

MINUTES

TITLE: Environment & Planning Subcommittee
Commissioner Hearing
DATE: Monday, 30 March 2009
TIME: 10.00 am
VENUE: Golden Bay Service Centre

COMMISSIONER Cr N Riley

IN ATTENDANCE: Wayne Horner (Consent Planner, Subdivision) Dugald Ley (Development Engineer), Jeremy Butler (Co-ordinator for Consents), N Heyes (Minute Secretary)

1. B LEIGH – 60 ONEKAKA IRON WORKS ROAD, ONEKAKA, TAKAKA - SECTION 357, OBJECTION RM080597

1.1 The Proposal

Section 357 Objection to Conditions 6 and 11 of Resource Consent RM080597.

Commissioner Riley explained the hearing protocol and that the decision would be available within 15 days. He introduced Council staff, the applicant (Biddy Leigh), and her support person, Kevin Lovell.

The Commissioner proceeded to hear the application, presentation of submissions and staff reports as detailed in the following report and decision.

2. B LEIGH – 60 ONEKAKA IRON WORKS ROAD, ONEKAKA, TAKAKA - SECTION 357, OBJECTION RM080597

THAT pursuant to 357D(1) of the Resource Management Act, the Commissioner **UPHOLDS** the objection to Condition 6 of RM080597 with consequential changes, and makes clarifying changes to other conditions as set out below.

**Report and Decision of the Tasman District Council through a Hearing
Commissioner**

Meeting held in the Golden Bay Service Centre, Takaka

on Monday, 30 March 2009, commencing at 10.00 am

A Commissioner of the Tasman District Council (“the Council”) was convened to hear the objection lodged by **Biddy Leigh** (“the Applicant”). The Applicant objected to Conditions 6 and 11 of subdivision consent RM080597, and sought clarification of other conditions. The objection was made in accordance with Section 357 of the Resource Management Act 1991 (“the Act”).

PRESENT: **Hearing Commissioner**
Cr N Riley

APPLICANT: Ms B Leigh (applicant)
Mr K Lovell (witness and supporter)

CONSENT AUTHORITY: **Tasman District Council**
Mr W Horner (Consent Planner, Subdivisions)
Mr D Ley (Development Engineer)

IN ATTENDANCE: Mr J Butler (Principal Resource Consents Adviser – assisting the Commissioner)
Ms N Heyes (Minute Secretary)

1. BACKGROUND AND DESCRIPTION OF THE SITE AND THE OBJECTION

On 22 September 2008 consent was issued by the Council to allow the creation of a new 5,000 square metre lot within the Rural Residential Zone on Onekaka Ironworks Road.

The application related to the subdivision of an existing title located within the Rural Residential Zone into two lots, with Lot 1 having an area of 5,000 square metres, and Lot 2 being 7.34 hectares in area, which meets the controlled activity lot size criteria for this zone.

Condition 6 of the consent stated that:

“Onekaka Ironworks Road shall be upgraded along the frontage of Lot 1 to the following:

- a) a two-coat chip sealed 5.0 metre width (ie, 2 x 2.5 metre sealed lanes) together with 600 millimetre grass or gravel berms on either side;*
- b) the swale drain shall be extended along Ironworks Road to allow drainage to the existing swale drain;*
- c) a 1.4 metre wide two-coat chip seal footpath shall be constructed with treated timber edging;*
- d) the 600 millimetre grass berms may be reduced if can be shown that traffic safety and visibility will not be compromised by a reduced berm width. The overall berm width shall be confirmed at the engineering plan stage and shall be subject to the approval of the Council’s Engineering Manager.”*

The applicant objected this condition in the manner set out in Mr Horner’s staff report.

The applicant also objected to Condition 11 and sought clarification of two other conditions. These other matters have since been resolved with Council staff and no further mention of them is made in this decision, except that the agreed changes have been made to the consent document attached.

2. PROCEDURAL MATTERS

There were no procedural matters which required a decision by the Commissioner.

3. EVIDENCE HEARD

The Commissioner heard evidence from the applicant, and the Council's reporting officers. The following is a summary of the evidence heard at the hearing.

3.1 Applicant's Evidence

Ms B Leigh

Ms Leigh stated that she has owned her property for 20 years and the consent in question is to subdivide off a section for her daughter. She stated that she has no intention of further subdivision.

She stated that her main concern is that her case is not being treated comparably to a subdivision of a similar nature (Osborne RM050279) being also in Onekaka Ironworks Road and of a similar, one-lot nature. In that case the Committee, in its decision, did not require a full upgrade and sealing of the road.

Ms Leigh discussed the alternative to requiring the work to be done now would be that a consent notice be placed on her remaining title (Lot 2) requiring that at such time as future subdivision occurs then the road shall be upgraded to the appropriate standard along the length of frontage of the new Lot 1.

Ms Leigh also stated that Onekaka Ironworks Road has been sealed 10 metres along the frontage of her Lot 1 and a culvert installed in readiness for the crossing for Lot 1. The sealing, therefore, is already in place for the effects of extra traffic from the new lot. Beyond the new lot there will be no extra traffic movements. She considered that the sealing would, therefore, serve no practical purpose.

Ms Leigh summarised by requesting that her objection to Condition 6 be considered in the following ways:

- In light of other similar subdivisions;
- That she be responsible for widening and gravelling the road formation to 5 metres width, and for forming a 0.6 metre berm and swale drain along the frontage of the new Lot 1; and
- A consent notice or other legal instrument be put in place requiring that the owner of Lot 2 be responsible for sealing along future subdivision frontages and along the frontage of Lot 1 of this subdivision.

