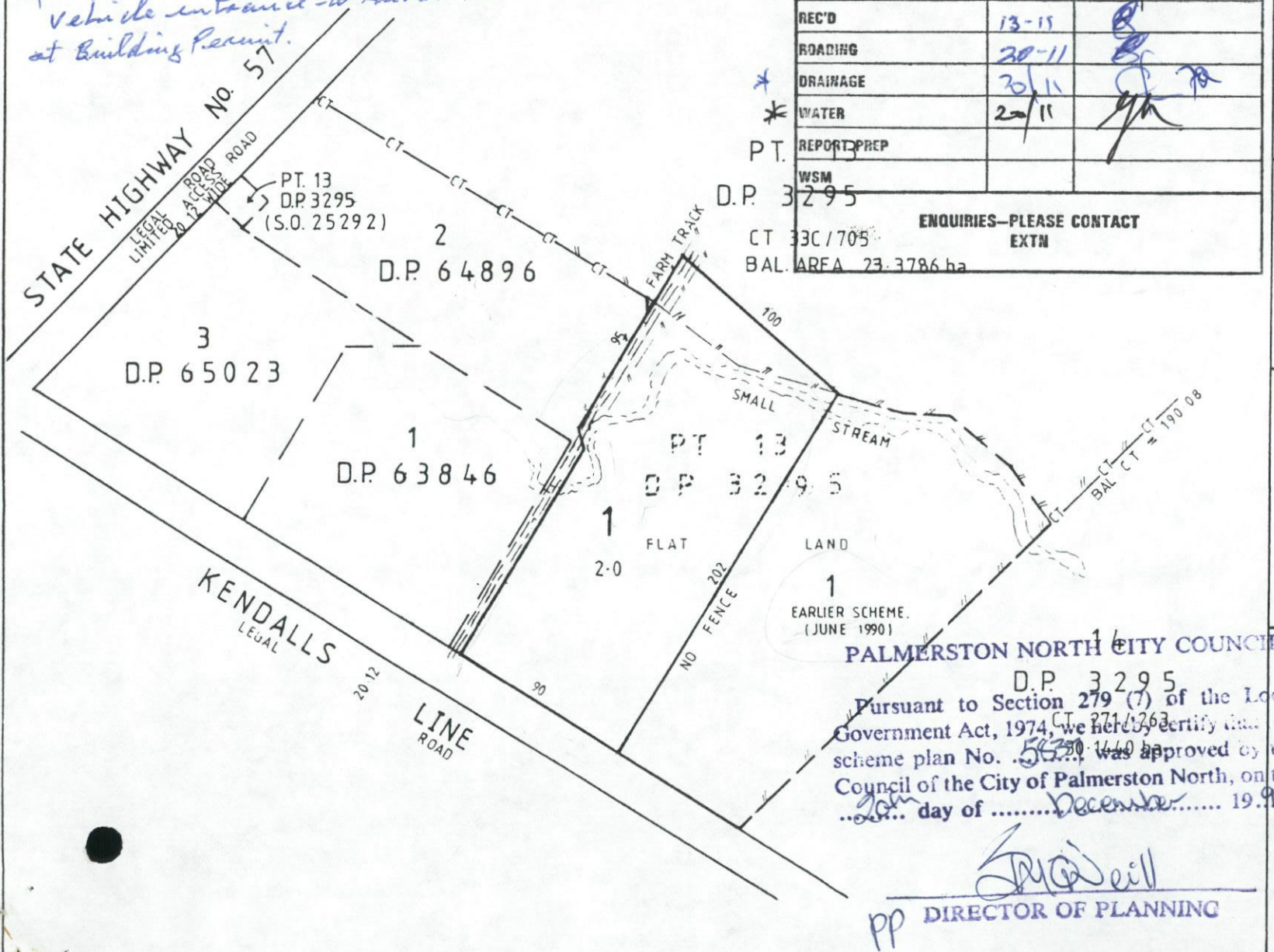
ENQUIRIES—PLEASE CONTACT EXTN

DECLARATION

I WILLIAM LOUDEN RIORDAN REGISTERED SURVEYOR OF FEILDING HEREBY CERTIFY THAT THIS SCHEME PLAN WAS PREPARED BY ME

William Louden Riordan
 REGISTERED SURVEYOR

NOTE: DIMENSIONS AND AREAS ARE SUBJECT TO MINOR CHANGE UPON FINAL SURVEY



 TRUEBRIDGE ASSOCIATES
 Registered Surveyors and Land Development Consultants
 LEVIN FEILDING
 PARAPARAUMU



G. Petersen and Associates Ltd.

P.O. BOX 5207
TERRACE END,
PALMERSTON NORTH.

TELEPHONE (063) 553-928

LAND USE SUBMISSION:

FOR PROPOSED SUB-DIVISION, KENDALLS ROAD, LINTON:

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- AREA:** 2.0234 Hectares (subject to final survey)
- CONTOUR:** Mostly flat with a slightly sloping contour to creek channel at rear of proposed sub-division.
- SOIL TYPE:** Basically a clay loam soil type which is listed as Tokomaru Silt Loam. The top soil profile shows 20cm of dark greyish brown to brown silt loam over 18cm greyish brown to light brownish grey heavy silt loam over clay sub soil. It is a subsoil that needs some drainage and has a natural nutrient status.
- DRAINAGE:** Tile drains in conjunction with mole drains are installed providing adequate drainage.
- RAINFALL:** Lying about 100 meters above sea level it has a mean average rainfall of 1050mm generally well spread.
- PROPOSED USE:** It is intended to operate this block as a Horticultural and orchard proposition combining both trees and a variety of intensive and selective horticultural plantings. The Kendalls road boundary shelter will consist of a double row of native trees containing, Lemonwoods, *Griselinia littoralis* both broadleaf and variegated, Golden Totoras, Ake Ake and Red Ake Akes, Miros, Titokis, and Manukas. The eastern and western boundaries will be planted in a three row five meter band of Flax, Radiata Pines, and

Acacia Melanoxylons, providing shelter for a single row, fifteen meter spacing planting of Black Walnuts.

The northern or back section of the block will be planted with Acacia Melanoxylons providing shelter for a block planting of Eucalyptus Botryoides (Blue Gums) as a cash crop for firewood.

A portion of the balance will be planted in Pinus Radiata grown to the two to three year stage to supply the Xmas tree trade.

Random plantings will occur throughout the block of edible Chestnuts, Fejoas, Figs and Lemons.

The balance of the block will be planted in Pumpkins with a portion devoted to L. Longislorums (Xmas Lillies).

WATER:

This proposal will be self sufficient of the Fitzherbert West water supply until that supply is upgraded or reticulated along Kendalls road.

Initially four 5000 gallon tanks will be installed to catch water from both the dwelling and shed.

As can be seen from the planned plantings water is of the essence thus requiring the erection of the shed and dwelling at an early stage of development.

It is intended to plant the shelter belts as soon as possible after acceptance of the Land Use proposal to enable an application for the building permits to be actioned immediately after the granting of title as planting of the remainder is dependent on sufficient water to ensure a successful strike.

GENERAL:

The plantings on this block have been designed to provide a long term continuous income able to supply niche markets already identified for some years to come as well as with enough flexibility to be able to utilise the spot market.

Graeme A. Petersen.





G. Petersen and Associates Ltd.

P.O. BOX 5207
TERRACE END,
PALMERSTON NORTH.

TELEPHONE (063) 553-928

LAND USE SUBMISSION:

FOR PROPOSED SUB-DIVISION, KENDALLS ROAD, LINTON:

- SUB-DIVIDER:** Corbridge Investments Limited.
Mr. D.M.Galloway,
R.D.4.,
Palmerston North.
- OCCUPATION:** Dairy Farmers.
- PURCHASERS:** Steven Wallace Kirkland.
Michelle Rae Kirkland.
- OCCUPATION:** Senior Rural Fire Officer, New Zealand Army, Linton.
Canteen Manager, New Zealand Army, Linton.
- AREA:** 2.0234 Hectares (subject to final survey)
- CONTOUR:** Mostly flat with a slightly sloping contour to creek channel
at rear of proposed sub-division.
- SOIL TYPE:** Basically a clay loam soil type which is listed as Tokomaru
Silt Loam. The top soil profile shows 20cm of dark greyish
brown to brown silt loam over 18cm greyish brown to light
brownish grey heavy silt loam over clay sub soil.
It is a subsoil that needs some drainage and has a natural
nutrient status.
- DRAINAGE:** Tile drains in conjunction with mole drains are installed
providing adequate drainage.
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rainfall of 1050mm generally well spread.
- PROPOSED USE:** It is intended to operate this block as a Horticultural
and orchard proposition combining both trees and a variety
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row of native trees containing, Lemonwoods, Griselinia littoralis
both broadleaf and variegated, Golden Totoras, Ake Ake and
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a three row five meter band of Flax, Radiata Pines, and

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The plantings on this block have been designed to provide a long term continuous income able to supply niche markets already identified for some years to come as well as with enough flexibility to be able to utilise the spot market.

Graeme A. Petersen.



File No. 5881

Part _____

PALMERSTON NORTH CITY COUNCIL

SUBJECT

**PROP. SUBDIV. PT LOT 13 DP 3295
KENDALL'S LINE · LINTON
CORBRIDGE INVESTMENTS.**

D.P. 71518

RELATED FILES

5881

[L.&D.—52

P.O. Box Private Bag
Lambton Quay P O

Telephone No:— 737-600
File:—



DEPARTMENT OF JUSTICE

LAND REGISTRY OFFICE,

WELLINGTON

10 June 19⁹¹

DEAR SIR,—
PLAN No. 71518 being a subdivision of Lots 1 and 2 being a
Subdivision of part Lot 13 on Deposited Plan 3295, (Kendalls Line)

signed by Corbridge Investments Limited as the owner

was deposited on 6 June 1991

The Chief Executive Officer
Palmerston North City Council
Private Bag
PALMERSTON NORTH

Yours faithfully,

[Handwritten Signature]
for District Land Registrar

Planning and Development

18 January 1991

Messrs Truebridge & Associates
Registered Surveyors
32 Manchester Square
FEILDING

Dear Sir

PROPOSED SUBDIVISION OF PT LOT 13, DP 3295
KENDALLS LINE, LINTON - CORBRIDGE INVESTMENTS

I advise that pursuant to a resolution passed on the 20th December 1990, pursuant to Section 279 of the Local Government Act 1974, Council has approved Scheme Plan 5881 subject to and conditional upon the following:

1. Compliance with the requirements of Kairanga County District Scheme and Section 8 of the Proposed Review No. 3.

ENGINEERING REQUIREMENTS FOR SCHEME PLAN.

2. Details of percolation tests are to be supplied and approved by the Director of Works prior to approval under section 305.
3. The proposal is to be self-sufficient for water supply as per the Land Use Submission prior to approval under Section 305.
4. The vehicle entrance is to be formed to Rural Standard prior to the issuing of a Building Permit.

SURVEY PLAN (Section 305) Fee \$51.00

SECTION 306 (1) (f) (i) CERTIFICATE

5. A certificate under Section 306 (1) (f) of the Local Government Act 1974 will not be issued until all conditions of subdivision have been complied with to the satisfaction of the Council.

NOTE: Section 305 (4) of the Local Government Act 1974 states:

"Where-

- (A) A survey plan in respect of the land affected by the scheme plan is not submitted to the Council for its approval within three years after the date of the approval of the scheme plan, or within such extended period or periods as the Council in any special case may allow;
- (b) Such a survey plan is submitted to the Council for its approval within the said period of three years, or within such extended period as aforesaid, but any conditions that is required to be complied with before that approval of the survey plan has not been complied with to the satisfaction of the Council before the expiration of that period or any such extended period;

the approval of the scheme plan shall be deemed to have lapsed at the expiration of that period or extended period, as the case may be, and thereupon the scheme plan shall cease to have any effect."

Attention is drawn to the fact that the Local Government Act 1974 (particularly Sections 299, 300 & 301), provide certain rights of objection and/or appeal in respect of Councils decision on subdivisional matters. For further advise thereon, you should consult your own solicitor.

Any objection must be in writing and be lodged within one month of receipt of this notice.

Yours faithfully

M J HARDING
CITY SECRETARY

Per 

19 December 1990

REPORT TO:

The Director of Planning and Development
PALMERSTON NORTH CITY COUNCIL

PROPOSED SUBDIVISION OF PT LOT 13, DP 3295
KENDALLS LINE, LINTON - CORBRIDGE INVESTMENTS

The Scheme Plan No. 5881 was submitted by Truebridge Associates, Registered Surveyors, on 3 October 1990 for Council consideration and approval.

The application deals with the land comprised in Certificate of Title 33C/705(pt) having a total area of 4ha and being zoned Rural under the provisions of the Kairanga County District Scheme.

The proposal is to subdivide Lot 1 from Pt Lot 13 to create a 2ha site for horticultural and orchard use, ie combining both trees and a variety of intensive and selective horticultural plantings.

This application was accompanied by a development report and complies with Ordinance 3.42 of the Kairanga County District Scheme.

Tile drains, in conjunction with mole drains, provide adequate stormwater drainage. the proposal will be self-sufficient as to water supply. Demonstration of adequate sewage disposal will be provided by means of percolation tests.

Reserve fund contribution is not applicable.

The subdivision complies with the requirements of the District Scheme.

RECOMMENDATION:

That Scheme Plan 5881 be approved subject to the conditions contained in the following resolution.



S McINTOSH
SUBDIVISIONS OFFICER

Pursuant to Section 279 of the Local Government Act 1974, Council approves Scheme Plan 5881 subject to and conditional upon the following:

1. Compliance with the requirements of the Kairanga County District Scheme and Section 8 of the Proposed Review No. 3.

ENGINEERING CONDITIONS:

1. Details of percolation tests are to be supplied and approved by the Director of Works prior to approval under Section 305.
2. The proposal is to be self-sufficient for water supply as per the Land Use Submission prior to approval under Section 305.
3. The vehicle entrance is to be formed to Rural Standard prior to the issuing of a Building Permit.

Survey Plan (Section 305) Fee \$51.00

Section 306(1)(f)(i) Certificate

4. A certificate under Section 306(1)(f) of the Local Government Act 1974 will not be issued until all conditions of subdivision have been complied with to the satisfaction of the Council.

Decision: *Approved subject to the site meeting the conditions of Variation 6 of the reviewed district scheme*
Pursuant to powers delegated to the Director of Planning and Development by the Palmerston North City Council at its meeting held on 18 December 1989 the Scheme Plan 5881 is approved subject to the foregoing conditions.

DATED this *20th* day of December 1990.



SUE O'NEILL
DEVELOPMENT SERVICES MANAGER



TRUEBRIDGE ASSOCIATES

LEVIN FEILDING
&
PARAPARAUMU

Partners:
Geoffrey Michael Truebridge, M.N.Z.I.S.
William Loudon Riordan, B.Surv., M.N.Z.I.S.

TELEPHONES: BUS. 37-576
RES. 37-163

32 MANCHESTER SQUARE
FEILDING

14 December 1990

The General Manager
Palmerston North City Council
Private Bag
PALMERSTON NORTH

ATTENTION JOCELYN BOCKETT

Dear Sir,

re: SUBDIVISION OF PT LOT 13 D.P. 3295.
CORBRIDGE INVESTMENTS LTD., KENDALLS LINE LINTON
S.P.'s 5837 & 5881

Herewith please find attached the title plan for the above subdivision which is now ready for Council's seal and endorsement.

Both the above scheme plans have been included in the one Land Transfer Plan. Assuming the letters of approval are forthcoming early next week, it is important that we get this plan sealed and signed before Christmas, the completion certificate pursuant to section 306 is not vital at this stage. Please ring should you be able to obtain the seal and we will uplift the plan.

W. Riordan





Palmerston North City Council

PLANNING DIRECTORATE

The Square, Palmerston North
Telephone (063) 68-199 Fax (063) 82-372

Private Bag,
Palmerston North,
New Zealand.

Refer to J Bockett
Our Ref SP 5881
Your Ref

Dear Sirs

PNCC Plan No. SP 5881

Address Kendalls Line / Linton

Owner Corbridge Investments

In compliance with Section 275(3) of the Local Government Act 1974,
receipt is acknowledged of your scheme plan submitted on
27.11.90.

Yours faithfully

P.P.

S P MCINTOSH
SUBDIVISIONS OFFICER



TRUEBRIDGE ASSOCIATES

REGISTERED SURVEYORS

LEVIN FEILDING
&
PARAPARAUMU

Partners:
Geoffrey Michael Truebridge, M.N.Z.I.S.
William Loudon Riordan, B.Surv., M.N.Z.I.S.

TELEPHONES: BUS. 37-576
RES. 37-163

32 MANCHESTER SQUARE
FEILDING

27 November 1990

The Manager
Palmerston North City Corporation
Private Bag
PALMERSTON NORTH

Dear Sir

re: PROPOSED SUBDIVISION OF PT LOT 13 D P 3295
CORBRIDGE INVESTMENTS KENDALLS LINE LINTON

Herewith please find attached copies of a scheme plan of proposed subdivision we wish to submit for the consideration of Council on behalf of our client Mr Galloway of Corbridge Investments.

Attached is a report relating to the feasibility of septic tanks for sewage disposal from any future dwelling and a report outlining the use proposed for Lot 1 on the plan. A purchaser has signed an agreement to purchase the property as shown.

Yours faithfully
TRUEBRIDGE ASSOCIATES
PP

W L Riordan

* To be self sufficient for water as per land use submission
 * Vehicle entrance to Rural Standard at time of Building Permit

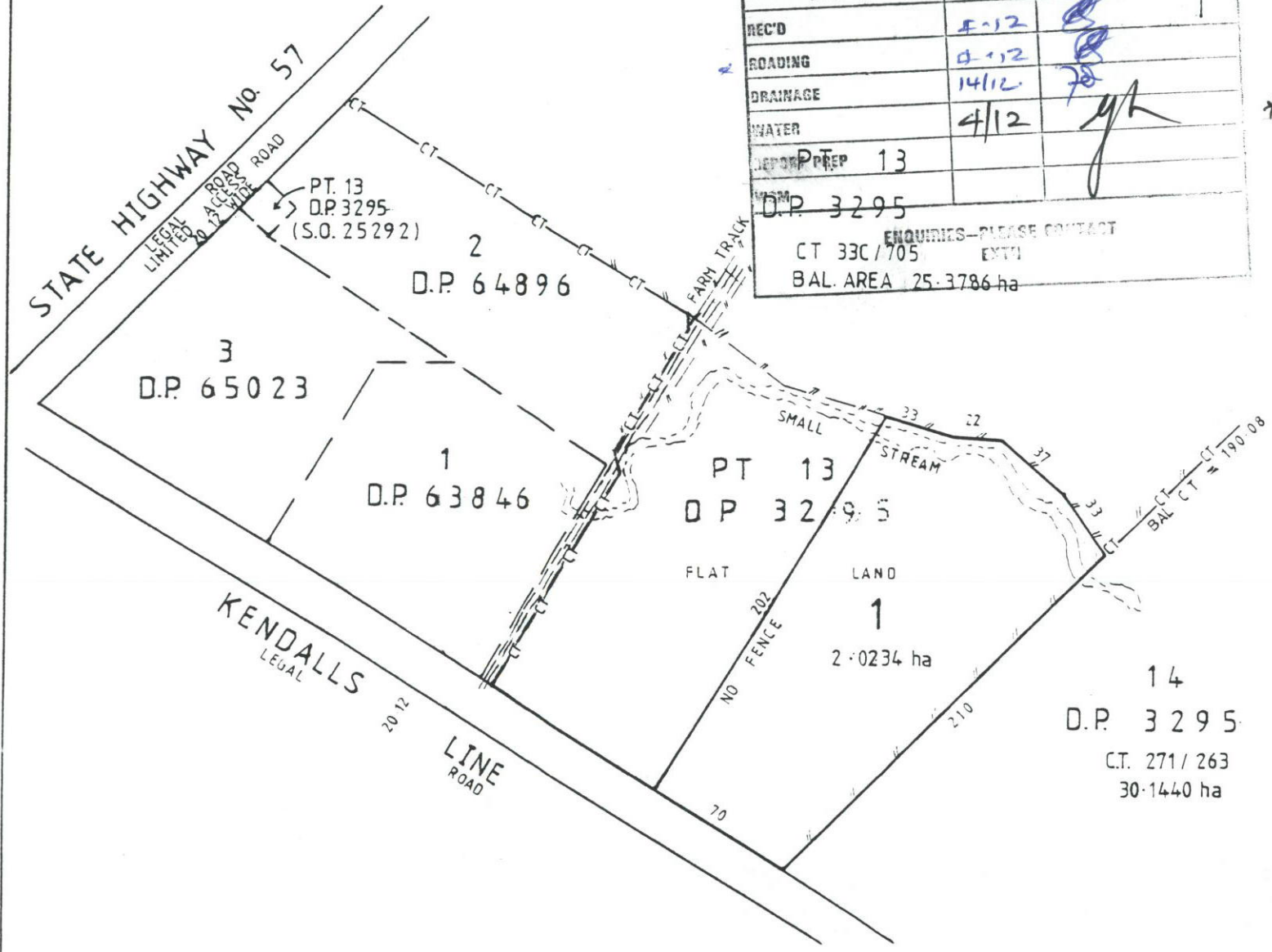
WORKS DIRECTORATE
SUBDIVISIONAL PLAN CHECK

SCHEME ENGINEERING

ACTIVITY	DATE	SIGNATURE
REC'D	5/12	[Signature]
ROADING	2/12	[Signature]
DRAINAGE	14/12	[Signature]
WATER	4/12	[Signature]
REPORT PREP	13	[Signature]

D.P. 3295
 CT 33C/705
 BAL. AREA 25.3786 ha

ENQUIRIES - PLEASE CONTACT EXTN



LOT 1 BEING PROPOSED SUBDIVISION OF PT LOT 13 DP 3295

COMPRISED IN: CT 33C/705 (PT)
 REGISTERED OWNER: TRUEBRIDGE INVESTMENTS LTD
 LOCAL AUTHORITY: PALMERSTON NORTH CITY CORPORATION
 SURVEY BLK & DIST: II ARAWARU
 SCALE: 1 : 2000
 DATE: JUNE 1990

DECLARATION

I WILLIAM LOUDEN RIORDAN REGISTERED SURVEYOR OF FEILDING HEREBY CERTIFY THAT THIS SCHEME PLAN WAS PREPARED BY ME

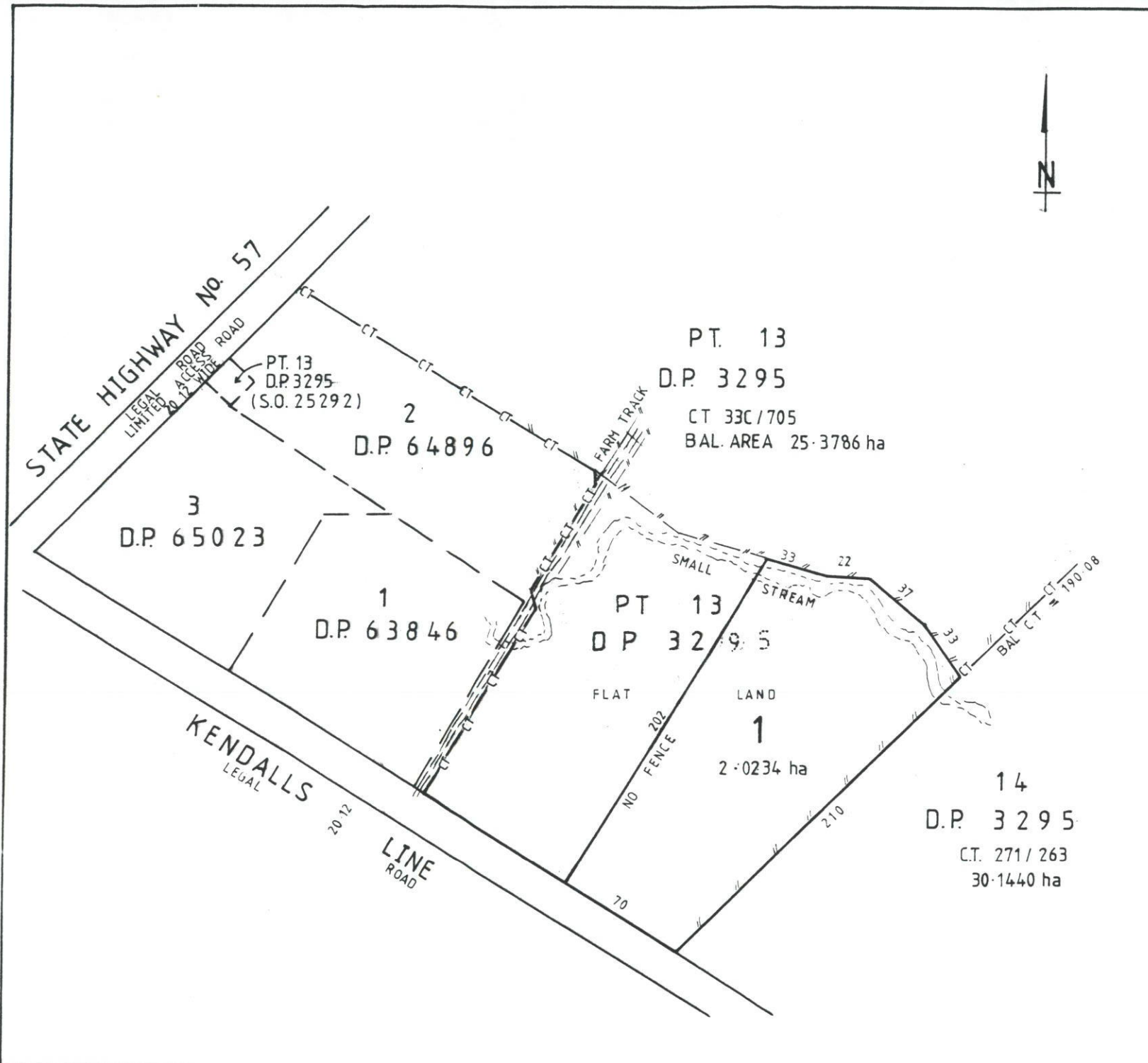
William Riordan
 REGISTERED SURVEYOR

NOTE: DIMENSIONS AND AREAS ARE SUBJECT TO MINOR CHANGE UPON FINAL SURVEY

 **TRUEBRIDGE ASSOCIATES**

Registered Surveyors and Land Development Consultants

LEVIN FEILDING PARAPARAUMU



LOT 1 BEING PROPOSED SUBDIVISION
OF PT LOT 13 DP 3295

COMPRISED IN: CT 33C/705 (PT)
 REGISTERED OWNER: CAMBRIDGE
 INVESTMENTS LTD
 LOCAL AUTHORITY: PALMERSTON NORTH
 CITY CORPORATION
 SURVEY BLK & DIST: II ARAWARU
 SCALE: 1 : 2000
 DATE: JUNE 1990

DECLARATION

I WILLIAM LOUDEN RIORDAN REGISTERED
 SURVEYOR OF FEILDING HEREBY CERTIFY
 THAT THIS SCHEME PLAN WAS PREPARED
 BY ME

William Louden Riordan
 REGISTERED SURVEYOR

NOTE: DIMENSIONS AND AREAS ARE SUBJECT
 TO MINOR CHANGE UPON FINAL SURVEY



**TRUEBRIDGE
 ASSOCIATES**

Registered Surveyors
 and

Land Development
 Consultants

LEVIN FEILDING
 PARAPARAUMU

14
 D.P. 3295
 C.T. 271/263
 30.1440 ha

Royds Garden Limited
300 Church Street, PO Box 2033,
Palmerston North, New Zealand. Fax (063) 61-164.
Telephone (063) 74-034 & 85-572.

8265
22 November 1990

Truebridge Associates
32 Manchester Square
FEILDING

Attention: Bill Riordan

Dear Sir

**ON-SITE SEWAGE DISPOSAL
S.P 5837 KENDALLS LINE LINTON
CORBRIDGE INVESTMENTS
PROPOSED LOT 1. OF PT LOT 13 DP 3295 (JUNE 1990**

The PNCC have sought testing of the proposed lot to demonstrate that on-site sewage disposal is a viable option.

On-site sewage disposal will be possible on the lot.

Refer to the attached marked-up plan. The land is fairly flat but there is a fall of about 1 in 30 from the road for 90 m to a shallow gully-like depression. The rear half of both lots is a very low "ridge" between this depression and the small stream at the rear.

Four percolation tests were performed in the most likely disposal areas on this and the adjacent lot. The topsoil is 180 - 280 mm thick and is underlain by yellow-grey clay and mottled orange and brown clay. Percolation rates are very low: the lowest figures of each test were in the range 2 to 12 mm/hr. "Evapotranspiration Seepage Beds" will be needed with all the usual precautions.



The total disposal and reserve area should be as large as possible. It can be used for some other purposes eg woodlot. It will be planted to some extent as part of the disposal system. The minimum area would probably be 400 m² including a reserve area. The beds would lie within this minimum (suitably located) area.

This area is 2% of the lot area so there is no difficulty in providing sewage disposal on-site.

However, the house location should be selected so that wastewater can gravitate to a disposal area. On this site the home builder will probably select a suitable location anyway but this requirement must be borne in mind.

The only unsuitable area would be in the low lying land.

PNCC will require detailed design of the treatment and disposal system in order to obtain a building permit. We can provide this.

Please contact us if any further assistance is required.

Yours faithfully,
ROYDS GARDEN LTD.,
per



I D Rowden
IDR:lf

LOT 1 BEING PROPOSED SUBDIVISION
OF PT LOT 13 DP 3295

COMPRISED IN: CT 330/705 (PT)
REGISTERED OWNER: CORBRIDGE
INVESTMENTS LTD
LOCAL AUTHORITY: PALMERSTON NORTH
CITY CORPORATION
SURVEY BLK & DIST: II ARAWARU
SCALE: 1 : 2000
DATE: JUNE 1990

DECLARATION

I WILLIAM LOUDEN RIORDAN REGISTERED
SURVEYOR OF FEILDING HEREBY CERTIFY
THAT THIS SCHEME PLAN WAS PREPARED
BY ME

William Louden Riordan
REGISTERED SURVEYOR

NOTE: DIMENSIONS AND AREAS ARE SUBJECT
TO MINOR CHANGE UPON FINAL SURVEY

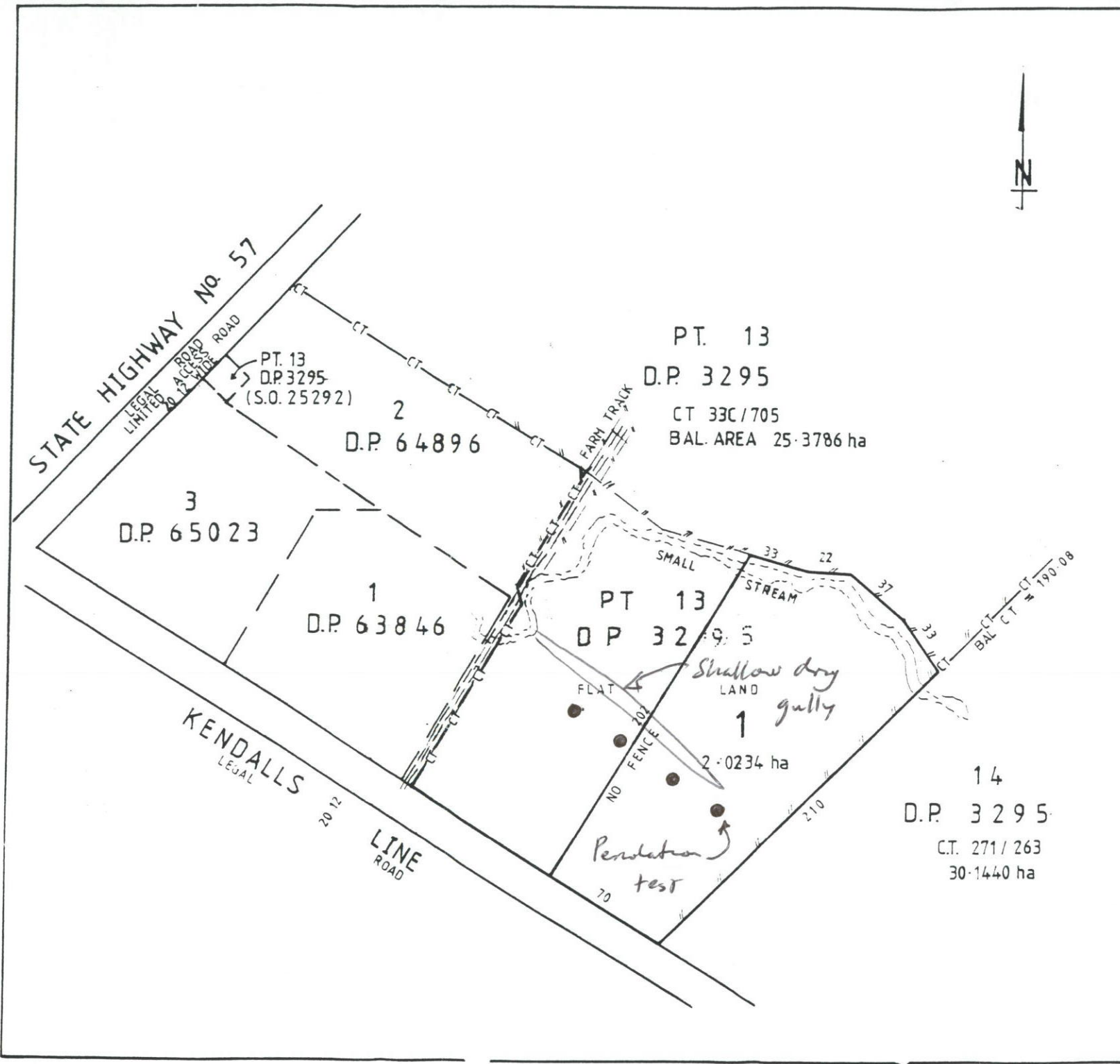


**TRUEBRIDGE
ASSOCIATES**

Registered Surveyors
and

Land Development
Consultants

LEVIN FEILDING
PARAPARAUMU



PT. 13
D.P. 3295
CT 330/705
BAL. AREA 25.3786 ha

PT 13
D.P. 3295
2.0234 ha
Shallow dry gully
FLAT
NO FENCE
Penetration test

14
D.P. 3295
C.T. 271/263
30.1440 ha

STATE HIGHWAY No. 57
LEGAL LIMITED ROAD ACCESS ROAD

KENDALLS LEGAL LINE ROAD

PT. 13
D.P. 3295
(S.O. 25292)

3
D.P. 65023

1
D.P. 63846

2
D.P. 64896

PT 13
D.P. 3295

CT 190/08
BAL CT



G. Petersen and Associates Ltd.

P.O. BOX 5207
TERRACE END,
PALMERSTON NORTH.

TELEPHONE (063) 553-928

LAND USE SUBMISSION:

FOR PROPOSED SUB-DIVISION, KENDALLS ROAD, LINTON:

SUB-DIVIDER: Corbridge Investments Limited
c/o Mr. D.M.Galloway,
R.D.4,
Palmerston North.

OCCUPATION: Dairy farmers.

PURCHASERS: Warren Lawrence Barnaby.
Robyn Beverley Barnaby.

OCCUPATION: Joiner.
Public servant.

AREA: 2.0234 hectares(subject to final survey.)

AREA REMAINING: 75.447 hectares

SOIL TYPE: Basically a clay loam soil type which is listed as Tokomaru silt loam. The top soil profile shows 20cm of dark greyish brown to brown silt loam over 18cm greyish brown to light brownish grey heavy silt loam over clay subsoil. It is a subsoil that needs some drainage and has a moderate natural nutrient status.

DRAINAGE: This block was drained by Massey College some years ago and consists of tile drains plus mole draining.

CONTOUR: Mostly flat with a slightly sloping contour to creek bed at Northern end of proposed sub-division.

RAINFALL: Lying about 100 meters above sea level it has a mean average rainfall of 1050mm generally well spread.

PROPOSED USE:

It is intended to operate this block as a Horticultural and Firewood tree operation.

The bulk of the land will be planted in Eucalyptus Botryoides (Blue Gums) to establish a fuel wood crop. Plantings will commence in the winter of 1991 after the property has been shelter planted around the boundaries.

The shelter plantings will consist of both native and deciduous trees affording the fastest growth pattern to protect the eucalypts.

Random plantings of Chestnut, Walnut and Fejoa trees will enhance the long term income potential of the property.

WATER:

This proposal will be independent of the Fitzherbert West water scheme until that supply is reticulated along Kendalls Road.

As water will be of the utmost importance to the success of this venture building permits will be an early priority to enable sufficient water to be retained for an adequate supply to dispensed to the plantings.

Initially four five thousand gallon tanks will be utilised but if this proves to be insufficient more will be added unless or until the Fitzherbert scheme is available.

GENERAL:

A need has been established for fuel woods throughout New Zealand and this operation will help locally in this regard. With a productive life of some fifteen years the purchasers are making a long term committment to a project that has been researched fully and with potential returns in excess of present pastoral expectations.

Graeme A Petersen.

Encl: 2

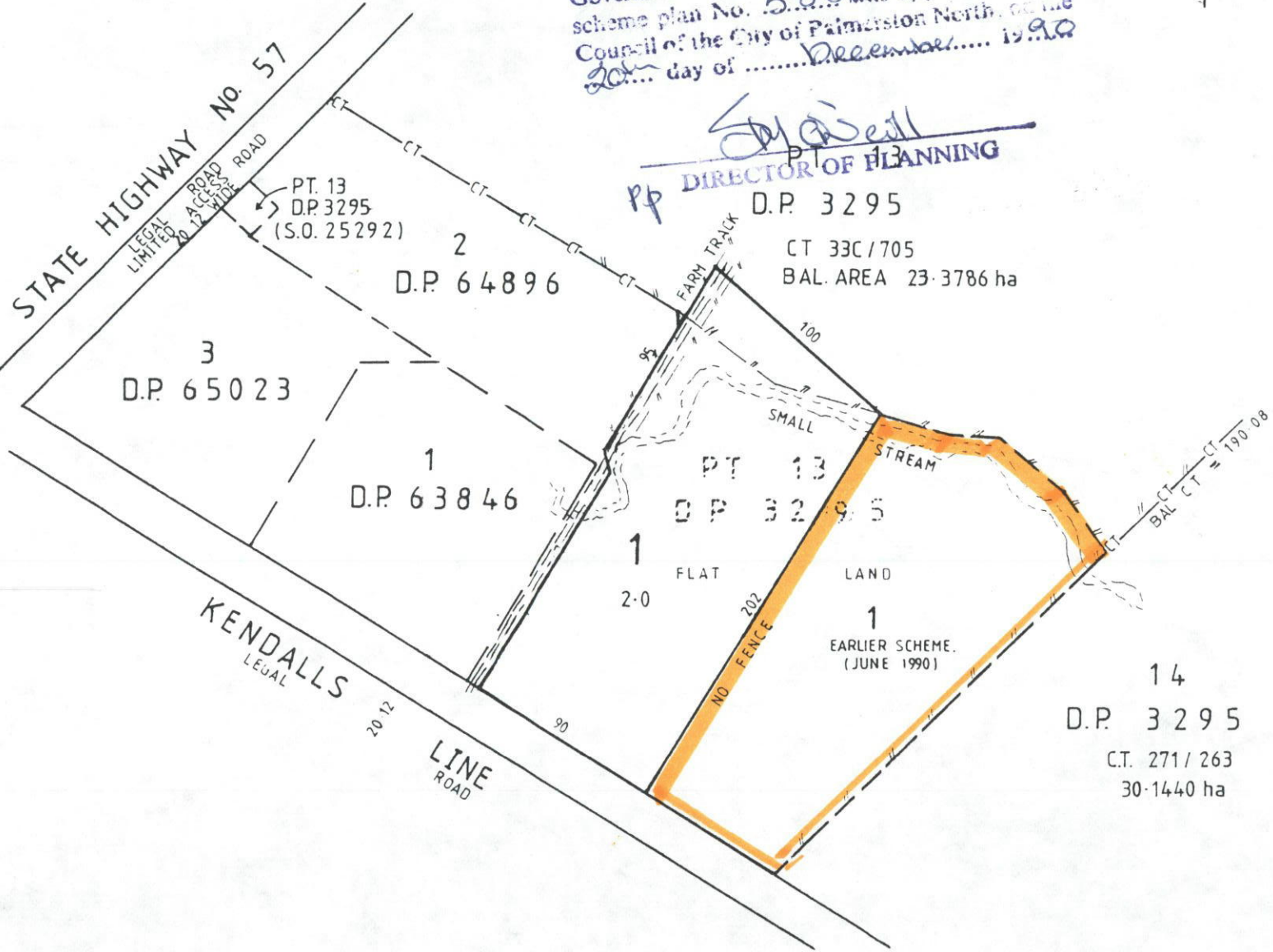
COPIES: 3

PALMERSTON NORTH CITY COUNCIL

Pursuant to Section 279 (c) of the Local Government Act, 1974, we hereby certify that this scheme plan No. 588 was approved by the Council of the City of Palmerston North, on the 20th day of December 1990



W. J. West
 PP DIRECTOR OF PLANNING
 D.P. 3295



CT 33C/705
 BAL. AREA 23.3786 ha

14
 D.P. 3295
 C.T. 271/263
 30.1440 ha

LOT 1 BEING PROPOSED SUBDIVISION OF PT LOT 13 DP 3295

COMPRISED IN: CT 33C/705 (PT)
 REGISTERED OWNER: CURBRIDGE INVESTMENTS LTD
 LOCAL AUTHORITY: PALMERSTON NORTH CITY CORPORATION
 SURVEY BLK & DIST: II ARAWARU
 SCALE: 1 : 2000
 DATE: SEPTEMBER 1990

DECLARATION

I WILLIAM LOUDEN RIORDAN REGISTERED SURVEYOR OF FEILDING HEREBY CERTIFY THAT THIS SCHEME PLAN WAS PREPARED BY ME

William Louden Riordan
 REGISTERED SURVEYOR

NOTE: DIMENSIONS AND AREAS ARE SUBJECT TO MINOR CHANGE UPON FINAL SURVEY



TRUEBRIDGE ASSOCIATES

Registered Surveyors and

Land Development Consultants

LEVIN FEILDING
 PARAPARAUMU



G. Petersen and Associates Ltd.

P.O. BOX 5207
TERRACE END,
PALMERSTON NORTH.

TELEPHONE (063) 553-928

LAND USE SUBMISSION:

FOR PROPOSED SUB-DIVISION, KENDALLS ROAD, LINTON:

- SUB-DIVIDER:** Corbridge Investments Limited
c/o Mr. D.M.Galloway,
R.D.4,
Palmerston North.
- OCCUPATION:** Dairy farmers.
- PURCHASERS:** Warren Lawrence Barnaby.
Robyn Beverley Barnaby.
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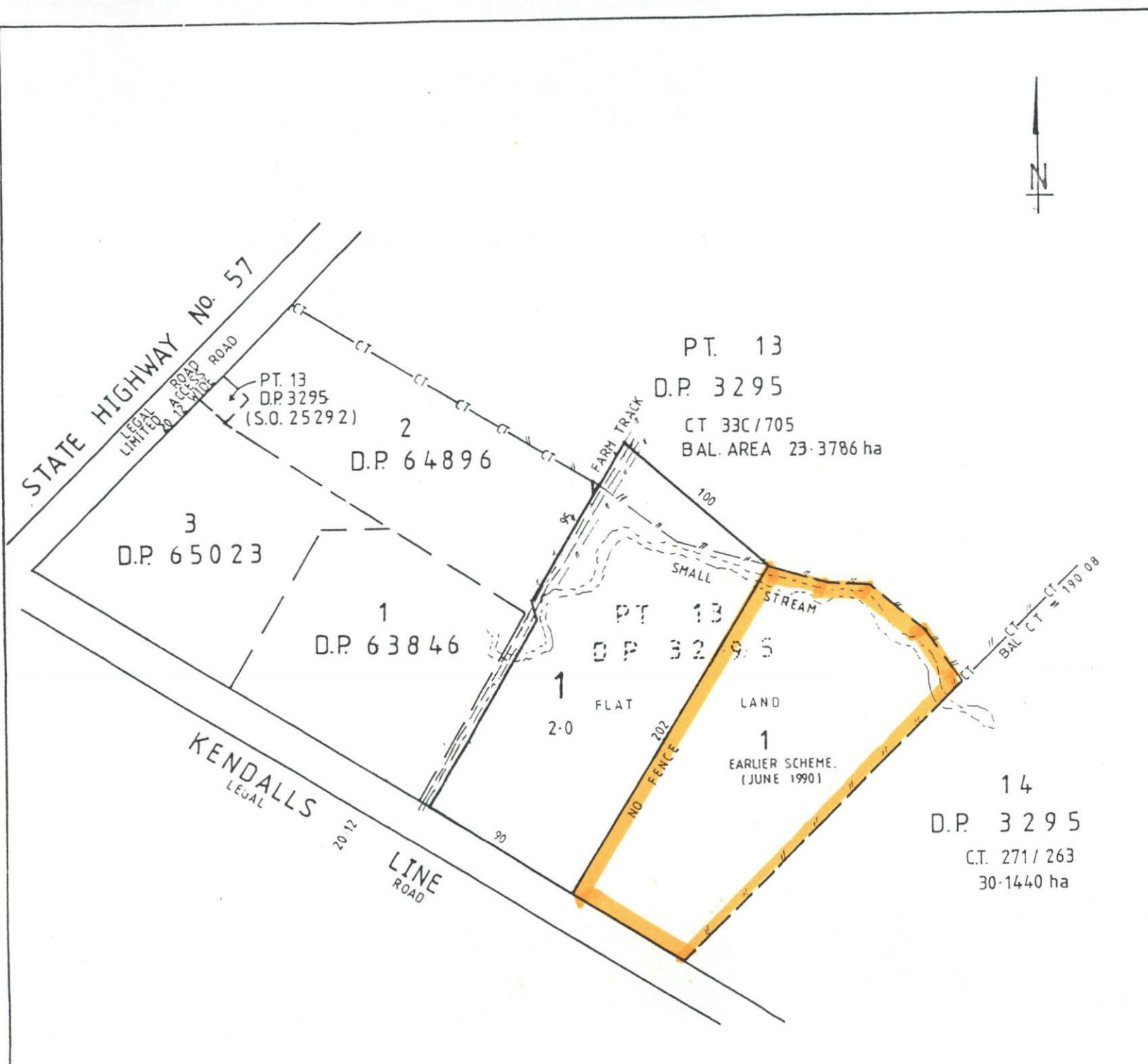
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Graeme A Petersen.

Encl: 1

COPIES: 3



LOT 1 BEING PROPOSED SUBDIVISION
OF PT LOT 13 DP 3295

COMPRISED IN: CT 33C (PT)
 REGISTERED OWNER: CORBRIDGE
 INVESTMENTS LTD
 LOCAL AUTHORITY: PALMERSTON NORTH
 CITY CORPORATION
 SURVEY BLK & DIST: II ARAWARU
 SCALE: 1 : 2000
 DATE: SEPTEMBER 1990

DECLARATION

I WILLIAM LOUDEN RIORDAN REGISTERED
 SURVEYOR OF FEILDING HEREBY CERTIFY
 THAT THIS SCHEME PLAN WAS PREPARED
 BY ME

William Louden Riordan
 REGISTERED SURVEYOR

NOTE: DIMENSIONS AND AREAS ARE SUBJECT
 TO MINOR CHANGE UPON FINAL SURVEY



**TRUEBRIDGE
 ASSOCIATES**

Registered Surveyors
 and

Land Development
 Consultants

LEVIN FEILDING
 PARAPARAUMU



G. Petersen and Associates Ltd.

P.O. BOX 5207
TERRACE END,
PALMERSTON NORTH.

TELEPHONE (063) 553-928

LAND USE SUBMISSION:

FOR PROPOSED SUB-DIVISION, KENDALLS ROAD, LINTON:

SUB-DIVIDER: Corbridge Investments Limited
c/o Mr. D.M.Galloway,
R.D.4,
Palmerston North.

OCCUPATION: Dairy farmers.

PURCHASERS: Warren Lawrence Barnaby.
Robyn Beverley Barnaby.

OCCUPATION: Joiner.
Public servant.

AREA: 2.0234 hectares(subject to final survey.)

AREA REMAINING: 75.447 hectares

SOIL TYPE: Basically a clay loam soil type which is listed as Tokomaru silt loam. The top soil profile shows 20cm of dark greyish brown to brown silt loam over 18cm greyish brown to light brownish grey heavy silt loam over clay subsoil. It is a subsoil that needs some drainage and has a moderate natural nutrient status.

DRAINAGE: This block was drained by Massey College some years ago and consists of tile drains plus mole draining.

CONTOUR: Mostly flat with a slightly sloping contour to creek bed at Northern end of proposed sub-division.

RAINFALL: Lying about 100 meters above sea level it has a mean average rainfall of 1050mm generally well spread.

PROPOSED USE:

It is intended to operate this block as a Horticultural and Firewood tree operation. The bulk of the land will be planted in Eucalyptus Botryoides (Blue Gums) to establish a fuel wood crop. Plantings will commence in the winter of 1991 after the property has been shelter planted around the boundaries. The shelter plantings will consist of both native and deciduous trees affording the fastest growth pattern to protect the eucalypts. Random plantings of Chestnut, Walnut and Fejoa trees will enhance the long term income potential of the property.

WATER:

This proposal will be independent of the Fitzherbert West wa scheme until that supply is reticulated along Kendalls Road. As water will be of the utmost importance to the success of this venture building permits will be an early priority to enable sufficient water to be retained for an adequate supply to dispensed to the plantings. Initially four five thousand gallon tanks will be utilised but if this proves to be insufficient more will be added unless or until the Fitzherbert scheme is available.

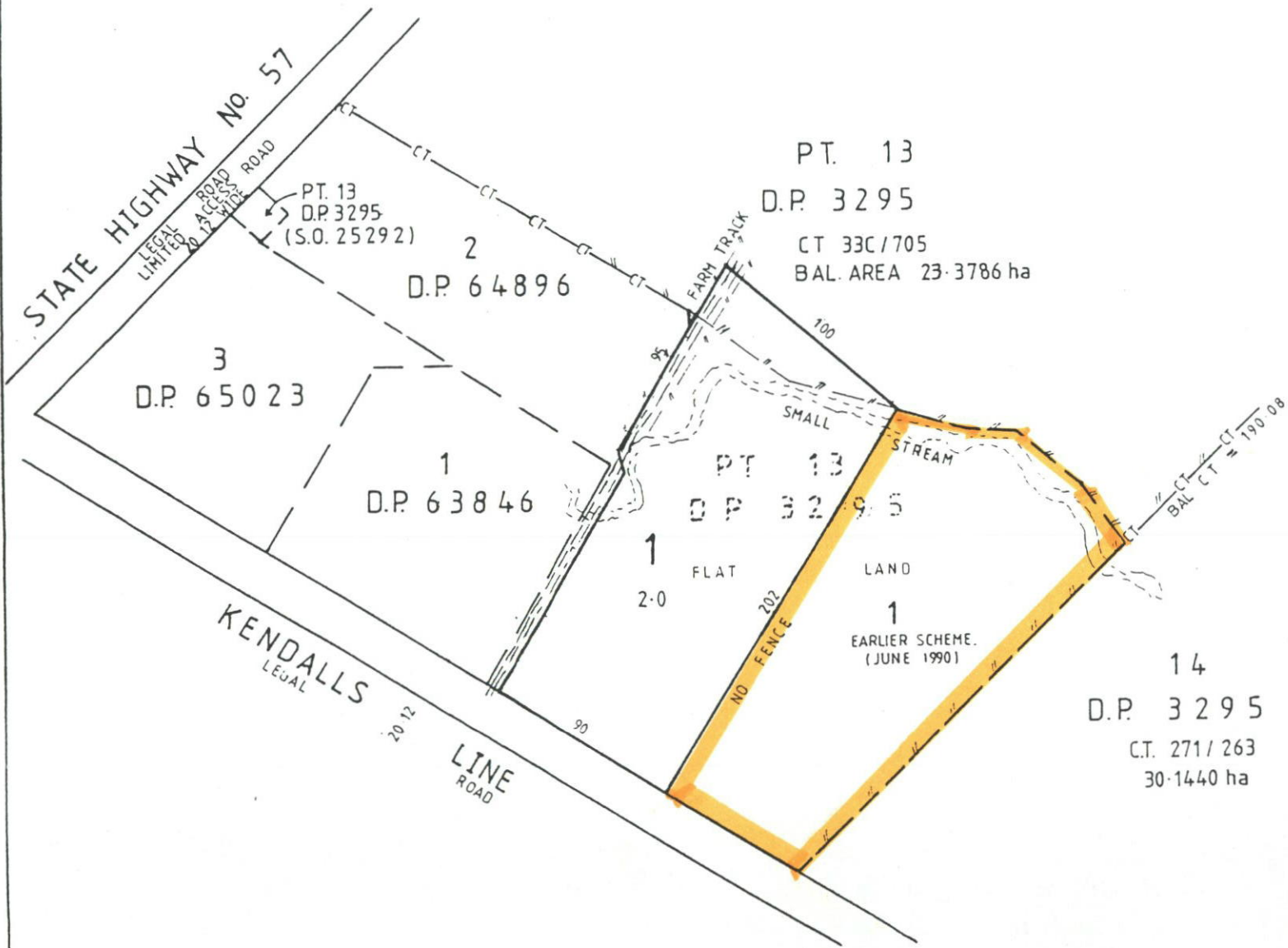
GENERAL:

A need has been established for fuel woods throughout New Zealand and this operation will help locally in this regard. With a productive life of some fifteen years the purchasers are making a long term committment to a project that has been researched fully and with potential returns in excess of present pastoral expectations.

Graeme A Petersen.

Encl: 1

COPIES: 3



LOT 1 BEING PROPOSED SUBDIVISION OF PT LOT 13 DP 3295

COMPRISED IN: CT 330/705 (PT)
 REGISTERED OWNER: CORBRIDGE INVESTMENTS LTD
 LOCAL AUTHORITY: PALMERSTON NORTH CITY CORPORATION
 SURVEY BLK & DIST: II ARAWARU
 SCALE: 1 : 2000
 DATE: SEPTEMBER 1990

DECLARATION

I WILLIAM LOUDEN RIORDAN REGISTERED SURVEYOR OF FEILDING HEREBY CERTIFY THAT THIS SCHEME PLAN WAS PREPARED BY ME

William Loudon Riordan
 REGISTERED SURVEYOR

NOTE: DIMENSIONS AND AREAS ARE SUBJECT TO MINOR CHANGE UPON FINAL SURVEY



TRUEBRIDGE ASSOCIATES

Registered Surveyors and

Land Development Consultants

LEVIN FEILDING

PARAPARAUMU

**PALMERSTON NORTH CITY COUNCIL
SUBDIVISION COVER SHEET**

SUB number: SUB 1079
 Related RM's _____
 S.D Application I.D _____
 Surveyor's Reference: 2885
 Fee Paid (amount): \$ 2,700.00
 Receipt Number: 2011/164850

Applicant Brent Pike

SITE ADDRESS 23 & 33 Kendalls Line
PALMERSTON NORTH

Name & Address of Surveyor Lucas Surveys Limited
P O Box 31155
LOWER HUTT 6315

Owner _____

Legal Description Lot 2 DP 64896 & Lot 1 DP 71518

Type of Subdivision Boundary Adjustment
 (Green Fields Infill Unit Title
 Boundary Adjustment Public Utility Unit Title
 Rural Cross Lease Other)

Activity Status (Cont, Disc, Non Comp, et Rural Discretionary

Land Info GIS (Gay Packer) _____

Horizon.MW (Rural) _____

Valuation REQ. _____

DEVELOPMENT CONTRIBUTION ??

Lots created 0

Application Received 10/01/11

Application Acknowledged 12/01/11

CONSENT DUE 8/02/11

PLANNER David Forrest

Section 92 Request Date _____

Section 92 Info Received Date _____

Section 37 Set Date / Reason No Section 37 but overdue due to workloads

Consent Now Due _____

Consent Granted/Declined Date Granted - 10/02/11

Number of Working Days 22

GIS INPUTTING FEE \$ 160.00

MONITORING INSPECTION

SEALING FEE 223 \$ -

SEALING FEE 321 _____

SEALING FEE 224 \$ -

Total Charge from processing hours \$ 1,656.00

Less Deposit \$ 2,700.00

Total Owing -\$ 884.00

Development Contribution \$ -

Total to inv to applicant -\$ 884.00

Subdivision Inspections (City Network) _____

App Fee to be inv to Surveyor _____

Why Fees's are Fair & Reasonable _____

Plan Approved for Signing

Date 01/06/11 Date 01/06/11

Cert 223 _____ Cert 224 Approved

Signed [Signature] Signed _____

Senior Subdivisions Officer Senior Subdivisions Officer

Completed consent to Admin 14/02/11
 Granted in Ozone 14/02/11
 Consultant Used _____

**PALMERSTON NORTH CITY COUNCIL
CHARGE SHEET**

RM Number **SUB 1079** Surveyors Reference _____

SUR INV to go to: Lucas Surveys Limited
P O Box 31155
LOWER HUTT 6315

APP INV to go to: Brent Pike

Admin

date	chargeable	non-charge	initials	task
	0.5		GP	Land Admin
12/01/11	0.75		FM	Load, Ack Letter, Coversheet/chargesheet, photocopy, referrals, make file
14/02/11	1.00		FM	Grant, Letter, Update coversheet/chargesheet, photocopy, invoice
Tot Chargeable hrs 2.25 @\$97per hour = \$				218.25

Planners

date	chargeable	non-charge	initials	task
31/01/11	2.00		DF	Planners report and notification report
7/02/11	2.50		DF	Planners report
7/02/11	1		DF	Planners report
10/02/11	0.5		DF	Planners report and notification report
Tot Chargeable hrs 6 @\$148per hour = \$				888.00

Seniors/Principal

date	chargeable	non-charge	initials	task
13/01/11	0.50		RP	Subdivision meeting
11/01/11	0.50		AB	Review application and allocate
11/02/11	1.50		AB	Mentoring, discussion and sign off
Tot Chargeable hrs 2.50 @\$174per hour = \$				435.00

Head of Planning

date	chargeable	non-charge	initials	task
Tot Chargeable hrs 0 @\$194per hour = \$				-

City Networks

date	chargeable	non-charge	initials	task
14/01/11	0.25		Aarin B	Review application and plans
	0.50		Aarin B	Site inspection
Tot Chargeable hrs 0.75 @\$153per hour = \$				114.75

27 July 2011



System Owner Land Admin
Palmerston North City Council TA Certification Division
Private Bag 11034
Palmerston North 0000

Survey Ref: 2885 B Pike

Territorial Authority Ref: SUB1079

Deposit of DP 441479 Wellington Land District

Cadastral Survey Dataset DP 441479 of Lots 1 and 2 being subdivision of Lot 1 DP 71518, Lot 2 DP 64896 and Section 1 SO 25292 Land Registration District of Wellington lodged by Gary Charles Rawson was deposited on 13/07/2011.

The following new Computer Register(s) have been issued:

Computer Register: 549665
Area: 2.4628 hectares
Legal Description: Lot 1 Deposited Plan 441479

7326838

Computer Register: 549666
Area: 1.0343 hectares
Legal Description: Lot 2 Deposited Plan 441479

7326839.

Area Manager

Facsimile 0 6 351 4471

15 February 2011

LUCAS SURVEYS LIMITED
P O BOX 31155
LOWER HUTT 6315

Dear Sir/Madam,

**SUBDIVISION CONSENT APPLICATION: 079
AT 23 & 33 KENDALLS LINE, PALMERSTON NORTH
LOT 1 DP71518**

I am writing to advise that the above application has been **granted**. **Enclosed** is a copy of the report and decision.

If you are not satisfied with the decision you have the right of objection pursuant to Section 357 of the Resource Management Act 1991. Objections should be in writing, and received by Council **no later than 15 working days after the conditions of consent have been notified to the applicant or the applicant's agent**.

Any appeal against the decision must be made in accordance with Sections 120 and 121 of the Resource Management Act 1991.

You should note that pursuant to Section 125 of the Resource Management Act 1991, all resource consents will lapse unless the consent is given effect to within five years of the date of the consent. To extend the period of the consent an application under Section 125 has to be made to Council before the expiry of the consent.

Council's fee for this type of application is a deposit, which you have already paid, plus additional charges as reflected in the Fees and Charges Schedule.

An invoice is *enclosed* which requests payment of the additional application processing charge.

Yours faithfully



Ferne Milne
Business Support Officer
Customer Services

9673 0507/6



TAX INVOICE/STATEMENT

GST REGISTRATION NO. 11-213-081

PIKE, BRENT DONALD
23 KENDALLS LINE
R D 4
PALMERSTON NORTH 5321

Invoice No: 289372
Date: 15 Feb 2011
Customer No: 9673

DETAILS

Resource Consent Application - 1079

SITE ADDRESS: 23 & 33 Kendalls Line

	QTY	UNIT	AMOUNT
ADMINISTRATION PROCESSING FEE	2.25	84.35	189.78
PLANNING OFFICER PROCESSING FEE	6.	128.70	772.17
SENIOR PLANNER	2.5	151.30	378.26
INTERNAL TECHNICAL ADVISE	.75	133.04	99.78
GIS INPUTTING FEE	1	0.00	139.13
LESS DEPOSIT FEE ALREADY PAID	1	-28.81	2,347.83cr
DISCOUNT FOR EXCEEDING TIMEFRAME 1% PER DAY MAX 50%			28.81cr

Please note that this invoice is in credit. This credit will be sent to you in due course.

EFT: (Internet) Payments only to:
PNCC Bank Account: 030726-0330770-00
Customer # and Invoice # are essential for allocation purposes
Remittance by email: remittance@pncc.govt.nz or fax to: 06 351 4311

Payment due: 20 Mar 2011	INVOICE TOTAL	797.52cr
	G.S.T	119.61cr
	TOTAL NOW DUE	\$917.13cr

REMITTANCE ADVICE: Please detach and return with your payment:

Palmerston North City Council
Private Bag 11034
PALMERSTON NORTH

CUSTOMER: 9673
PIKE, BRENT DONALD

INVOICE NO: 289372
TOTAL DUE: \$917.13cr

PAYMENT MADE: \$



Manawatu
Young Heart, Easy Living

Ap Invoice Capture (View Only)

AP/AP3000.03

File No 119704
 File Ref

subsidiary
held
prepaid

CAPTURED	
15 FEB 2011	15 FEB 2011
09:09am	09:09am
Ferne Milne	Ferne Milne

Input	Po Number	Receipts	Date	Value	Gst	Budget Officer	Approved By
1							

Creditor	REFUND		Bank Account		
Name	PIKE, BRENT DONALD		Gst No	99-999-999	
Address	23 KENDALLS LINE		W/h Tax	0.00 %	
	R D 4		Ledger	PALMERSTON NORTH CITY	
	PALMERSTON NORTH 5321		Due Date	15 Feb 2011	
			Hold Pmt	NO	
Date	15 Feb 2011	Excl Amount	917.13	Prepaid Bank	
Type	INVOICE	- W/h Tax	0.00		
Invoice	RC-1079*	+ Gst	0.00	User	STUART MCKINNON
Reference	RC-1079*	Incl Amount	917.13	Dept	REFUND
Cheque	RCON REFUND - CONSENT NO: 1079/				Refunds
Details				Approved	
				User	

Open

TA Approvals

Territorial Authority	Palmerston North City Council TA Certification Division	TA Reference	SUB1079
Survey Number	LT 441479	Survey Purpose	LT Subdivision
Surveyor Reference	2885 B Pike	Land District	Wellington
Surveyor	Gary Charles Rawson		
Surveyor Firm	Lucas Surveys Ltd		
Dataset Description	Lots 1 and 2 being subdivision of Lot 1 DP 71518, Lot 2 DP 64896 and Section 1 SO 25292		

TA Certificates

I hereby certify that plan DP 441479 was approved by the Palmerston North City Council pursuant to section 223 of the Resource Management Act 1991 on the 31 day of May 2011.

Pursuant to Section 224(c) Resource Management Act 1991 I hereby certify that all the conditions of the subdivision consent have been complied with to the satisfaction of the Palmerston North City Council
Dated this 31 day of May 2011.

Signature

Signed by Russell Brent OLeary, Authorised Officer, on 01/06/2011 10:22 AM

Receipt Information

Transaction Receipt Number	5537457
Signing Certificate (Distinguished Name)	OLeary, Russell Brent
Signing Certificate (Serial Number)	1292365012
Signature Date	01/06/2011

*** End of Report ***

LUCAS SURVEYS LTD
Land Surveyors

28 Knights Road
PO Box 31-155
Lower Hutt

Telephone: 566-0607

Fax: 566-2286

Mobile: 027-444-3657

E-mail: Lucasurv@xtra.co.nz

Reference No. 2885

12 April 2011

FILE COPY

Planning Officer
Palmerston North City Council
Private Bag 11034
Manawatu Mail Centre
Palmerston North 4442

Attention: Mr D. Forrest

Dear David

Re: BOUNDARY ADJUSTMENT 23 & 33 KANDALLS LINE
APPLICATION 1079

Enclosed is a copy of our esurvey dataset that we submit to Council for certification with respect to both sections 223 and 224(c) of the RMA.

To assist you in processing this we comment on the conditions of consent in your letter dated 15 February 2011 and how they have been satisfied.

1. The final esurvey dataset is in accordance with our application plan 2885SCH.
2. We certify on reasonable grounds that all services are contained within their respective lots and no easements are necessary.

We trust this will be sufficient to enable you to process this application however if not please contact us immediately.

Yours sincerely



R.D. LUCAS

Copy to: Mr B. Pike
23 Kendalls Line
RD 4
Palmerston North

For your information together with a copy of the esurvey dataset.

LUCAS SURVEYS LTD
Land Surveyors

28 Knights Road
PO Box 31-155
Lower Hutt

Telephone: 566-0607

Fax: 566-2286

Mobile: 027-444-3657

E-mail: Lucasurv@xtra.co.nz

Reference No. 2885

12 April 2011

FILE COPY

Planning Officer
Palmerston North City Council
Private Bag 11034
Manawatu Mail Centre
Palmerston North 4442

Attention: Mr D. Forrest

Dear David

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APPLICATION 1079

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Yours sincerely



R.D. LUCAS

Copy to: Mr B. Pike
23 Kendalls Line
RD 4
Palmerston North

For your information together with a copy of the esurvey dataset.



CSD Plan - LT 441479

Survey Number LT 441479
Surveyor Reference 2885 B Pike
Surveyor Gary Charles Rawson
Survey Firm Lucas Surveys Ltd
Surveyor Declaration

Survey Details

Dataset Description Lots 1 and 2 being subdivision of Lot 1 DP 71518, Lot 2 DP 64896 and Section 1 SO 25292
Purpose LT Subdivision
Status Initiated
Land District Wellington
Coordinate System Wanganui 2000

Type	Survey
Survey Class	Class A Cadastral Survey

Survey Dates

Surveyed Date	23/03/2011	Certified Date	
Submitted Date		Survey Approval Date	
Deposit Date			

Referenced Surveys

Survey Number	Land District	Bearing Correction
DP 63846	Wellington	0°00'00"
DP 71518	Wellington	0°00'00"
SO 25292	Wellington	-0°01'40"
SO 28444	Wellington	-0°00'30"
DP 64896	Wellington	0°00'00"

Territorial Authorities

Palmerston North City

Comprised In

CT WN39D/689
CT WN32D/991

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 441479	Fee Simple Title	2.4628 Ha	549665
Lot 2 Deposited Plan 441479	Fee Simple Title	1.0343 Ha	549666
Total Area		3.4971 Ha	

Mark and Vector

Survey Number DP 441479
Coordinate System Wanganui 2000

From	To	Code	Bearing	Adpt Surv	Distance	Adpt Surv
IT III SO 20118	IT II SO 28444	ob0	223°44'20"	A DP 71518	369.46	A DP 71518
IT II SO 28444	IT II DP 63846	ob2	120°38'40"	A DP 71518	180.82	A DP 71518
IT II DP 63846	IT I DP 63846	ob4	43°28'10"	A DP 63846	125.00	A DP 63846
IT I DP 63846	IT III SO 20118	ob5	2°57'30"	A DP 63846	268.75	A DP 63846
IT II SO 28444	IT I SO 20118	ob3	236°24'05"	A DP 71518	28.97	A DP 71518
IT I SO 20118	IT III SO 20118	ob6	44°39'20"	A DP 71518	397.78	A DP 71518
IT I SO 20118	FITZHERBERT NO 2	ob7	264°53'05"	A DP 63846	488.17	A DP 63846
FITZHERBERT NO 2	IT I SO 28444	ob9	84°23'40"	A SO 28444	177.99	A SO 28444
IT I SO 28444	IT II SO 28444	ob12	82°47'20"	A SO 28444	335.86	A SO 28444
IT III SO 20118	IT III SO 25292	ob1	221°27'00"	A SO 25292	211.56	A SO 25292
IT III SO 25292	IS DP 64896	ob13	152°47'30"	A SO 28444	7.04	A SO 28444
IS DP 64896	PEG (1) DP 64896	ob14	44°39'00"	A DP 64896	51.90	A DP 64896
PEG (1) DP 64896	POST (1) DP 64896	ob15	121°33'00"	A DP 64896	183.02	A DP 64896
POST (1) DP 64896	POST (2) DP 64896	ob16	174°36'00"	A DP 64896	5.11	A DP 64896
POST (2) DP 64896	PEG (2) DP 64896	ob19	210°07'30"	A DP 64896	66.48	A DP 64896
PEG (2) DP 64896	PEG (3) DP 64896	ob20	163°18'00"	A DP 64896	8.46	A DP 64896
PEG (3) DP 64896	IT I DP 63846	ob21	303°38'30"	A DP 64896	46.87	A DP 64896
PEG (3) DP 64896	PEG (4) DP 64896	ob22	210°01'40"	A DP 64896	114.25	A DP 64896
PEG (4) DP 64896	PEG (5) DP 64896	ob23	301°54'45"	A DP 64896	6.00	A DP 64896
PEG (5) DP 64896	IT II DP 63846	ob24	296°17'00"	A DP 64896	69.99	A DP 64896
PEG (5) DP 64896	PEG (1) DP 63846	ob25	29°57'00"	A DP 64896	113.84	A DP 64896
PEG (1) DP 63846	PEG (2) DP 63846	ob26	302°52'30"	A DP 64896	85.78	A DP 64896
PEG (2) DP 63846	IT I DP 63846	ob27	121°25'30"	A DP 64896	45.06	A DP 64896
PEG (2) DP 63846	PEG (1) SO 25292	ob28	304°39'00"	A DP 64896	102.72	A DP 64896
PEG (1) SO 25292	PEG (2) SO 25292	ob29	44°39'00"	A DP 64896	15.24	A DP 64896
PEG (2) SO 25292	IS DP 64896	ob31	315°18'00"	A DP 64896	15.24	A DP 64896
POST (1) DP 64896	PEG (1) DP 71518	ob17	45°10'00"	A DP 71518	31.79	A DP 71518
PEG (1) DP 71518	PEG (2) DP 71518	ob32	134°03'00"	A DP 71518	97.28	A DP 71518
PEG (2) DP 71518	PEG 1 DP 441479	ob33	211°05'30"	A DP 71518	87.80	C
PEG 1 DP 441479	PEG (3) DP 71518	ob35	211°05'30"	A DP 71518	113.00	C
PEG (3) DP 71518	PEG (4) DP 64896	ob34	301°54'45"	A DP 71518	90.00	A DP 71518
POST (1) DP 64896	IT IV DP 71518	ob18	46°27'00"	A DP 71518	26.12	A DP 71518
IT IV DP 71518	IT III SO 20118	ob37	340°04'50"	A DP 71518	218.75	A DP 71518
IT IV DP 71518	IT III DP 71518	ob38	121°14'00"	A DP 71518	140.78	A DP 71518
IT III DP 71518	IT II DP 71518	ob39	120°31'30"	A DP 71518	66.34	A DP 71518
IT II DP 71518	IT I DP 71518	ob40	229°00'00"	A DP 71518	242.58	A DP 71518
IT I DP 71518	IT II DP 63846	ob41	303°39'00"	A DP 71518	202.85	A DP 71518
PEG 1 DP 441479	PEG (3) DP 64896	ob36	302°39'20"	C	92.15	C
FITZHERBERT NO 2	IT I DP 441479	ob10	84°00'30"	M	514.43	M

Mark and Vector

Survey Number DP 441479
 Coordinate System Wanganui 2000

From	To	Code	Bearing	Adpt Surv	Distance	Adpt Surv
IT I DP 441479	IS II DP 441479	ob42	119°42'50"	M	250.52	M
IS II DP 441479	IT II DP 63846	ob53	300°53'00"	M	73.73	M
IT I DP 441479	IT III SO 20118	ob43	42°58'30"	M	372.81	M
IT I DP 441479	IT III SO 25292	ob44	44°58'30"	M	161.44	M
IS II DP 441479	IR III DP 441479	ob54	28°25'30"	M	116.00	M
IR III DP 441479	IT IV DP 441479	ob48	32°26'00"	M	98.94	M
IT IV DP 441479	IT III SO 20118	ob51	341°15'50"	M	223.23	M
IR III DP 441479	IT V DP 441479	ob49	104°33'00"	M	55.21	M
IT V DP 441479	IT IV DP 441479	ob46	359°47'00"	M	97.39	M
IS II DP 441479	PEG (5) DP 64896	ob55	355°38'00"	M	6.87	M
IR III DP 441479	PEG (3) DP 64896	ob50	85°01'00"	M	6.54	M
IT V DP 441479	PEG 1 DP 441479	ob47	139°00'00"	M	46.74	M
IT IV DP 441479	IT IV DP 71518	ob52	26°15'00"	M	6.40	M
FITZHERBERT NO 2	BM LA69 SO 28444	ob11	60°00'00"	M	2.13	M
IT I DP 441479	IT II DP 63846	ob45	119°13'30"	M	176.80	M
PEG (1) SO 25292	PEG SO 25292	ob30	315°17'30"	C	15.24	A DP 64896
PEG SO 25292	IS DP 64896	ob56	44°40'00"	C	15.24	A DP 64896
FITZHERBERT NO 2	D TE MATA	ob8	137°56'22"	M	3,882.45	C

Mark Name	Description
BM LA69 SO 28444	pin in top of concrete plinth
FITZHERBERT NO 2	50mm tube down 0.2 in berm next to bench mark
IR III DP 441479	down 0.25 at edge of gravel drive
IS II DP 441479	flush in seal
IT I DP 441479	down 0.2 in berm at intersection
IT II DP 63846	down 0.25 at edge of seal
IT III SO 20118	down 0.15 at edge of seal
IT III SO 25292	down 0.2 at edge of seal
IT IV DP 441479	down 0.3 in paddock
IT IV DP 71518	down 0.2 in roots of shelter belt
IT V DP 441479	down 0.30 in paddock

*** End of Report ***

LUCAS SURVEYS LTD

Land Surveyors

28 Knights Road
PO Box 31-155
Lower Hutt

Telephone: 566-0607

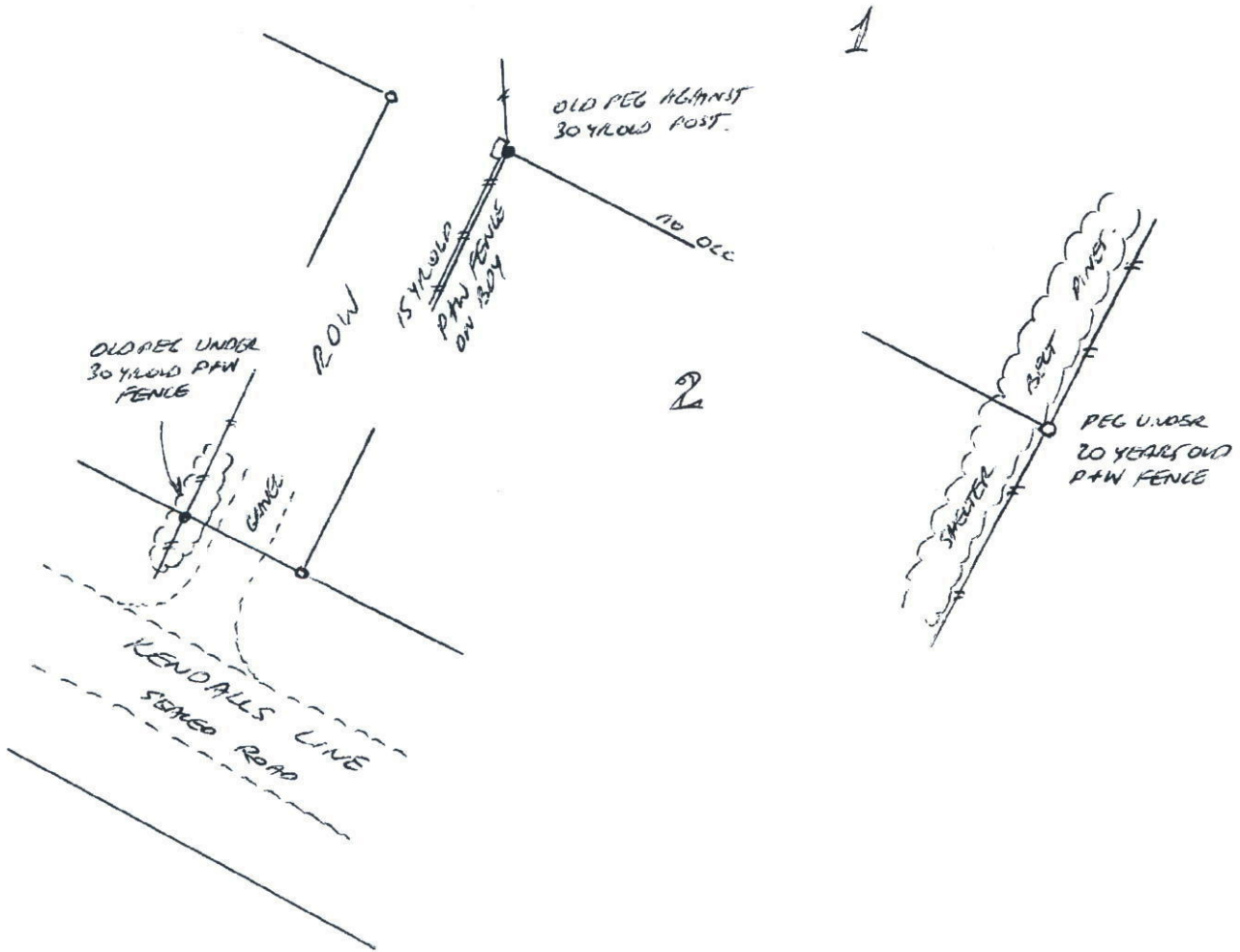
Fax: 566-2286

Mobile: 027-444-3657

E-mail: Lucasurv@xtra.co.nz

FILE 2885

OCCUPATION DIAGRAM D.P. 441479
FOR SUBDIVISION OF LOT 1 DP 71518 & LOT 2 DP 64896
AND SECTION 1 SO 25292
NO 23 KENDALLS LINE, LINTON
MARCH 2011



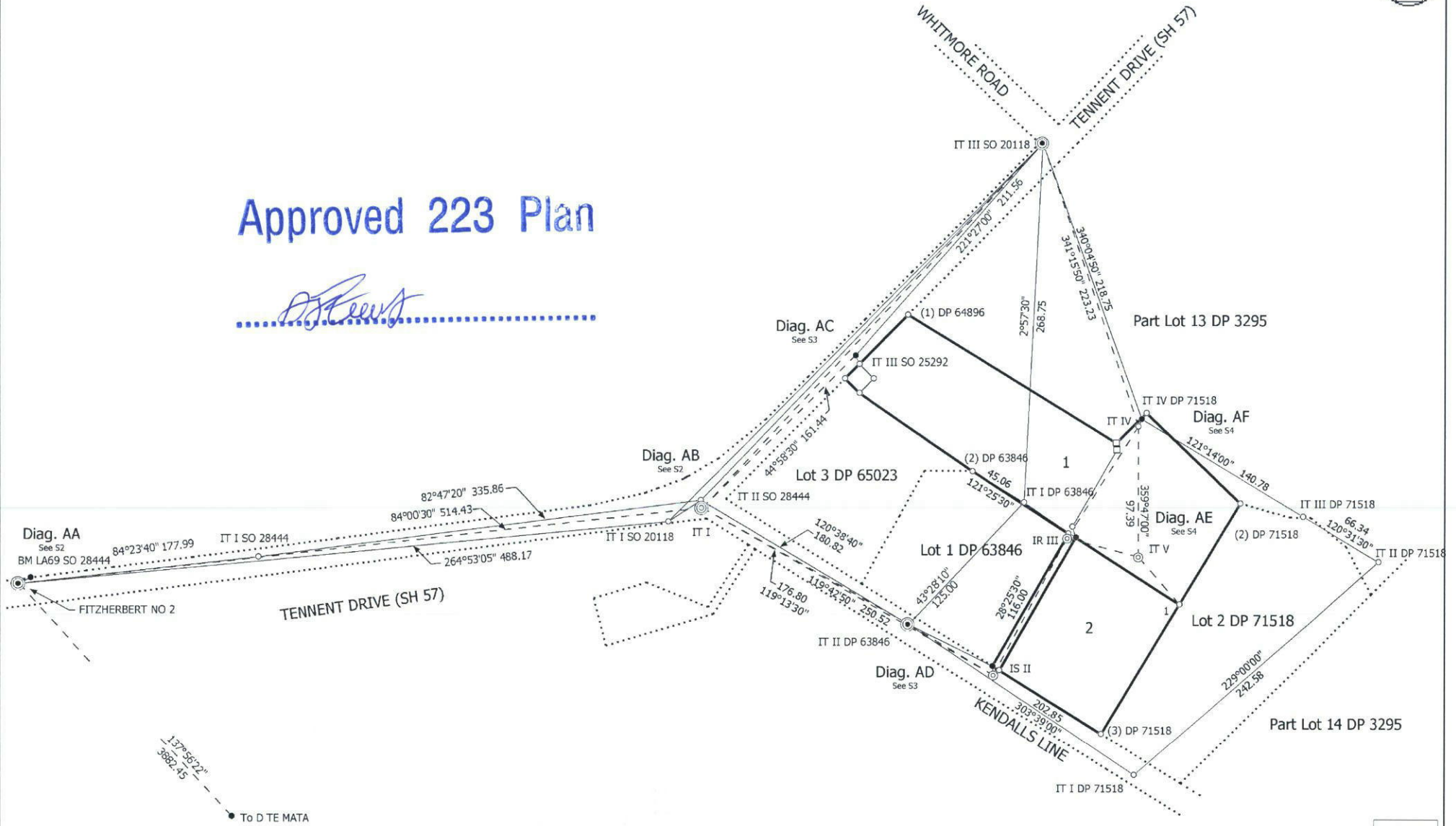
NOT TO SCALE.

Diag. A



Approved 223 Plan

ASLEYS



137°55'22"
3882.45
To D TE MATA

S 1/4

Land District: Wellington
Digitally Generated Plan
Generated on: 07/04/2011 11:35am Page 5 of 9

Lots 1 and 2 being subdivision of Lot 1 DP 71518, Lot 2 DP 64896 and Section 1 SO 25292

Surveyor: Gary Charles Rawson
Firm: Lucas Surveys Ltd
Survey Date: 23/03/2011

CSD Plan
LT 441479
DRAFT

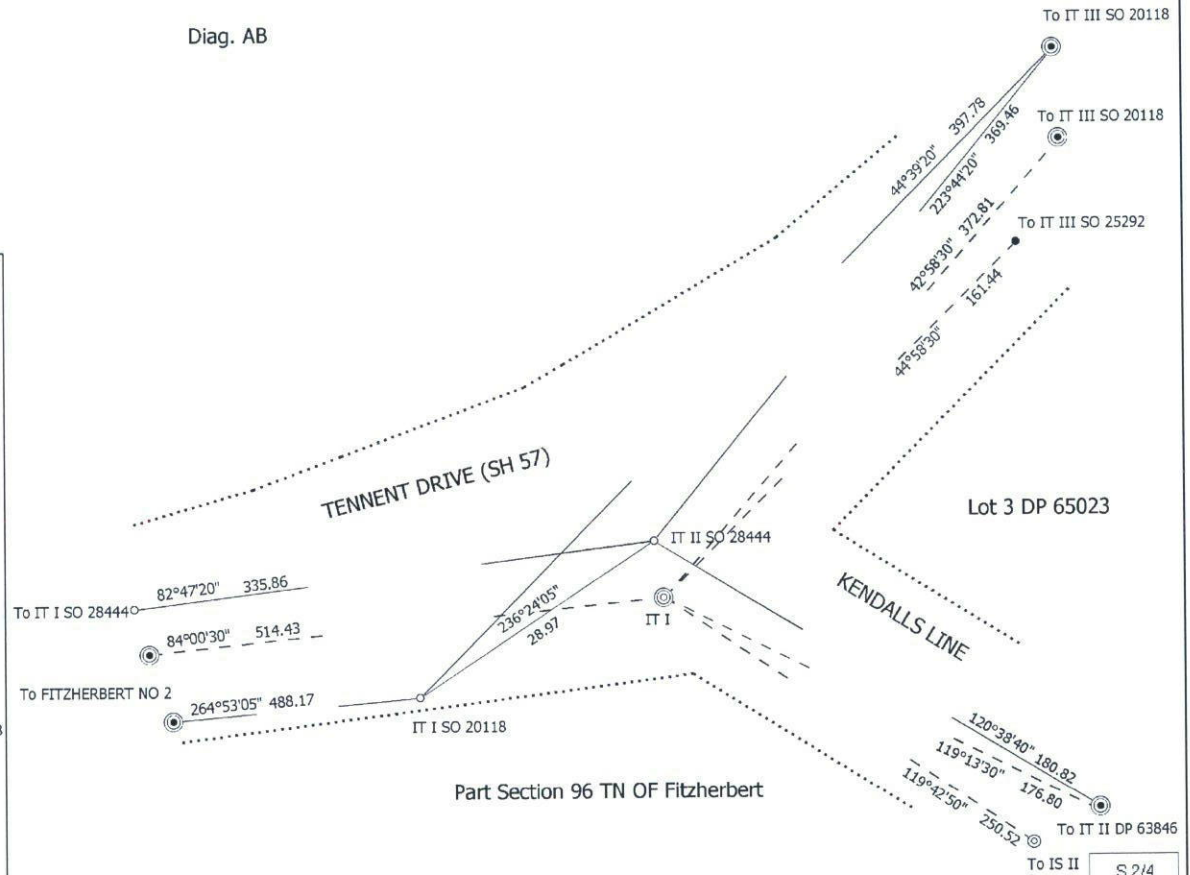
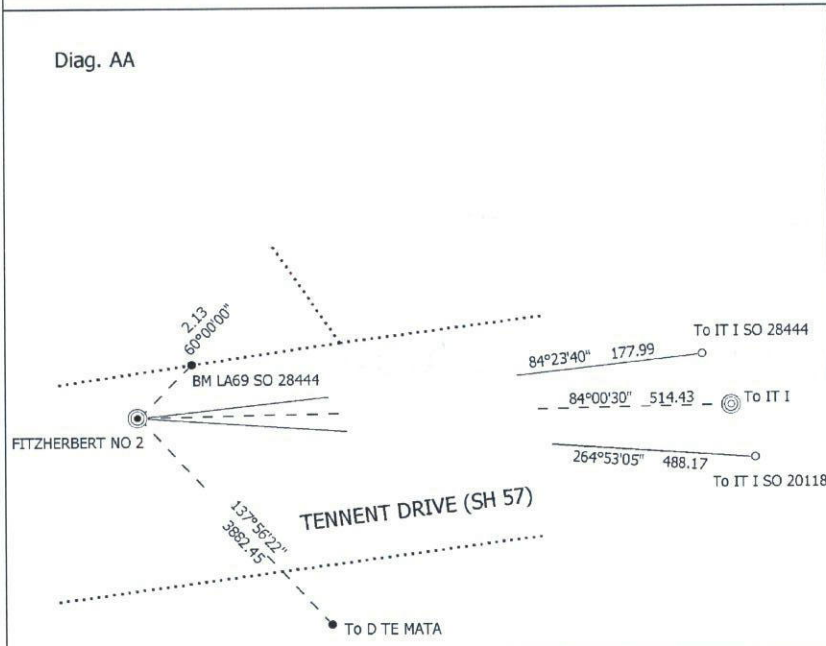


Approved 223 Plan

D. Keen

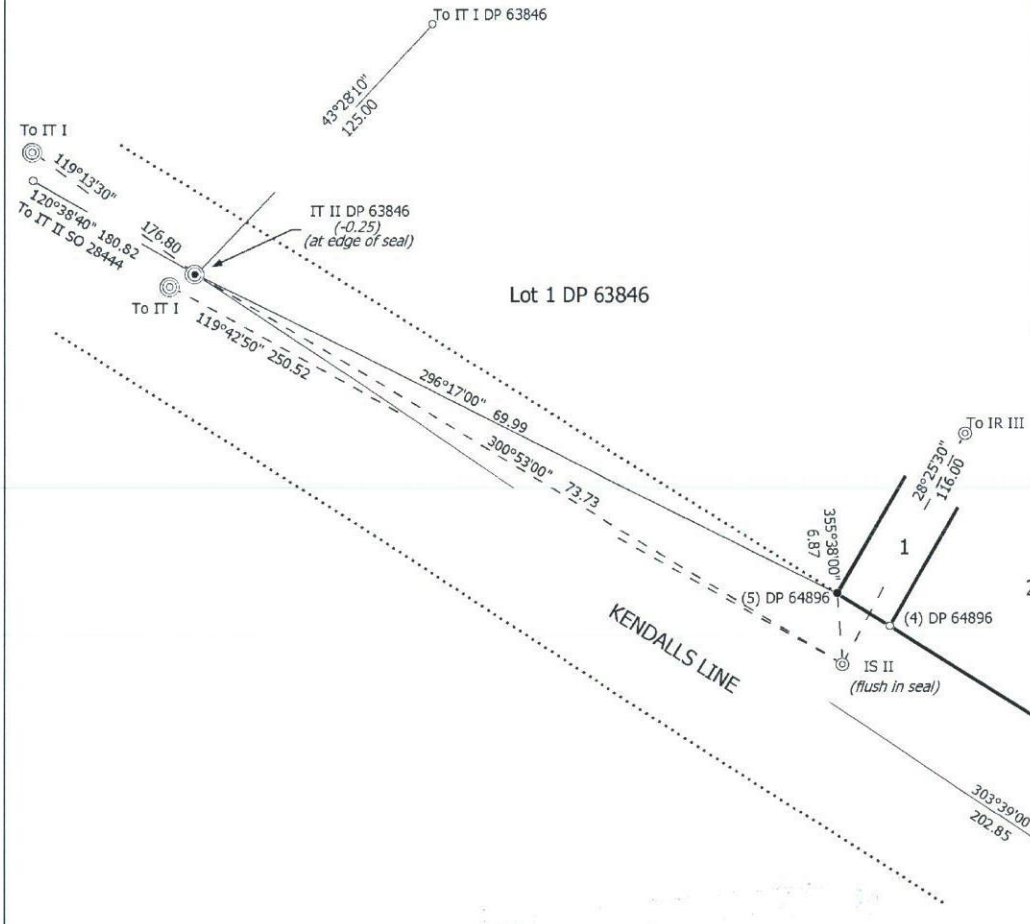
Diag. AB

Diag. AA

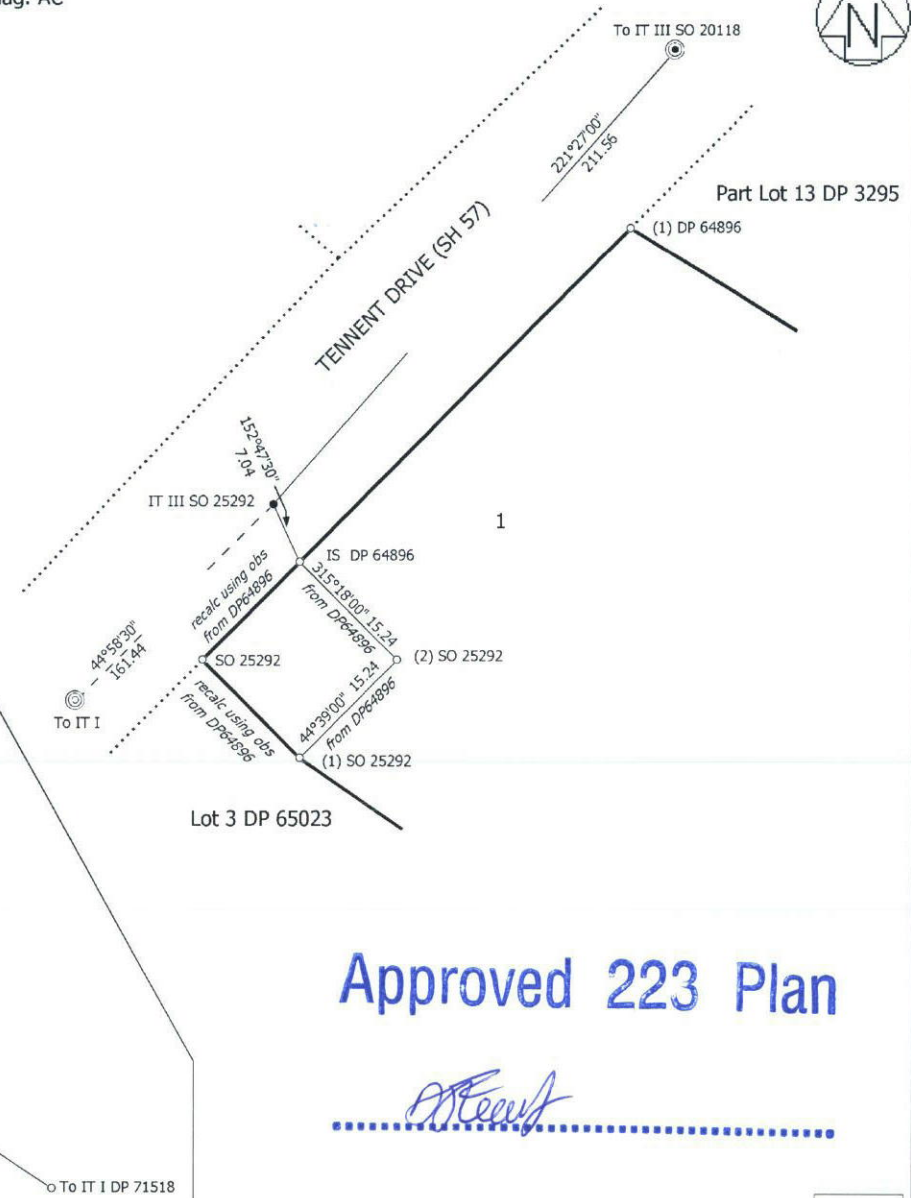


Land District: Wellington Digitally Generated Plan Generated on: 07/04/2011 11:35am Page 6 of 9	Lots 1 and 2 being subdivision of Lot 1 DP 71518, Lot 2 DP 64896 and Section 1 SO 25292	Surveyor: Gary Charles Rawson Firm: Lucas Surveys Ltd Survey Date: 23/03/2011	CSD Plan LT 441479 DRAFT
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Diag. AD



Diag. AC



Approved 223 Plan

[Signature]

S 3/4

Land District: Wellington

Lots 1 and 2 being subdivision of Lot 1 DP 71518, Lot 2 DP 64896 and Section 1 SO 25292

Surveyor: Gary Charles Rawson
Firm: Lucas Surveys Ltd
Survey Date: 23/03/2011

CSD Plan
LT 441479
DRAFT

Digitally Generated Plan
Generated on: 07/04/2011 11:35am Page 7 of 9

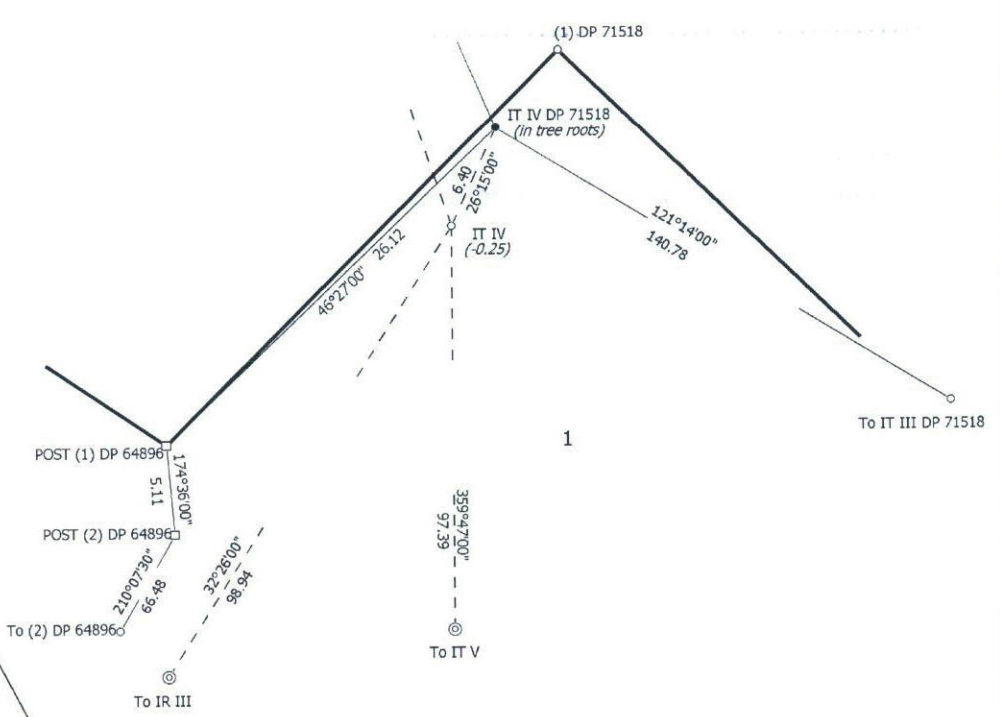
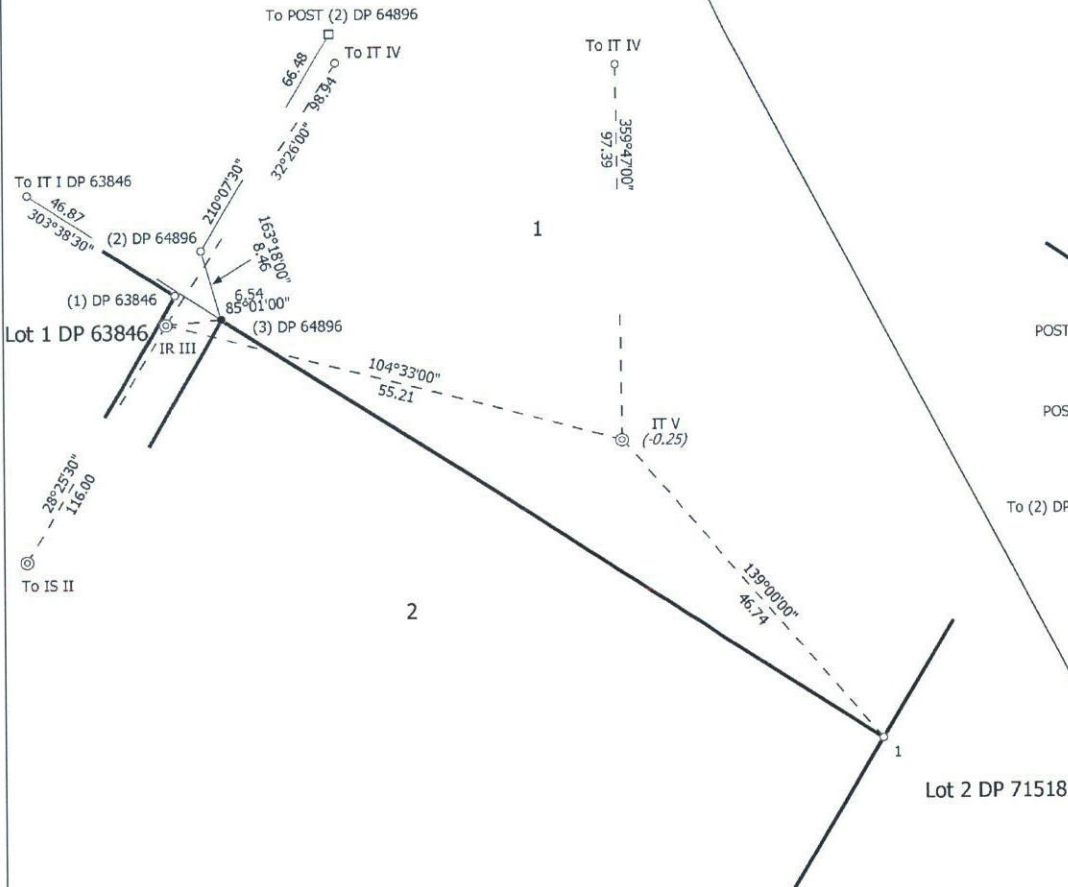


Diag. AE

Diag. AF

To IT III SO 20118

Part Lot 13 DP 3295



Approved 223 Plan

[Handwritten signature]

S 4/4

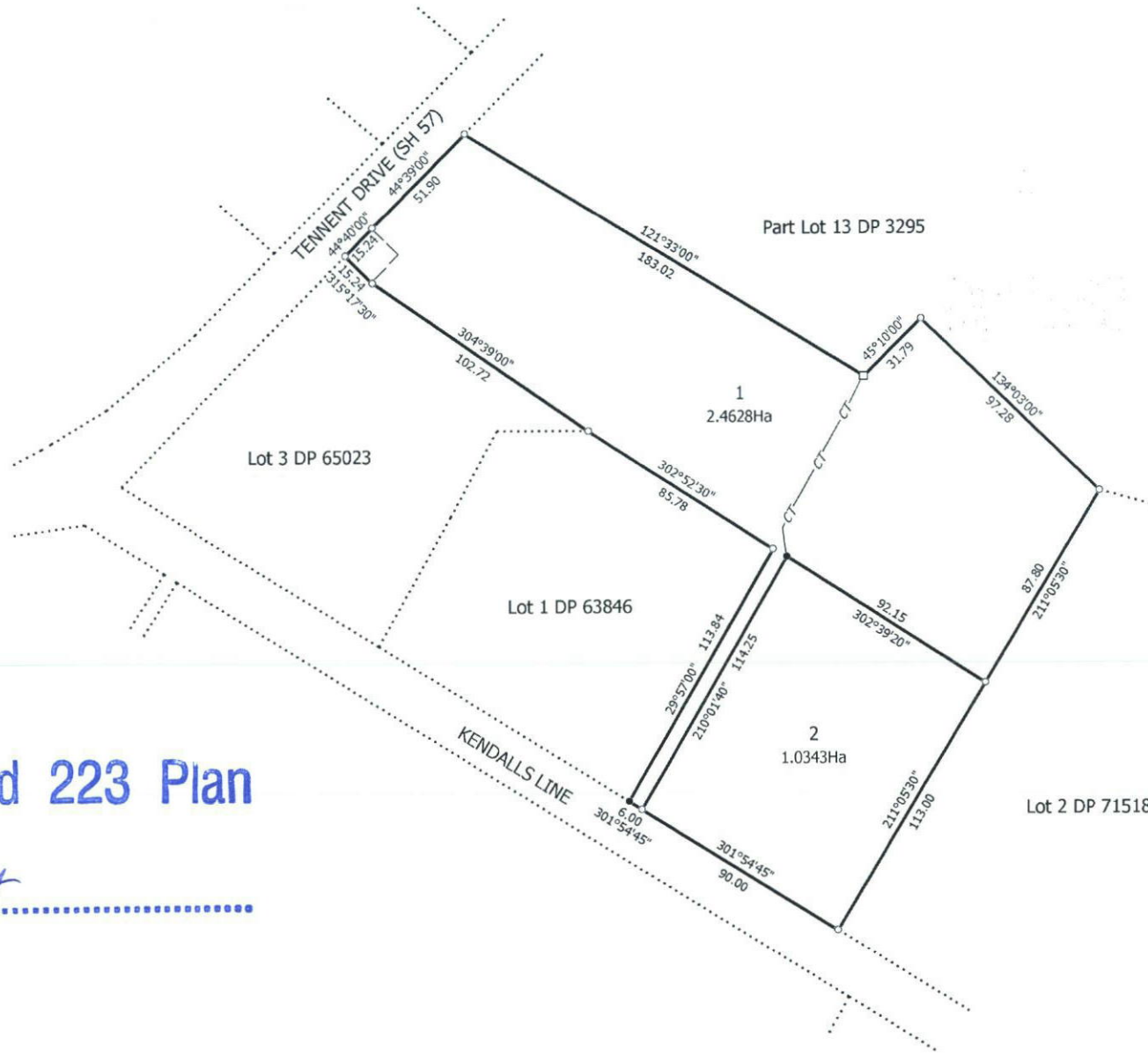
Land District: Wellington
Digitally Generated Plan
Generated on: 07/04/2011 11:35am Page 8 of 9

Lots 1 and 2 being subdivision of Lot 1 DP 71518, Lot 2 DP 64896 and Section 1 SO 25292

Surveyor: Gary Charles Rawson
Firm: Lucas Surveys Ltd
Survey Date: 23/03/2011

CSD Plan
LT 441479
DRAFT

Diag. A



Approved 223 Plan

T 1/1

Land District Wellington

Lots 1 and 2 being subdivision of Lot 1 DP 71518, Lot 2 DP 64896 and Section 1 SO 25292

Surveyor: Gary Charles Rawson
Firm: Lucas Surveys Ltd
Survey Date: 23/03/2011

CSD Plan
LT 441479
DRAFT

Digitally Generated Plan
Generated on: 07/04/2011 11:35am Page 9 of 9

TAX INVOICE

GST REGISTRATION NO. 11-213-081

PIKE, BRENT DONALD
23 KENDALLS LINE
R D 4
PALMERSTON NORTH 5321

Invoice No: 312187
Date: 17 Jun 2011
Your Reference: 1079*

DETAILS

QTY

UNIT

AMOUNT

RESOURCE CONSENTS APPLICATION

23 & 33 Kendalls Line

Issue 223 & 224 Certificate
Administration

1.00 148.00
0.50 97.00

148.00
48.50

EFT: (Internet) Payments only to:
EFT: (Internet) Payments only to:
PNCC Bank Account: 030726-0330770-00
Customer # and Invoice # are essential for allocation purposes
Remittance by email: remittance@pncc.govt.nz or fax to: 06 351 4311

Payment due:	INVOICE TOTAL	196.50
	This includes G.S.T of	25.63
	TOTAL NOW DUE	196.50

REMITTANCE ADVICE: Please detach and return with your payment:

Palmerston North City Council
Private Bag 11034
PALMERSTON NORTH

CUSTOMER: 50954*
Consent: 1079*
INVOICE NO: 312187
TOTAL DUE: \$196.50
PAYMENT MADE: \$

10 February 2011

Delegated Decision to Senior Planner
PALMERSTON NORTH CITY COUNCIL

PROPOSED SUBDIVISION OF LOT 2 DP 64896 AND LOT 1 DP 71518

THE APPLICANT: BRENT PIKE
LOCATION: 23 & 33 KENDALLS LINE, PALMERSTON NORTH
ZONING: RURAL
ACTIVITY STATUS: DISCRETIONARY (UNRESTRICTED)
NOTIFICATION: NON-NOTIFIED
DECISION: GRANTED UNDER DELEGATED AUTHORITY

SUBDIVISION CONSENT

Pursuant to section 104B of the Resource Management Act 1991 the application of Brent Pike to subdivide two rural allotments at 23 and 33 Kendalls Line by way of a boundary adjustment (Subdivision Consent 1079) is **granted**, subject to the following conditions, imposed under Sections 108 and 220 of the Resource Management Act 1991.

CONDITIONS:

1. The proposed subdivision shall be in accordance with the application received by Council on 10 January 2011 including the scheme plan drawn by Lucas Surveys Limited (Job no.2885SCH) and held on Council file SUB 1079. *DPF 20/5/11*
2. Prior to requesting approval under Section 223 of the Resource Management Act 1991 the applicant shall give a written statement by a registered professional surveyor to Council to the effect that all services are confined to their respective lots or provision is made for suitable easements to be granted or reserved and endorsed in a Memorandum on the Survey Plan. *DPF 20/5/11*

DECISION: *GRANTED*

Pursuant to the powers delegated to the Senior Planner by the Palmerston North City Council at its meeting on the 26 November 2008, Subdivision Consent 1079 is **granted**, subject to conditions imposed under Sections 220 and 108 of the Resource Management Act 1991.

This application was not publicly notified and notice was not served pursuant to section 95A, or 95B of the Resource Management Act, as Council is satisfied that the effects of the proposed activity on the environment will be no more than minor, and no affected parties have been identified.

Dated this 10th day of February 2011



Andrew Bashford
SENIOR PLANNER

Advice Notes:

1. Pursuant to Section 357 of the Resource Management Act 1991, if you disagree with this decision or any of the conditions of consent, you may lodge an objection in writing to the Head of Planning at the Palmerston North City Council. The objection must be received within 15 working days of the receipt of this written decision.

**PLANNING REPORT TO ACCOMPANY RESOURCE CONSENT 1079
TO SUBDIVIDE LOT 2 DP 64896 AND LOT 1 DP 71518
AT 23 & 33 KENDALLS LINE, PALMERSTON NORTH**

1. APPLICATION & PROPOSAL

Lucas Surveys Limited has applied for subdivision consent on behalf of Brent Pike for a boundary adjustment situated at 23 and 33 Kendalls Line, Linton. The proposal involves adjusting the existing boundary between Lot 2 DP 64896 and Lot 1 DP 71518, transferring the northern area of Lot 1 DP 71518 to be held with land currently held within Lot 2 DP 64896.

Each underlying parcel contains an existing dwelling, and has existing access off Kendalls Line. The land contained within the subject site is generally flat pastureland, except for several hedgerows, an area of indigenous vegetation within Lot 2 DP 64896 and a row of mature trees on the northern part of Lot 1 DP 71518.

Lot 1 will have an area of 2.44 hectares after the subdivision, whilst Lot 2 will have an area of 1.03 hectares. No physical change will result at the site, apart from fencing of the new boundary.

The site is situated within the Rural Zone in the Palmerston North City District Plan.

2. DISTRICT PLAN RULES & ACTIVITY STATUS

2.1 Subdivision

Subdivisions in the Rural Zone are provided for in the provisions contained with Section 7 of the Palmerston North City District Plan.

Rule 7.16.1.2 contains performance conditions for Controlled Activity subdivisions in the Rural Zone. The proposal does not comply with Rule 7.16.1.2(a) which requires Rural allotments to have a minimum lot size of 4 hectares if they are not for Rural-Residential purposes. Rule 7.16.3.1 provides for such proposals as an Unrestricted Discretionary Activity if they do not fall under the non-complying activity provisions. The application for subdivision consent is therefore considered a Discretionary Activity (Un-restricted) under Rule 7.16.3.1(2) with Council having the ability to grant or not grant consent to the proposal, and if consent is granted, with or without conditions outlined in Sections 108 and 220 of the Resource Management Act 1991.

3. NOTIFICATION AND AFFECTED PERSONS

Section 95A of the Resource Management Act 1991 states that a consent authority must notify an application for a resource consent if it believes the adverse effects of the activity on the environment will be, or are likely to be, more than minor.

For the reasons discussed in the assessment of effects (section 4.1 of this report) I consider that the effects of the proposal on the wider environment are less than minor and the proposal does not require public notification.

Section 95B requires the consent authority to decide if there are any affected persons and if so must notify those persons. Section 95B(2) of the RMA states that the consent authority must give limited notification of the application to any affected person, unless a rule precludes limited notification of the application. Section 95E outlines that a consent authority must consider a person to be affected if the adverse effects on the person are minor or more than minor. There are no persons considered to be affected by the boundary adjustment, because the potential effects are less than minor. The subdivision will not change the number of dwellings or physical use of the land.

Overall it is my opinion that the effects of the development will be less than minor and that there are no persons affected by the subdivision. The application can be considered on a non-notified basis.

4. SECTION 104 ASSESSMENT

4.1 Consideration of Environmental Effects

Visual Amenity

No further development potential will be created by the boundary adjustment because each allotment contains existing dwellings and additional dwellings could not comply with the permitted number of dwellings per site within the Rural Zone. The size of each allotment will change as a result of the subdivision, but this will have minimal effect on the rural environment.

Loss of productive potential

The boundary adjustment will not result in the loss of productive land within the two properties as the soils are Class 3. The subdivision will result in more efficient use of land by increasing the size of land within Lot 1, whilst still retaining 1 hectare of land within Lot 2.

Services

The ability for Lot 2 to cater for onsite effluent disposal for the existing dwelling within this lot will be reduced as a result of the boundary adjustment, but the outflow field will remain within this allotment and there is sufficient land available for effective disposal without causing adverse effects on the environment. The area available for effluent disposal for the dwelling within Lot 1 has increased as a result of the subdivision.

The boundary adjustment will not affect the provision of water supply, stormwater and electricity to each allotment.

Access

The existing vehicle entranceways and access ways for each dwelling off Kendalls Line will continue to be utilised and Council's Subdivision Engineer has not recommended that any works be required. The effects of the boundary adjustment on roading infrastructure are considered less than minor.

4.2 District Plan Objectives and Policies

The District Plan contains objectives and policies in sections 7 and 9 that are relevant to this proposal.

Section 7 - Subdivision

Objective 2 and its associated policies are relevant to this proposal. The boundary adjustment involves a land exchange between two lots that already do not comply with the minimum lot size within the District Plan. The subdivision takes into account the physical characteristics of the land, allowing for more efficient use of the land within Proposed Lot 1 by increasing the land area within this allotment. Lot 2 will be reduced to 1.03 hectares, but Lot 1 will increase to 2.44 hectares and potential effects of the subdivision on the future land use within the allotments will be minimal as a result of the land exchange.

Section 9 – Rural Zone

The subdivision involves Class 3 land and therefore the subdivision does not cause a loss in highly productive soils and the density of dwellings on the allotments within the subject site will not increase as a result of the subdivision.

4.3 Part II Matters

The Council has taken into account the relevant principals outlined in Sections 6, 7 and 8 of the Resource Management Act 1991 and it is considered that granting this resource consent achieves the purpose of the Resource Management Act 1991.

4.4 Other Matters

Development Contribution

Section 198 of the Local Government Act 2002 (LGA 2002) gives territorial authorities the power to require a contribution for developments. The proposal will create no additional units of demand on Council services.

5. CONCLUSION

For the reasons discussed above it is considered that the environmental effects resulting from this proposal will be less than minor. It is also considered that the proposal is consistent with the relevant objectives and policies of the Palmerston North City District Plan.

6. RECOMMENDATION

It is my recommendation that the application by Brent Pike to subdivide Lot 2 DP 64896 and Lot 1 DP 71518 into two new allotments at 23 and 33 Kendalls Line, Linton, be granted subject to conditions imposed under Sections 108 and 220 of the Resource Management Act 1991.


David Forrest
PLANNING OFFICER

**RESOURCE CONSENT APPLICATION
TO NOTIFY OR NOT TO NOTIFY
Record of Decision**

1. **Consent No(s):** 1079

Applicant: Brent Pike

Location: 23 and 33 Kendalls Line, Linton

Date lodged: 10 January 2011

2. **Description of activity:**

Boundary adjustment of Lot 2 DP 64896 and Lot 1 DP 71518 into Lot 1 of 2.44 hectares and Lot 2 of 1.03 hectares.

3. **Sufficient information received?**

Yes Application complete

Yes Further information requested and provided

No Did not respond to further information request within 15 working days

No Did not respond to further information request within further deadline

No Refused to provide further information or agree to the commissioning of a report

If answer above is No, then application must be publicly notified.

4. **The activity is**

Controlled

Restricted Discretionary

Discretionary

Non-complying

5. **Plan reference and relevant rules summary:**

Rule 7.16.1.2(a). A minimum lot size is required of 4 hectares is required for subdivision in the Rural Zone. The proposal involves two existing allotments that do not comply with this standard and the resultant lots will not comply with the minimum lot size. Therefore, consent is required for a Unrestricted Discretionary Activity under Rule 7.16.3.1(2).

6. **Identify the principal/potential adverse effects on the environment of the activity:**

The potential adverse effects of the boundary adjustment are the reduction in size of one of the allotments.

7. **With regards to section 95D is it considered that the activity will have or is likely to have adverse effects on the environment that will be more than minor? (E.g. do the adverse effects of the proposal affect properties beyond the application site and adjacent sites?)**

Yes

No

8. If answer to question 7 is Yes, then give reasons: (separate Full Notification Report)
9. If answer to question 7 is No, then having regards to section 95E, identify persons who would be adversely affected by the proposed activity by effects that are minor or more than minor and complete below.

[Note: For the purposes of this question the definition of "person" includes the Crown, a corporation sole and also a body of persons, whether corporate or unincorporated.]

Name (owner/occupier) and address	Written Approval			
.....	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
.....	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
.....	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
.....	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
.....	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
.....	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Alternatively delete the above and select the following:

- × No persons have been considered to be adversely affected by the proposal because any potential adverse effects are considered to be less than minor.

10. Is it unreasonable to require the written approval from any person? (Circle appropriate and state reasons)

Yes Reason/s:

× No/Not Applicable for the following reason/s:

Persons identified as affected have decided not to provide their written approval

All identified affected persons have provided their written approval

× No persons have been identified as affected

11. Answer the appropriate question below:

a) If the persons listed in question 9 have not provided written approval to the proposal, give reasons as to why they have been identified as an affected person (*separate notification report*).

b) Having regard to Section 95E of the RMA, give reasons why no affected parties have been identified.

× The effects are considered to be less than minor, so no parties have been identified as potentially affected. The subdivision involves a boundary adjustment which will result in the same number of parcels, with minimal change in the level of non-compliance with the minimum lot size requirement.

12. Is there any reason/s why the application should be publicly notified under the discretion contemplated in Section 95A (1) of the RMA (delete as appropriate)

- Yes Give reasons in Full Notification Report
 No

13. Are special circumstances justifying notification, pursuant to Section 95A(4), considered to exist:

- Yes Identify these in Full Notification Report
 No

14. Application to be:

- Non-notified Section 95B & 95E(1) & (2) Effects on potentially affected persons less than minor.

15. Person authorised to determine whether notified, limited notified or non-notified.

Name: Andrew Bashford

Signature: Andrew Bashford

Date: 11/2/11

**PALMERSTON NORTH CITY COUNCIL
SUBDIVISION COVER SHEET**

SUB number: SUB 1079
 Related RM's _____
 S.D Application I.D _____
 Surveyor's Reference: 2885
 Fee Paid (amount): \$ 2,700.00
 Receipt Number: 2011/164850

Applicant Brent Pike

SITE ADDRESS 23 & 33 Kendalls Line
PALMERSTON NORTH

Name & Address of Surveyor Lucas Surveys Limited
P O Box 31155
LOWER HUTT 6315

Owner _____

Legal Description Lot 2 DP 64896 & Lot 1 DP 71518

Type of Subdivision Boundary Adjustment
 (Green Fields Infill Unit Title
 Boundary Adjustment Public Utility Unit Title
 Rural Cross Lease Other)

Activity Status (Cont, Disc, Non Comp, et Rural Discretionary

Land Info GIS (Gay Packer) _____

Horizon.MW (Rural) _____

Valuation REQ. _____

DEVELOPMENT CONTRIBUTION ??

Lots created 0

Application Received 10/01/11

Application Acknowledged 12/01/11

CONSENT DUE 8/02/11

PLANNER David Forrest

Section 92 Request Date _____

Section 92 Info Received Date _____

Section 37 Set Date / Reason _____

Consent Now Due _____

Consent Granted/Declined Date _____

Number of Working Days _____

GIS INPUTTING FEE \$ 160.00

MONITORING INSPECTION _____

SEALING FEE 223 \$ -

SEALING FEE 321 _____

SEALING FEE 224 \$ -

Total Charge from processing hours \$ 295.25

Less Deposit \$ 2,700.00

Total Owing -\$ 2,404.75

Development Contribution \$ -

Total to inv to applicant -\$ 2,404.75

Subdivision Inspections (City Network) _____

App Fee to be inv to Surveyor _____

Why Fees's are Fair & Reasonable _____

Plan Approved for Signing _____

Date _____ Date _____

Cert 223 _____ Cert 224 _____

Signed _____ Signed _____

Senior Subdivisions Officer _____ Senior Subdivisions Officer _____

Completed consent to Admin 14-2-11
 Granted in Ozone _____
 Consultant Used _____

**PALMERSTON NORTH CITY COUNCIL
CHARGE SHEET**

RM Number SUB 1079 Surveyors Reference _____

SUR INV to go to: Lucas Surveys Limited
P O Box 31155
LOWER HUTT 6315

APP INV to go to: Brent Pike

Admin

date	chargeable	non-charge	initials	task
	0.5		GP	Land Admin
12/01/11	0.75		FM	Load, Ack Letter, Coversheet/chargesheet, photocopy, referrals, make file

Tot Chargeable hrs 1.25 @\$97per hour = \$ 121.25

Planners

date	chargeable	non-charge	initials	task
31/1/11	2		DF	Planners Report + Notification Report
7/2/11	2.5		DF	Planners Report
7/2/11	1		DF	Planners Report
10/2/11	0.5		DF	Planners Report + Notification Report

Tot Chargeable hrs 0 @\$148per hour = \$ -

Seniors/Principal

date	chargeable	non-charge	initials	task
13/1/11	0.50		RP	Subdivision meeting
11/01/11	0.50		AB	Review application and allocate
11/2/11	1.5		AD	Review of decision / sign off meeting

Tot Chargeable hrs 1 @\$174per hour = \$ 174.00

Head of Planning

date	chargeable	non-charge	initials	task

Tot Chargeable hrs 0 @\$194per hour = \$ -

City Networks

date	chargeable	non-charge	initials	task
	0.75		Garin	

Tot Chargeable hrs @\$153per hour = \$ -

**CITY NETWORKS COMMENTS SHEET FOR
RESOURCE CONSENT APPLICATION**

JOB NUMBER: SUB 1079

LOCATION: 23 + 33 Kendall's Line

CONSENT SOUGHT: Normal Boundary Adjustment

PLANNING OFFICER: David Forrest

FILE REFERENCE: SUB 1079

RECEIVED: 10/1/11

REFERRED TO: City Networks

Officer: Bony McHynn

Date Referred: 12-01-01

Date Required Back: 12-01-01

Could you please check this application and provide any comments you may have, any suggested conditions of consent and state any further information you may require (on the back of this sheet).

ADDITIONAL INFORMATION REQUIRED OR GENERAL COMMENTS

- NO ISSUES.

STANDARD CONDITIONS OF CONSENT: (Identify which conditions will apply)

- Onsite Turning Facility** (only where there are access non-compliances)
- Vehicle Crossings**
 - new vehicle crossing for lot(s) _____
 - upgrading of existing crossing for lot(s) _____
 - removal of crossing/reinstatement works
- Service Connections**
 - new connection for lot(s) _____
 - 'as-built' plans for connections
 - special requirements (Water Meters/Water Supply Bylaw):

- Engineering Works**
 - works required: (eg. right of way/ road construction, services installation)

 - level of technical representative CM _____
- Engineering works completion in accordance with Engineering Standards**
- Provision of 'As-Built Plans'** (hard copies and electronic)
- Water Supply Certification**
- Location of effluent system and effectiveness of operation**
- Statement of Suitability (NZS4404:2004 Schedule 2A)**
- Vesting of Assets Schedule**
- Earthworks**
 - Earthfill Certificate as per NZS4431 Appendix 2
 - dust control, hours of operation, site and road formation
- Geotechnical Requirements** (Identify building sites, Consent Notice restrictions)

JOB COSTING BREAKDOWN

Officer/Time Spent			Description
T.M ^c G.	D.T.	A.B.	
			Source subdivision file(s) & background information
		0.25	Review application & plans
			Liaise with City Networks/City Contact officers
		0.5	Site inspection(s)
			Further correspondence: letters, phonecalls, emails
			Internal/external meetings
			Design/Drafting
			Peer review Traffic and/or Rooding reports
		0.75	Sub Total
		0.75	TOTAL

Signed: _____

Dated: 14-1-11

***Resource Consent Application under Section 88 of the
Resource Management Act 1991
Form 9***

To Palmerston North City Council

Lucas Surveys Limited on behalf of B.D Pike applies for resource consent to subdivide rural-residential land.

1. The name of the present owner of the site to which the application relates is B.D Pike and B.J Jackson.
2. The location of the affected land is at 23 and 33 Kendalls Line, Linton, being legally described as Lot 2 DP 64896 and Lot 1 DP 71518. The site is zoned 'Rural' in the Operative District Plan.
3. Resource consent is required for a *subdivision* (Discretionary Activity).
4. The activity to which the application relates is a subdivision to adjust the boundaries between two existing rural allotments (no additional allotments will result). A more detailed description of the proposal is contained in the assessment of effects.
5. No other resource consents are required in respect of this proposal.
6. In accordance with the Fourth Schedule of the Resource Management Act 1991 an assessment of effects is attached to and forms part of this application.

Signed _____

Date

23/12/10

Address for Service: Lucas Surveys Ltd
PO Box 31155
Lower Hutt

Phone: 566 0607
Fax: 566 2286

Assessment of Effects

1. Description of the Site

The site comprises two separate rural-residential allotments situated at 23 and 33 Kendalls Line, Linton. The legal descriptions are Lot 2 DP 64896 and Lot 1 DP 71518.

The site has a total area of 3.4738ha.

Each lot contains a dwelling (with on site sewage drainage and water supply), and has separate access off Kendalls Line. Both lots have separate utility service connections (electricity and telecommunications).

The land contour is generally flat. Both lots are mainly covered in pasture, except for hedgerows, an area of indigenous bush on Lot 2 DP 64896, and a row of mature trees on the northern part of Lot 1 DP 71518.

2. Proposed Activity

The proposal is illustrated on the subdivision plan (2885SCH).

It is proposed to adjust the existing boundary between the two lots to transfer the northern part of Lot 1 DP 71518 to be held together with the land currently in Lot 2 DP 64896. Two new lots will result, shown as Lots 1 and 2.

Lot 1 will have an area of 2.44ha, while Lot 2 will have an area of 1.03ha.

Aside from fencing the new boundary, no physical change to the site will result. No vegetation removal, earthworks or construction is proposed as part of this application.

3. Resource Consent Requirements

Operative District Plan

Under the District Plan the subject land is zoned Rural. Subdivision consent for a *discretionary activity* is required pursuant to Rule 7.16.3.1(2) as the subdivision does not comply with the relevant requirements for controlled activities 7.16.1.1. In particular, both Lot 1 and Lot 2 are less than the 4ha minimum lot area requirement (in areas not identified for Rural-Residential purposes).

4. Resource Management Act Requirements

In respect of a Discretionary Activity, pursuant to section 104B RMA, Council may grant or refuse consent, and may impose conditions under sections 108 [and 220] in respect of those matters over which it has reserved control.

In terms of section 104 RMA, Council must have regard to the following relevant matters:

- (a) *Any actual or potential effects on the environment of allowing the activity; and*
- (b) *Any relevant provisions of –*
 - i. *A national policy statement;*
 - ii. *A New Zealand coastal policy statement;*
 - iii. *A regional policy statement or proposed regional policy statement;*
 - iv. *A plan or proposed plan; and*
- (c) *Any other matters the consent authority considers relevant and reasonably necessary to determine the application.*

Pursuant to s106 RMA, Council may refuse consent if it is not satisfied that any natural hazards relating to the site or the subsequent use of the site can be avoided, remedied or mitigated, or if sufficient provision has not been made for legal and physical access to each allotment created.

5. Assessment of Effects

5.1 Effects on the Environment/Rules of the District Plan

The following is an assessment in terms of the *relevant* potential issues and effects identified in Section 7 'Subdivision' of the District Plan.

Natural character and resources

No physical works are proposed (such as earthworks and recontouring, vegetation removal, building construction). The existing site will not change as a result of this proposal.

Loss of productive potential (including soils)

The adjustment of existing boundaries is intended to promote better and more efficient use of the land resource.

Reverse sensitivity

The proposal will not result in additional allotments that would introduce the potential for reverse sensitivity effects.

Natural hazards

The site is clear of natural hazards, and no development that could exacerbate hazard risk is proposed.

Infrastructure provision (such as roads)

No additional lots will be created therefore no additional demand for local infrastructure will result.

Provision for services (water supply, waste disposal, drainage, electricity)

The proposed new boundary location does not affect the existing provision for adequate services on Lots 1 and 2. In particular, while the land area available to manage sewage disposal and water supply for the dwelling on proposed Lot 2 will be reduced, it remains adequate.

Iwi and other cultural values

There are no particular iwi or cultural values associated with the site.

On the basis of the issues identified in the District Plan, we believe the proposed subdivision will have no significant adverse effects on the environment.

5.2 Objectives and Policies of the Plan

We believe the proposed subdivision is in accordance with the relevant objectives and policies for subdivision in the Rural zone. The following objectives and policies are relevant in this case:

Section 7, Subdivision

Objective 1

To ensure that subdivision of land and buildings is consistent with integrated management of the use, development and protection of land and other natural and physical resources.

Policy 1.3

To ensure that all proposed new lots have been designed to allow development and use without any adverse effects on the environment which cannot be adequately avoided, remedied or mitigated.

Objective 1.5

To enable the subdivision of rural land where the following matters have been recognised and provided for:

1. *The land proposed to be subdivided should be suitable for subdivision with:
 - (a) the efficient servicing and development of the land;
 - (b) earthquake fault lines;
 - (c) liability to erosion, subsidence, slippage or inundation from any source;
 - (d) the stability of the land and its suitability to provide a foundation for the erection of buildings (if necessary, and the reconstruction of the land for that purpose);*

- (e) any other natural hazard;*
 - (f) safety, health and amenity.*
- 2. *Adequate provision should be made for water supply, waste disposal, drainage, the disposal of sewage, and the supply of electricity.*
- 3. *The subdivision does not lead to any significant obstruction to, or other interference with, the free movement of traffic on roads in the City, and in particular on State Highways, Arterial and Principal Roads.*
- 4. *Whether there are any adverse effects of the subdivision on the special characteristics of registered historic sites, sites of importance to Tangata Whenua, spawning rivers and other areas of amenity, ecological or cultural significance (e.g. trees, groups of trees, notable and protected trees, sites, vegetation and habitats) are identified and avoided or mitigated.*
- 5. *Whether there are any significant adverse effects of the subdivision on the landscape character of the area, and in particular skyline ridges, knolls, rock outcrops and special landform features, watercourses, wetlands and native vegetation are identified and avoided or mitigated.*
- 6. *Allotments of less than 4 hectares (except those for rural-residential purposes) should not be approved where:*
 - (a) allotment sizes unduly restrict the range of productive options for the use of the land;*
 - (b) allotments are unable to accommodate the likely use in accordance with the other requirements of the District Plan, or a range of other activities if the likely use does not occur;*
 - (c) the proposed subdivision will have a significant adverse effect on the viability of any existing productive use of the land concerned and any such adjoining uses;*
 - (d) the proposed subdivision will result in the significant loss of the productive capability of elite soils;*
 - (e) the subdivision causes a demand to be made for an extension or upgrading of any service or road, where that extension or upgrading is not in the economic interest of the City.*

Objective 1.6

To enable the subdivision of rural land for rural-residential purposes provided that:

1. *The subdivision does not cause demand to be made for an extension or upgrading of any service or road, where that extension or upgrading is not in the economic interest of the City.*
2. *The subdivision does not result in, or lead to, a concentration of urban activities in the rural area.*
3. *The sewage effluent from all lots can be satisfactorily disposed of.*

4. *The effects of the subdivision on the special characteristics of registered historic sites, sites of importance to Tangata Whenua, spawning rivers and other areas of amenity, ecological or cultural significance (e.g. trees, groups of trees, notable and protected trees, sites, vegetation and habitats) are identified and avoided or mitigated.*
5. *Any significant adverse effects of the subdivision on the landscape character of the area, and in particular skyline ridges, knolls, rock outcrops and special landform features, watercourses, wetlands and native vegetation are recognized and avoided or mitigated.*
6. *Actual and potential reverse sensitivity effects in relation to nearby activities, activities allowed by zoning, or anticipated urban growth, are avoided or can be adequately mitigated.*

Objective 2

To ensure that subdivision is carried out in a manner which recognises and gives due regard to the natural and physical characteristics of the land and its future use and development, and avoids, remedies or mitigates any adverse effects on the environment.

The proposed subdivision will adjust the boundary between two existing rural-residential allotments. No additional lots will result nor is physical development proposed.

The proposal is intended to promote better use of the land resource. All existing development on the site will be retained (including dwellings, access and services) and will be able to function adequately following the proposed subdivision.

This proposal will have no significant effect on the local environment. We therefore believe the proposed subdivision is consistent with the above objectives and policies.

5.3 Part II of the Act

On the basis of the above assessment the proposed subdivision is consistent with Part II of the Act (Purposes and Principles) and provides for the sustainable management of this land resource, in particular s7 matters such as *maintenance and enhancement of amenity values and the quality of the environment*. There are no Treaty of Waitangi issues relevant to this proposal.

5.4 Section 106 of the RMA

With respect to s106 of the RMA, the site is situated outside any identified natural hazard areas and we believe is not subject to hazards (such as flooding) that warrant refusal of this application.

6. Notification

Pursuant to section 95A RMA (as amended under the Resource Management (Simplifying and Streamlining) Amendment Act 2009), Council is not required to notify this application, but must do so if:

- Adverse effects on the environment are or are likely to be more than minor; or
- The applicant requests notification; or
- A rule or national environmental standard requires notification.

We believe, based on the above 'assessment of effects', that the potential effects of the proposed subdivision are not more than minor. Further, there is no rule or national environmental standard that requires notification in this case.

With respect to s95A(4) RMA we believe there are no "special circumstances" in this case that would require public notification of this application.

Given the nature of this proposal we believe Council should consider there are no adversely affected persons, and consider the application on a non-notified basis.

7. Conclusion

The proposal is a subdivision to adjust the existing boundary between two rural-residential lots (no additional lots will result). The site is located within the Rural zone.

This application is a Discretionary Activity in terms of the District Plan.

It is considered that the proposed subdivision will have no more than minor adverse effects on the environment, is consistent with the policies, objectives and anticipated environmental outcomes of the District Plan.

Accordingly it is requested that the application be considered on a non-notified basis and subsequently approved by Council.



No	AMENDMENT	NAME	DATE

NOTES:

ALL AREAS AND DIMENSIONS ARE SUBJECT TO ALTERATION UPON FINAL LAND TRANSFER SURVEY

THIS PLAN IS FOR THE PURPOSE OF RESOURCE CONSENT ONLY. NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE AUTHORITY OF LUCAS SURVEYS.

LOCATION OF EXISTING SERVICES TAKEN FROM COUNCIL RECORDS. TO BE VERIFIED ON SITE.

LOCATION OF TOPOGRAPHICAL FEATURES OBTAINED FROM AERIAL PHOTOGRAPH

TOTAL AREA = 3.4738ha

LUCAS SURVEYS^{LTD}
Land Surveyors

Tele: (04)566-0607 28 Knights Road
 Fax: (04)566-2286 P.O. Box 31-155
 Email: lucasurv@xtra.co.nz Lower Hutt

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CLIENT

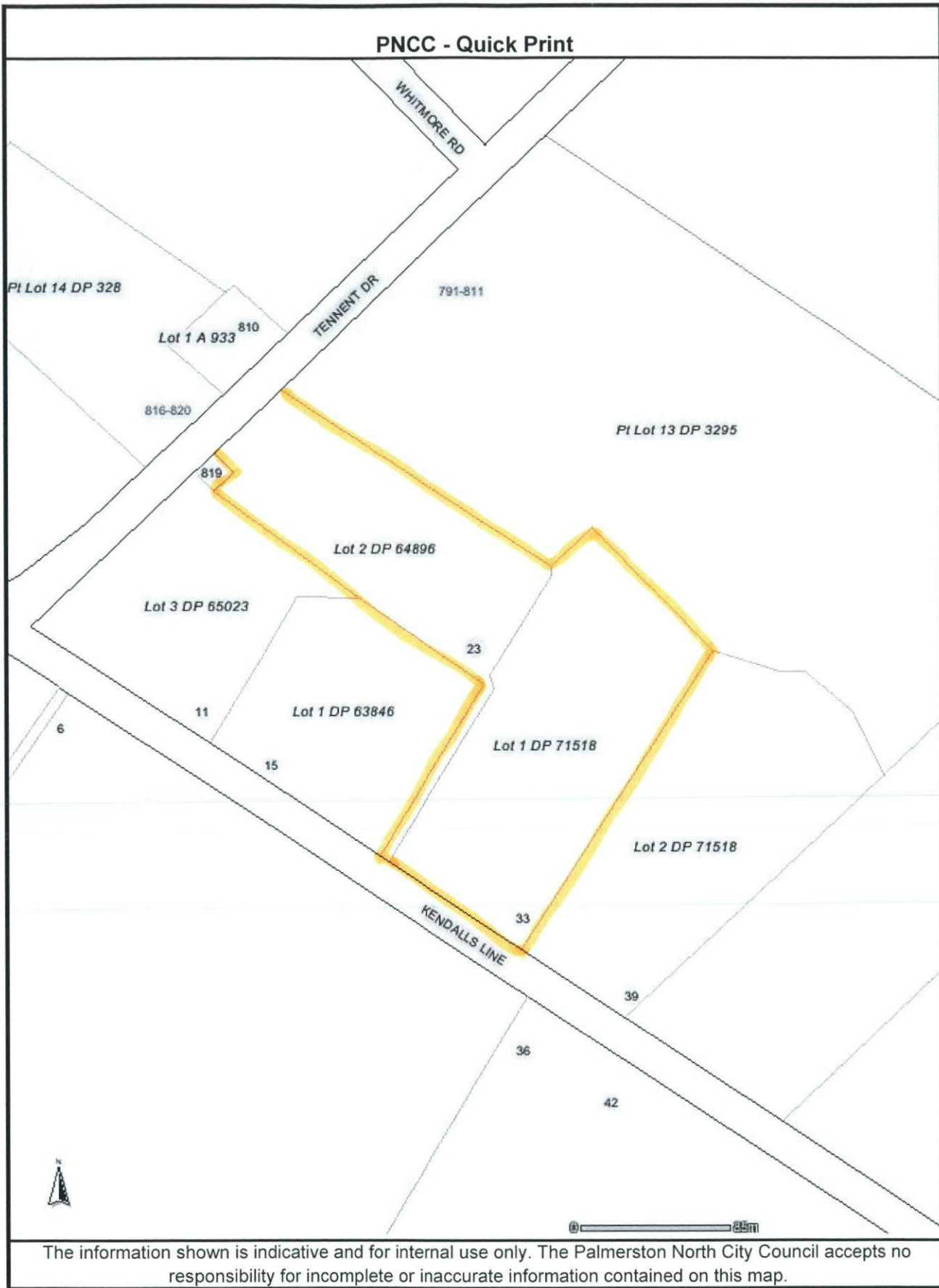
MR B PIKE

JOB

**PROPOSED
 BOUNDARY ADJUSTMENT
 BETWEEN LOT 2 D.P.64896
 AND LOT 1 D.P.71518
 23 & 33 KENDALLS LINE
 LINTON**

SCALE 1:1000

	NAME	DATE	DRAWING NUMBER
FIELDWORK			2885SCH
DESIGNED			
DRAWN	GCR	11/10	
CHECKED			
			SHEET 1 OF 1 SHEETS



**PALMERSTON NORTH CITY COUNCIL
SUBDIVISION COVER SHEET**

SUB number: SUB 1079
 Related RM's _____
 S.D Application I.D _____
 Surveyor's Reference: 2885
 Fee Paid (amount): \$ 2,700.00
 Receipt Number: 2011/164850

Applicant Brent Pike

SITE ADDRESS 23 & 33 Kendalls Line
PALMERSTON NORTH

Name & Address of Surveyor Lucas Surveys Limited
P O Box 31155
LOWER HUTT 6315

Owner _____

Legal Description Lot 2 DP 64896 & Lot 1 DP 71518

Type of Subdivision Boundary Adjustment
 (Green Fields Infill Unit Title
 Boundary Adjustment Public Utility Unit Title
 Rural Cross Lease Other)

Activity Status (Cont, Disc, Non Comp, et Rural Discretionary

Land Info GIS (Gay Packer) _____

Horizon.MW (Rural) _____

Valuation REQ. _____

DEVELOPMENT CONTRIBUTION ??

Lots created 0

Application Received 10/01/11

Application Acknowledged 12/01/11

CONSENT DUE 8/02/11

PLANNER David Forrest

Section 92 Request Date _____

Section 92 Info Received Date _____

Section 37 Set Date / Reason _____

Consent Now Due _____

Consent Granted/Declined Date _____

Number of Working Days _____

GIS INPUTTING FEE \$ 160.00

MONITORING INSPECTION _____

SEALING FEE 223 \$ -

SEALING FEE 321 _____

SEALING FEE 224 \$ -

Total Charge from processing hours \$ 295.25

Less Deposit \$ 2,700.00

Total Owing -\$ 2,404.75

Development Contribution \$ -

Total to inv to applicant -\$ 2,404.75

Subdivision Inspections (City Network) _____

App Fee to be inv to Surveyor _____

Why Fees's are Fair & Reasonable _____

Plan Approved for Signing _____

Date _____ **Date** _____

Cert 223 _____ **Cert 224** _____

Signed _____ **Signed** _____

Senior Subdivisions Officer _____ **Senior Subdivisions Officer** _____

Completed consent to Admin _____
 Granted in Ozone _____
 Consultant Used _____

**PALMERSTON NORTH CITY COUNCIL
CHARGE SHEET**

RM Number **SUB 1079** Surveyors Reference _____

SUR INV to go to: Lucas Surveys Limited
P O Box 31155
LOWER HUTT 6315

APP INV to go to: Brent Pike

Admin

date	chargeable	non-charge	initials	task
	0.5		GP	Land Admin
12/01/11	0.75		FM	Load, Ack Letter, Coversheet/chargesheet, photocopy, referrals, make file

Tot Chargeable hrs 1.25 @\$97per hour = \$ 121.25

Planners

date	chargeable	non-charge	initials	task

Tot Chargeable hrs 0 @\$148per hour = \$ -

Seniors/Principal

date	chargeable	non-charge	initials	task
	0.50			Subdivision meeting
11/01/11	0.50		AB	Review application and allocate

Tot Chargeable hrs 1 @\$174per hour = \$ 174.00

Head of Planning

date	chargeable	non-charge	initials	task

Tot Chargeable hrs 0 @\$194per hour = \$ -

City Networks

date	chargeable	non-charge	initials	task

Tot Chargeable hrs @\$153per hour = \$ -



No	AMENDMENT	NAME	DATE

NOTES:

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LOCATION OF EXISTING SERVICES TAKEN FROM COUNCIL RECORDS. TO BE VERIFIED ON SITE.

LOCATION OF TOPOGRAPHICAL FEATURES OBTAINED FROM AERIAL PHOTOGRAPH

TOTAL AREA = 3.4738ha

LUCAS SURVEYS_{LTD}
Land Surveyors

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 Fax: (04)566-2286 P.O. Box 31-155
 Email: lucasurv@extra.co.nz Lower Hutt

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CLIENT

MR B PIKE

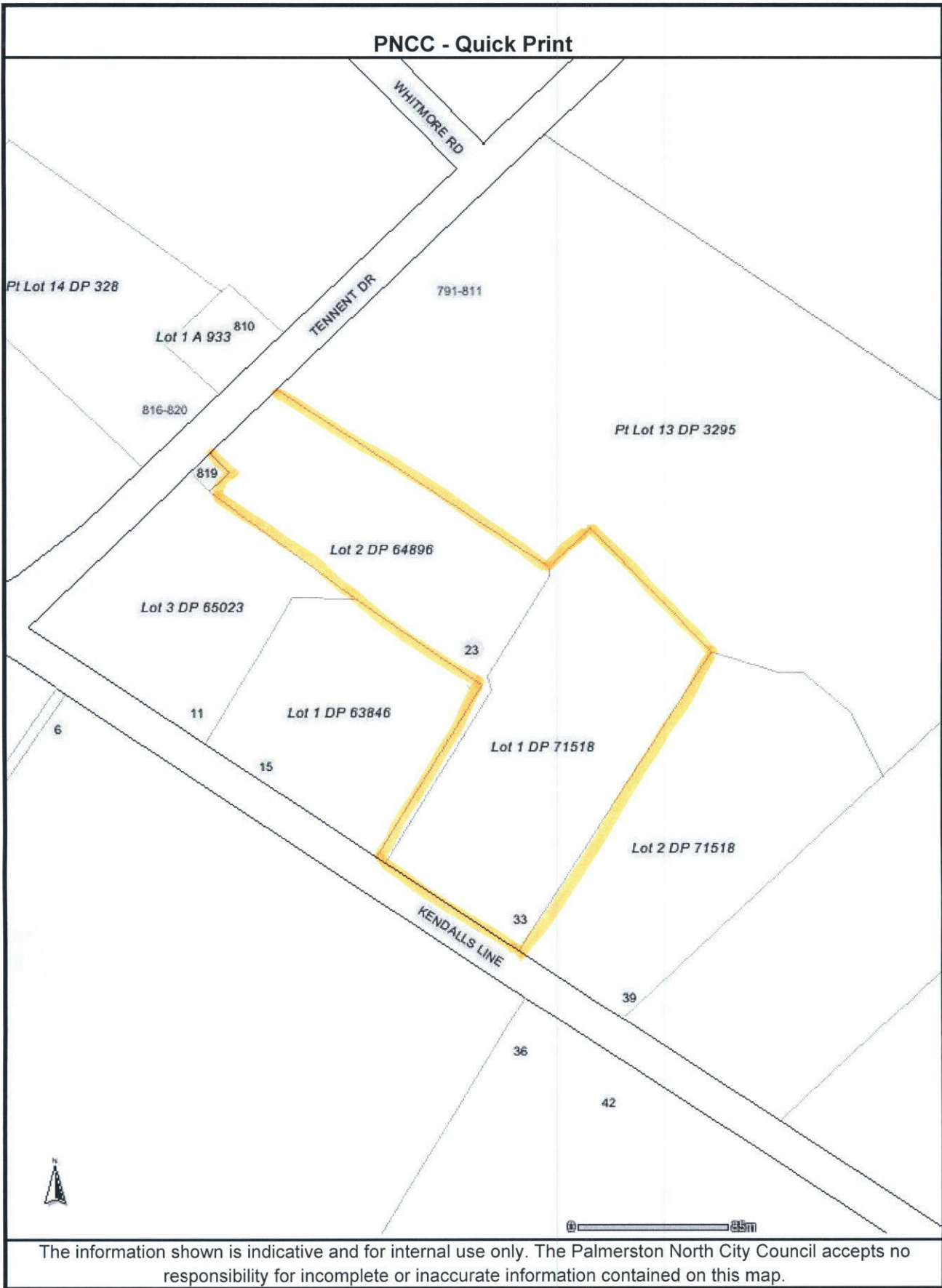
JOB

**PROPOSED
 BOUNDARY ADJUSTMENT
 BETWEEN LOT 2 D.P.64896
 AND LOT 1 D.P.71518
 23 & 33 KENDALLS LINE
 LINTON**

SCALE **1:1000**

	NAME	DATE	DRAWING NUMBER
FIELDWORK			2885SCH
DESIGNED			
DRAWN	GCR	11/10	
CHECKED			
			SHEET 1 OF 1 SHEETS

PNCC - Quick Print



The information shown is indicative and for internal use only. The Palmerston North City Council accepts no responsibility for incomplete or inaccurate information contained on this map.

SUBDIVISION ALLOCATION SHEET

Lodged: *10/1/11* Received: *10/1/11* To BSO: *11/1/11* Fee: *2700* Allocation time: *0.5*
 S88 Details: *-* Pre-application: *-*

Type: <i>S</i>	Sub-Type: <i>RUVAL - D</i>
--------------------------	--------------------------------------

Short Codes:	
1	<i>BADT</i>
2	<i>PLU 2</i>
3	
4	
5	
6	
7	
8	
9	
10	DVC - Development Contribution

Link: <i>SUB only</i> SUB & LU	Case Officer: <i>DF</i>
---	-----------------------------------

Notification: <i>No</i> Yes Limited	Lot Details: <i>2</i> New lots <i>2</i> Original lots <i>0</i> Additional lots
---	--

Details:	<i>Reval Boundary Adjustment</i>
-----------------	----------------------------------

Referrals:	Yes?	Officer / Person	Sent? Back?	Comments
City Networks	<i>✓</i>	<i>Tony McElynn</i>	<i>12/01</i>	
City Enterprises				
City Future				
Customer Services				
Horizons Council				
Iwi Groups				
NZHPT (Heritage)				
NZTA (Transport)				
Consultant 1				
Consultant 2				
Consultant 3				
Other				

** No development contribution*

Pending 1079



Planning Services Project Sheet

Customer Name: Brent Pike

Customer Address: 23 Kendall's Lane
RD4, PN.

Phone Number: at. 06 3589586

Project Address: 23 + 33 Kendall's Lane, PN.

Project Description: Boundary Adjustment.

Person Making Payment: Brent Pike.

TYPE	VIG NO (PNCC)	AMOUNT
Landuse Consent	RCON LUSE	\$
Instant Resource Consent	RCON INST	\$
Subdivision Consent	RCON SUBV	\$ 2700-00
Subdivision Certificates	RCON SUBC	\$
Certificate of Compliance	RCON COMP	\$
Certificate of Existing Use Rights	RCON COMP	\$
Change of Conditions (s127) (Landuse)	RCON LUSE	\$
Change of Conditions (s127) (Subdivision)	RCON SUBV	\$
Extension of Time (s125) (Landuse)	RCON LUSE	\$
Extension of Time (s125) (Subdivision)	RCON SUBV	\$
Outline Plan	RCON LUSE	\$
Outline Plan Waiver	RCON LUSE	\$
Development Contribution	SI DCON	\$
Relocation Bond	RBND	\$
Right of Way Approval (s348)	RCON SUBV	\$
Overseas Investment Certificate	RCON COMP	\$
Review of Consent (s128)	RCON LUSE	\$
Change/Cancellation of Easements	RCON SUBV	\$
Change to Consent Notice	RCON SUBV	\$
Subdivision Bond (Excludes GST)	GL 999999 2157	\$
Bond Administration Fee	630431 4001	\$
Provision of Information	TIME: @ /hr 080201 4001	\$
		\$
		\$
TOTAL		\$ 2700-00

Received By: <u>A. Beashford</u>	Date: <u>10/1/11</u>
----------------------------------	----------------------

1236

Comments:

Palmerston North
City Council

<<COPY ONLY>>

TAX INVOICE No: 2011/164850
GST Reg No : 11-213-081

Received From
E7051 - B PIKE
23 Kendalls Line
RD 4
palmerston North

Date :10 Jan 2011, Time: 01:45pm
Till :FOH10
Received :\$ 2700.00 EFTPOS
=====

Applicat'n:\$ 2700.00 RCON-1236
PIKE, BRENT DONALD

Total Rec :\$ 2700.00
=====

Incl GST :\$ 352.17

-

**CITY NETWORKS COMMENTS SHEET FOR
RESOURCE CONSENT APPLICATION**

JOB NUMBER: SUB 1079

LOCATION: 23 + 33 Kendall's Lane

CONSENT SOUGHT: Rural Boundary Adjustment

PLANNING OFFICER: David Forrest

FILE REFERENCE: SUB 1079

RECEIVED: 10/1/11

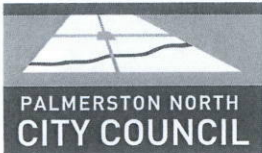
REFERRED TO: City Networks

Officer: Bony McHymn

Date Referred: 12-01-01

Date Required Back: 12-01-01

Could you please check this application and provide any comments you may have, any suggested conditions of consent and state any further information you may require (on the back of this sheet).



Facsimile 0 6 351 4471
Ref: 1079

12 January 2011

LUCAS SURVEYS LIMITED
P O BOX 31155
LOWER HUTT 6315

Dear Sir/Madam,

**CONFIRMATION OF RECEIPT OF
SUBDIVISION CONSENT 1079,
AT 23 KENDALLS LINE, PALMERSTON NORTH
LOT 2 DP64896 & LOT 1 DP71518**

Thank you for your application for subdivision consent at 23 Kendalls Line, Palmerston North, which was received on 10 January 2011.

We are currently assessing your application to ensure we have sufficient information to process your subdivision consent. The Planning Officer responsible for processing your Resource Consent and for carrying out any site visits required is David Forrest.

Part of the planner's assessment involves consideration of whether your application might have to be notified. The planner will contact you if notification is a possibility and discuss the process. Otherwise your application will be processed on a non-notified basis.

Council has a statutory obligation to process non-notified Resource Consents within 20 working days of the date of receipt if sufficient information is provided. If no further information is required you will receive a decision on your application within 20 working days from the date of Council receiving the application.

However if we require further information you will be immediately advise in writing of the further information that is required and that the application will be put on hold until this information is provided. Once we receive the additional information your application will be taken of hold and the processing of the application continued.

When lodging your application you were asked to pay a deposit. There will be additional charges for actual Planning and Administration Staff time spent processing your application less the deposit. These charges will normally be invoiced at the completion of the application. This is based on an hourly rate set in the schedule of Planning Services current fees and charges.

If you have any questions about any part of these processes, please contact David Forrest on 06 356-8199, extension 7123 or alternatively email david.forrest@pncc.govt.nz.

Yours faithfully

A handwritten signature in black ink, appearing to read "Ferne Milne".

Ferne Milne
Business Support Officer
Customer Services

LUCAS SURVEYS LTD

Land Surveyors

28 Knights Road
PO Box 31-155
Lower Hutt

Telephone: 566-0607

Fax: 566-2286

Mobile: 027-444-3657

E-mail: Lucasurv@xtra.co.nz

Reference No. 2885

23 December 2010

Mr B. Pike
23 Kendalls Line
RD 4
Palmerston North

Dear Brent

Re: PROPOSED BOUNDARY ADJUSTMENT KENDALLS LINE

We have just received some information back from our planner for your boundary adjustment. Unfortunately we have not had sufficient time to get this ready to go to Council but forward the information to you that would enable you to take it to Council yourself. If you are not okay with this please contact us on 17 January 2011 when we will be back at work in the new year.

Enclosed are the following documents that could be submitted to Council.

- Three copies of our scheme plan 2885SCH
- A reduced copy of the above plan
- Copies of the underlying certificates of title
- A completed Form 9
- An assessment of environmental effects.

Yours sincerely



R.D. LUCAS

**Resource Consent Application under Section 88 of the
Resource Management Act 1991
Form 9**

To Palmerston North City Council

Lucas Surveys Limited on behalf of B.D Pike applies for resource consent to subdivide rural-residential land.

1. The name of the present owner of the site to which the application relates is B.D Pike and B.J Jackson.
2. The location of the affected land is at 23 and 33 Kendalls Line, Linton, being legally described as Lot 2 DP 64896 and Lot 1 DP 71518. The site is zoned 'Rural' in the Operative District Plan.
3. Resource consent is required for a *subdivision* (Discretionary Activity).
4. The activity to which the application relates is a subdivision to adjust the boundaries between two existing rural allotments (no additional allotments will result). A more detailed description of the proposal is contained in the assessment of effects.
5. No other resource consents are required in respect of this proposal.
6. In accordance with the Fourth Schedule of the Resource Management Act 1991 an assessment of effects is attached to and forms part of this application.

Signed _____

Date

23/12/10

Address for Service: Lucas Surveys Ltd
PO Box 31155
Lower Hutt

Phone: 566 0607

Fax: 566 2286

Assessment of Effects

1. Description of the Site

The site comprises two separate rural-residential allotments situated at 23 and 33 Kendalls Line, Linton. The legal descriptions are Lot 2 DP 64896 and Lot 1 DP 71518.

The site has a total area of 3.4738ha.

Each lot contains a dwelling (with on site sewage drainage and water supply), and has separate access off Kendalls Line. Both lots have separate utility service connections (electricity and telecommunications).

The land contour is generally flat. Both lots are mainly covered in pasture, except for hedgerows, an area of indigenous bush on Lot 2 DP 64896, and a row of mature trees on the northern part of Lot 1 DP 71518.

2. Proposed Activity

The proposal is illustrated on the subdivision plan (2885SCH).

It is proposed to adjust the existing boundary between the two lots to transfer the northern part of Lot 1 DP 71518 to be held together with the land currently in Lot 2 DP 64896. Two new lots will result, shown as Lots 1 and 2.

Lot 1 will have an area of 2.44ha, while Lot 2 will have an area of 1.03ha.

Aside from fencing the new boundary, no physical change to the site will result. No vegetation removal, earthworks or construction is proposed as part of this application.

3. Resource Consent Requirements

Operative District Plan

Under the District Plan the subject land is zoned Rural. Subdivision consent for a *discretionary activity* is required pursuant to Rule 7.16.3.1(2) as the subdivision does not comply with the relevant requirements for controlled activities 7.16.1.1. In particular, both Lot 1 and Lot 2 are less than the 4ha minimum lot area requirement (in areas not identified for Rural-Residential purposes).

4. Resource Management Act Requirements

In respect of a Discretionary Activity, pursuant to section 104B RMA, Council may grant or refuse consent, and may impose conditions under sections 108 [and 220] in respect of those matters over which it has reserved control.

In terms of section 104 RMA, Council must have regard to the following relevant matters:

- (a) *Any actual or potential effects on the environment of allowing the activity;*
and
- (b) *Any relevant provisions of—*
 - i. *A national policy statement;*
 - ii. *A New Zealand coastal policy statement;*
 - iii. *A regional policy statement or proposed regional policy statement;*
 - iv. *A plan or proposed plan; and*
- (c) *Any other matters the consent authority considers relevant and reasonably necessary to determine the application.*

Pursuant to s106 RMA, Council may refuse consent if it is not satisfied that any natural hazards relating to the site or the subsequent use of the site can be avoided, remedied or mitigated, or if sufficient provision has not been made for legal and physical access to each allotment created.

5. Assessment of Effects

5.1 Effects on the Environment/Rules of the District Plan

The following is an assessment in terms of the *relevant* potential issues and effects identified in Section 7 'Subdivision' of the District Plan.

Natural character and resources

No physical works are proposed (such as earthworks and recontouring, vegetation removal, building construction). The existing site will not change as a result of this proposal.

Loss of productive potential (including soils)

The adjustment of existing boundaries is intended to promote better and more efficient use of the land resource.

Reverse sensitivity

The proposal will not result in additional allotments that would introduce the potential for reverse sensitivity effects.

Natural hazards

The site is clear of natural hazards, and no development that could exacerbate hazard risk is proposed.

Infrastructure provision (such as roads)

No additional lots will be created therefore no additional demand for local infrastructure will result.

Provision for services (water supply, waste disposal, drainage, electricity)

The proposed new boundary location does not affect the existing provision for adequate services on Lots 1 and 2. In particular, while the land area available to manage sewage disposal and water supply for the dwelling on proposed Lot 2 will be reduced, it remains adequate.

Iwi and other cultural values

There are no particular iwi or cultural values associated with the site.

On the basis of the issues identified in the District Plan, we believe the proposed subdivision will have no significant adverse effects on the environment.

5.2 Objectives and Policies of the Plan

We believe the proposed subdivision is in accordance with the relevant objectives and policies for subdivision in the Rural zone. The following objectives and policies are relevant in this case:

Section 7, Subdivision

Objective 1

To ensure that subdivision of land and buildings is consistent with integrated management of the use, development and protection of land and other natural and physical resources.

Policy 1.3

To ensure that all proposed new lots have been designed to allow development and use without any adverse effects on the environment which cannot be adequately avoided, remedied or mitigated.

Objective 1.5

To enable the subdivision of rural land where the following matters have been recognised and provided for:

1. *The land proposed to be subdivided should be suitable for subdivision with:
 - (a) the efficient servicing and development of the land;
 - (b) earthquake fault lines;
 - (c) liability to erosion, subsidence, slippage or inundation from any source;
 - (d) the stability of the land and its suitability to provide a foundation for the erection of buildings (if necessary, and the reconstruction of the land for that purpose);*

- (e) any other natural hazard;*
 - (f) safety, health and amenity.*
- 2. *Adequate provision should be made for water supply, waste disposal, drainage, the disposal of sewage, and the supply of electricity.*
- 3. *The subdivision does not lead to any significant obstruction to, or other interference with, the free movement of traffic on roads in the City, and in particular on State Highways, Arterial and Principal Roads.*
- 4. *Whether there are any adverse effects of the subdivision on the special characteristics of registered historic sites, sites of importance to Tangata Whenua, spawning rivers and other areas of amenity, ecological or cultural significance (e.g. trees, groups of trees, notable and protected trees, sites, vegetation and habitats) are identified and avoided or mitigated.*
- 5. *Whether there are any significant adverse effects of the subdivision on the landscape character of the area, and in particular skyline ridges, knolls, rock outcrops and special landform features, watercourses, wetlands and native vegetation are identified and avoided or mitigated.*
- 6. *Allotments of less than 4 hectares (except those for rural-residential purposes) should not be approved where:*
 - (a) allotment sizes unduly restrict the range of productive options for the use of the land;*
 - (b) allotments are unable to accommodate the likely use in accordance with the other requirements of the District Plan, or a range of other activities if the likely use does not occur;*
 - (c) the proposed subdivision will have a significant adverse effect on the viability of any existing productive use of the land concerned and any such adjoining uses;*
 - (d) the proposed subdivision will result in the significant loss of the productive capability of elite soils;*
 - (e) the subdivision causes a demand to be made for an extension or upgrading of any service or road, where that extension or upgrading is not in the economic interest of the City.*

Objective 1.6

To enable the subdivision of rural land for rural-residential purposes provided that:

- 1. *The subdivision does not cause demand to be made for an extension or upgrading of any service or road, where that extension or upgrading is not in the economic interest of the City.*
- 2. *The subdivision does not result in, or lead to, a concentration of urban activities in the rural area.*
- 3. *The sewage effluent from all lots can be satisfactorily disposed of.*

4. *The effects of the subdivision on the special characteristics of registered historic sites, sites of importance to Tangata Whenua, spawning rivers and other areas of amenity, ecological or cultural significance (e.g. trees, groups of trees, notable and protected trees, sites, vegetation and habitats) are identified and avoided or mitigated.*
5. *Any significant adverse effects of the subdivision on the landscape character of the area, and in particular skyline ridges, knolls, rock outcrops and special landform features, watercourses, wetlands and native vegetation are recognized and avoided or mitigated.*
6. *Actual and potential reverse sensitivity effects in relation to nearby activities, activities allowed by zoning, or anticipated urban growth, are avoided or can be adequately mitigated.*

Objective 2

To ensure that subdivision is carried out in a manner which recognises and gives due regard to the natural and physical characteristics of the land and its future use and development, and avoids, remedies or mitigates any adverse effects on the environment.

The proposed subdivision will adjust the boundary between two existing rural-residential allotments. No additional lots will result nor is physical development proposed.

The proposal is intended to promote better use of the land resource. All existing development on the site will be retained (including dwellings, access and services) and will be able to function adequately following the proposed subdivision.

This proposal will have no significant effect on the local environment. We therefore believe the proposed subdivision is consistent with the above objectives and policies.

5.3 Part II of the Act

On the basis of the above assessment the proposed subdivision is consistent with Part II of the Act (Purposes and Principles) and provides for the sustainable management of this land resource, in particular s7 matters such as *maintenance and enhancement of amenity values and the quality of the environment*. There are no Treaty of Waitangi issues relevant to this proposal.

5.4 Section 106 of the RMA

With respect to s106 of the RMA, the site is situated outside any identified natural hazard areas and we believe is not subject to hazards (such as flooding) that warrant refusal of this application.

6. Notification

Pursuant to section 95A RMA (as amended under the Resource Management (Simplifying and Streamlining) Amendment Act 2009), Council is not required to notify this application, but must do so if:

- Adverse effects on the environment are or are likely to be more than minor; or
- The applicant requests notification; or
- A rule or national environmental standard requires notification.

We believe, based on the above 'assessment of effects', that the potential effects of the proposed subdivision are not more than minor. Further, there is no rule or national environmental standard that requires notification in this case.

With respect to s95A(4) RMA we believe there are no "special circumstances" in this case that would require public notification of this application.

Given the nature of this proposal we believe Council should consider there are no adversely affected persons, and consider the application on a non-notified basis.

7. Conclusion

The proposal is a subdivision to adjust the existing boundary between two rural-residential lots (no additional lots will result). The site is located within the Rural zone.

This application is a Discretionary Activity in terms of the District Plan.

It is considered that the proposed subdivision will have no more than minor adverse effects on the environment, is consistent with the policies, objectives and anticipated environmental outcomes of the District Plan.

Accordingly it is requested that the application be considered on a non-notified basis and subsequently approved by Council.



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



R. W. Muir
Registrar-General
of Land

Search Copy

Identifier WN32D/991
Land Registration District Wellington
Date Issued 13 October 1988

Prior References
WN32C/97

Estate Fee Simple
Area 1.4970 hectares more or less
Legal Description Lot 2 Deposited Plan 64896 and Section 1
Survey Office Plan 25292

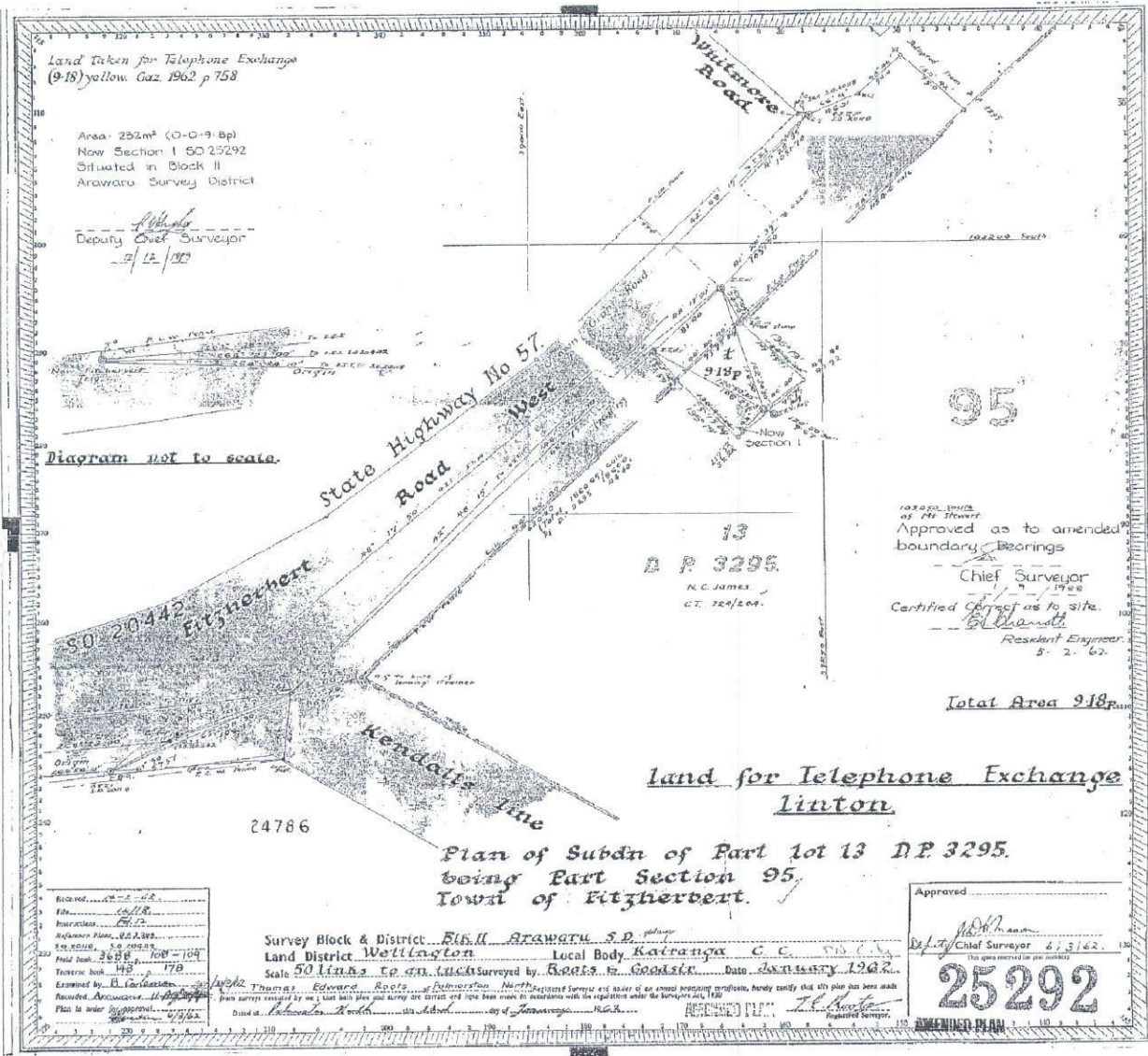
Proprietors
Brent Donald Pike

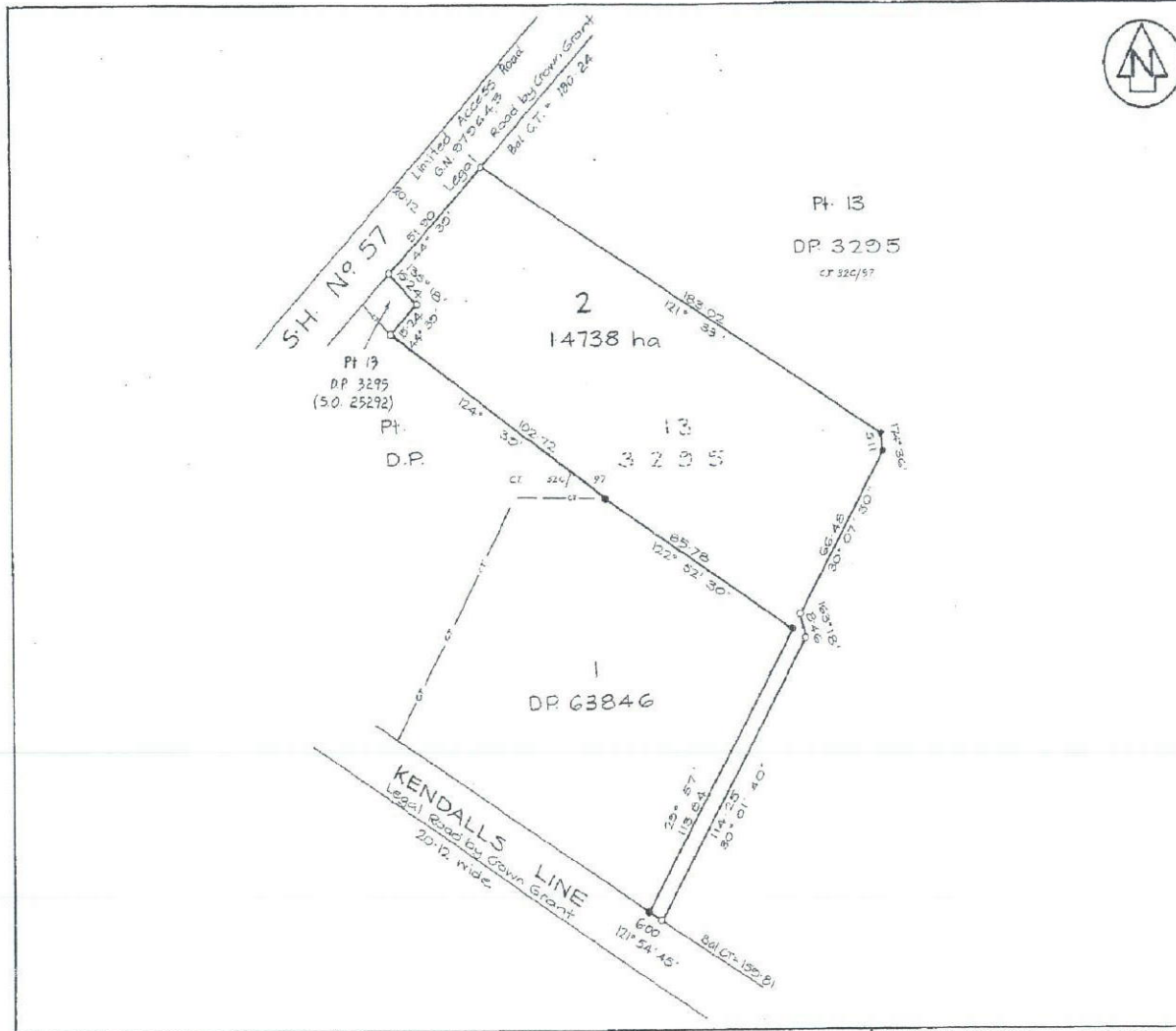
Interests

Subject to Section 27B State-Owned Enterprises Act 1986 (which provides for the resumption of land on the recommendation of the Waitangi Tribunal and which does not provide for third parties, such as the owner of the land, to be heard in relation to the making of any such recommendation) (affects Section 1 SO Plan 25292)
Subject to Section 8 Atomic Energy Act 1945 (affects Section 1 SO Plan 25292)
Subject to Section 3 Geothermal Energy Act 1953 (affects Section 1 SO Plan 25292)
Subject to Section 6 and 8 Mining Act 1971 (affects Section 1 SO Plan 25292)
Subject to Sections 5 and 261 Coal Mines Act 1979 (affects Section 1 SO Plan 25292)
Subject to Section 3 Geothermal Energy Act 1953 (affects Section 1 SO Plan 25292)
979643 Gazette Notice declaring portion of State Highway 57 to be a limited access road - 13.6.1973 at 9.10 am
B754217.3 Mortgage to (now) Westpac New Zealand Limited - 12.11.1999 at 9.02 am
545239.14 Variation of Mortgage B754217.3 - 24.11.2010 at 3:52 pm

Identifier

WN32D/991





Approvals
E W Sawyers

Registered Owners
 Pursuant to section 206(1)(b) of the Local Government Act 1974, I hereby certify that all the conditions shown or referred to on the scheme plan of subdivision have been complied with to the satisfaction of the Manawatu District Council.
 Dated this 23rd day of July 1988
J Mollard

Pursuant to a resolution of the Manawatu District Council passed on the 22nd day of July 1988, approving pursuant to section 305 of the Local Government Act 1974, this survey plan and certifying that the plan is in accordance with the requirements and provisions of the operative District Scheme in force for the area to which the survey plan relates at the date of approval of the scheme plan, the common seal of the Manawatu District Council was affixed hereto in the presence of
J Mollard

THE COMMON SEAL OF THE MANAWATU DISTRICT COUNCIL

Total Area 14738 ha
 Comprised in CT 320197 Pt.

Witness Brian Mollard
 Registered Surveyor and holder of an actual practicing certificate for who may act as a registered surveyor pursuant to the provisions section 152 of the Surveyors Act 1960 hereby certify that this plan has been made from surveys conducted by me or under my direction; that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972.
 Dated at Palmer North, this 23rd day of July 1988. Signatures *Brian Mollard*

Field Book 5016, 219, 180, Traverse book HA 249, 250.
 Reference Pins S26, 116AR, 201B, 70221, 132525.
 DP's 3295, 56400, 63846.
 Easement Paul Ashley Corner A Landis RP

Approved as to Survey
 21 9 1988
 Deposited this 23rd day of July 1988

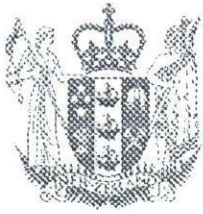
For 87073 Received 27-8-88 Instructions

LAND DISTRICT WELLINGTON
 SURVEY BLK. & DIST. 11 ARAWARU
 NZMS 261 SHT 524 RECORD MAP No 83

LOT 2, BEING SUBDN. OF Pt. LOT 13 DP3295

TERRITORIAL AUTHORITY MANAWATU DISTRICT
 Surveyed by MOLLARD & SAWERS
 Scale 1:1000 Date JULY 1988

64896



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



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier WN39D/689
Land Registration District Wellington
Date Issued 06 June 1991

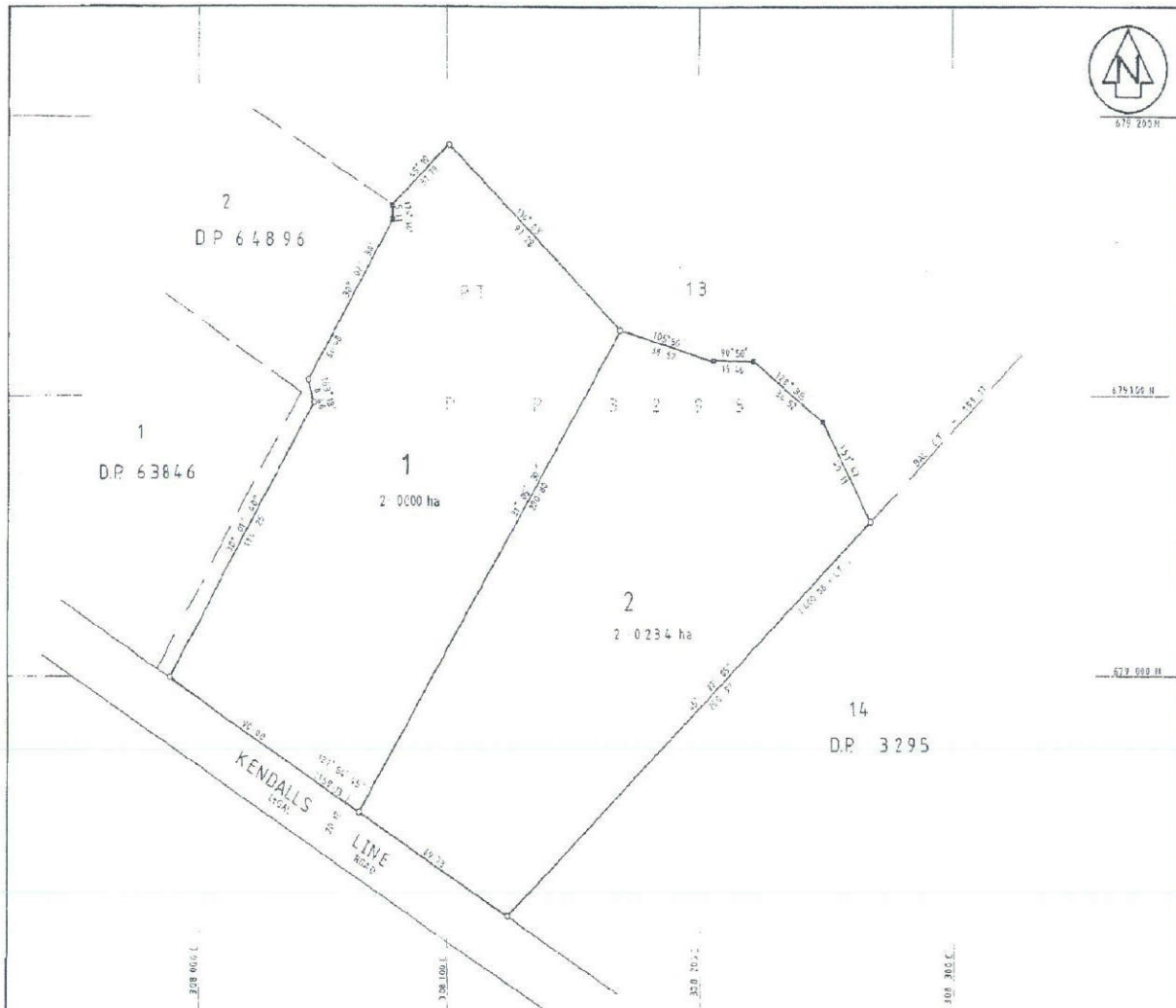
Prior References
WN33C/705

Estate Fee Simple
Area 2.0000 hectares more or less
Legal Description Lot 1 Deposited Plan 71518

Proprietors

Brent Donald Pike as to a 1/2 share
Brenda Jane Jackson as to a 1/2 share

Interests



APPROVAL APPROVALS

REGISTERED PROPRIETOR
 PURSUANT TO A RESOLUTION OF THE PALMERSTON NORTH CITY COUNCIL PASSED ON THE 2ND DAY OF NOVEMBER 1990 APPROVING PURSUANT TO SECTION 106 OF THE LOCAL GOVERNMENT ACT 1974 THIS SURVEY PLAN AND CERTIFYING THAT THE PLAN WAS IN ACCORDANCE WITH THE PROVISIONS AND REQUIREMENTS OF THE OPERATIVE DISTRICT SCHEME IN FORCE FOR THE AREA TO WHICH THE SURVEY PLAN RELATES AT THE DATE OF APPROVAL OF THE SCHEME PLAN THE COMMON SEAL OF THE PALMERSTON NORTH CITY COUNCIL WAS AFFIXED HERETO IN THE PRESENCE OF

Paul Street
 Mayor
M. Williams
 City Engineer



PURSUANT TO SECTION 106(1)(1)(ii) OF THE LOCAL GOVERNMENT ACT 1974 I HEREBY CERTIFY THAT ALL THE CONDITIONS SHOWN ON OR REFERRED TO ON THE SCHEME PLAN OF SUBDIVISION HAVE BEEN COMPLIED WITH TO THE SATISFACTION OF THE PALMERSTON NORTH CITY COUNCIL

DATED THIS 24TH DAY OF December 1990.

M. Williams
 GENERAL MANAGER
 CITY SECRETARY

Total Area 4.0234 ha

Comprised in ... C.T. 330 / 7051 (P1)

I, MURRAY JAMES BIRDSON, Registered Surveyor and holder of an annual practicing certificate for which I am not a registered surveyor pursuant to section 26 of the Survey Act 1986 hereby certify that this plan has been made from surveys conducted by me or under my directions that both plans and surveys are correct and have been made in accordance with the Survey Regulations 1972 in any respects made in substitution thereof.
 Dated at Palmerston North on 14th day of December 1990. Signature *M. Birdson*

Field Book 5933 p. 33 Traverse Book ...
 Reference Plans DPs 63846, 3295, 65876
 SDG 2618, 2411, 2412
 Examined by *B. JOHNSONS* Correct

Approved as to Survey

19.12.1991

Deposited this 6th day of November 1991

File No. 71518
 Parcelled 5-1-01
 District 148

LAND DISTRICT WELLINGTON
 SURVEY BLK. & DIST. II ARAWARU
 NZMS 261 SH1 S.24 RECORD MAP No. B.3

LOTS 1 & 2 BEING SUBDIVISION OF
 PT. LOT 13 DP 3295

TERRITORIAL AUTHORITY PALMERSTON NTH CITY
 Surveyed by TRUEBRIDGE ASSOCIATES
 Scale 1:1000 Date NOVEMBER 1990

Property Information: Wellington City Council

P.L.A. REFERENCE: SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

SCALE FORM 10



No	AMENDMENT	NAME	DATE

NOTES:

ALL AREAS AND DIMENSIONS ARE SUBJECT TO ALTERATION UPON FINAL LAND TRANSFER SURVEY

THIS PLAN IS FOR THE PURPOSE OF RESOURCE CONSENT ONLY. NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE AUTHORITY OF LUCAS SURVEYS.

LOCATION OF EXISTING SERVICES TAKEN FROM COUNCIL RECORDS. TO BE VERIFIED ON SITE.

LOCATION OF TOPOGRAPHICAL FEATURES OBTAINED FROM AERIAL PHOTOGRAPH

TOTAL AREA = 3.4738ha

LUCAS SURVEYS LTD
Land Surveyors

Tele: (04)566-0607 28 Knights Road
 Fax: (04)566-2286 P.O. Box 31-155
 Email: lucasurv@extra.co.nz Lower Hutt

COPYRIGHT OF THIS DRAWING IS VESTED IN LUCAS SURVEYS LTD

CLIENT

MR B PIKE

JOB

PROPOSED BOUNDARY ADJUSTMENT BETWEEN LOT 2 D.P.64896 AND LOT 1 D.P.71518 23 & 33 KENDALLS LINE LINTON

SCALE **1:1000**

	NAME	DATE	DRAWING NUMBER
FIELDWORK			2885SCH
DESIGNED			
DRAWN	GCR	11/10	
CHECKED			
			SHEET 1 OF 1 SHEETS



No	AMENDMENT	NAME	DATE

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CLIENT

MR B PIKE

JOB

**PROPOSED
 BOUNDARY ADJUSTMENT
 BETWEEN LOT 2 D.P.64896
 AND LOT 1 D.P.71518
 23 & 33 KENDALLS LINE
 LINTON**

SCALE **1:1000**

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			SHEET 1 OF 1 SHEETS