Mr K Lovell

Mr Lovell added that case law submitted in the letter from Golden Bay Surveyors to the Council's Planning Department sets out certain [abbreviated] requirements:

1. Road upgrading costs should be borne equally by the landowners on both sides of the road;

2. Upgrading requirements should reflect increased usage; and
3. Should be fair and reasonable.

He said these were not taken into account.

3.2 Council's Reporting Officer's Report and Evidence

Mr D Ley

Mr Ley stated that road upgrading costs are a charge on the developer. Mr Ley gave other examples where road frontages had to be upgraded to Council's standards: Rototai Road, Parapara Beach Road, Abel Tasman drive (towards Totaranui), Richmond Road, and a four lot subdivision on Pitt Street, Puponga.

The last of the above went to the Environment Court and the Council's conditions regarding the road formation were upheld. He said Council has been consistent in requesting the road formation (and footpaths as appropriate).

Mr Ley said that Ms Leigh's property can be subdivided as of right, so everyone must do their part; he said that the Council is asking for the road formation for only the one lot. Mr Ley explained that Council does not want to maintain roads that are sub-standard and that "sealed" is now the minimum standard. Mr Ley stated that another owner of Ms Leigh's property may, legitimately, query why they should pay the costs of sealing the frontage of Lot 1 when it was not their development. In this regard, he considered that each "developer" should do their bit by upgrading as appropriate the frontage of the new lots they create.

Mr W Horner

Mr Horner said that the road standard is the main issue under discussion and Council's reasons for the condition have been given by Mr Ley. He said the creation of Lot 1 fits in with Council's rules.

3.3 Applicant's Right of Reply

Ms Leigh considered that the subdivisions presented by Mr Ley as examples are not one lot subdivisions as hers is. She came back to the precedent of the Osborne subdivision where it was stated that one additional allotment does not trigger the need for a footpath and only minor road widening and enhancing sight distances was required. Ms Leigh said she has no intention of subdividing further, but that she could die and someone else would subdivide. However, if and when further subdivisions then Council could enforce the upgrade. Ms Leigh explained she is happy to have a covenant on her land.

Mr Lovell pointed out that the covenant would deal with the problem if there were further subdivision. He said the traffic now is already catered for now with the 10 metre sealed extension and does not see any point in sealing the other 40 metres, nor for the formation of a footpath. He said the work required should be fair and reasonable. Mr Lovell considered Ms Leigh's subdivision should have been compared it to the only other one lot subdivision where it was considered to be fair and reasonable to only do minimum works.

6. PRINCIPAL ISSUES

The principal issues that were in contention were:

- a) What relevant precedents have been set by other decisions, and how much relevance do those precedents have to the consideration of this objection?
- b) Based on A. the effects, and B. the impacts on future developers, what is a fair and reasonable level of road upgrade work that should be done by the applicant?
- c) What future problems may be encountered by not requiring the road to be upgraded to the required standards now and by imposing a consent notice requiring a future developer to do the upgrading?

7. MAIN FINDINGS OF FACT

The Commissioner considers that the following are the main facts relating to this objection:

- a) Case law has stated that a decision cannot set a precedent that must be followed by subsequent decisions. Every decision is made under circumstances which must, necessarily, be different to a greater or lesser extent, and therefore a Committee, in each case, is not bound by previous decisions. It is also important that Councils not be cornered into repeating what may now be perceived as errors in historical decisions.

However, there is also a legitimate expectation in the community that the Council should exercise consistent decision making. All of the other decisions that were mentioned in evidence by Ms Leigh, Mr Lovell and Mr Ley had different circumstances. While the Osborne decision (RM050279) is certainly relevant, it was granted four years ago and at the time the Council was operating under a different set of Engineering Standards and Policies. Also the state of the road was significantly different from what currently exists.

- b) With regard to the effects of the subdivision, it certainly seems reasonable that the applicant should only have to fully upgrade the road to the point where the traffic from the additional lot is accommodated on the sealed formation.

However, with Ms Leigh's remaining lot still to be developed at the end of Onekaka Ironworks Road, it is inevitable at some point that further development will occur and completion of the sealing to the end of the road will be required. If Ms Leigh's property were to be fully subdivided down to lots approaching the minimum lot sizes then the developer would have to not only pay for the sealing of their frontage but also that of Ms Leigh. There could be the perception that she has got the benefits without undertaking her duty as all other developers are required to do. Similarly, if Ms Leigh or another future owner sought to subdivide off one more lot next to Ms Leigh's Lot 1, would that person have to pay for the sealing of the full frontage of their new lot and Lot 1 of this subdivision? It is considered that this may be appropriate as long as the existing or new owner of Lot 2 is fully informed of the requirement at the time of purchase.

- c) Not completing the upgrade work required and placing a consent notice on the relevant titles could be considered to be “passing the buck” and just putting off the inevitable. However, it is important that the decision be seen in the light of addressing the actual effects of the proposal. There is the risk that circumstances could arise or future developers could attempt to avoid or further delay upgrade works. However, as long as the reasons for this decision are clearly set out and any future developer is fully informed of any requirements it is unlikely that any such attempt or circumstance will be successful.

8. RELEVANT STATUTORY PROVISIONS

8.1 Policy Statements and Plan Provisions

In considering this objection, the Commissioner has had regard to Section 108 of the Act and the relevant provisions of the following planning documents:

- a) Tasman Regional Policy Statement (TRPS); and
- b) the Tasman Resource Management Plan (TRMP).

8.2 Part II Matters

In considering this objection, the Commissioner has taken into account the relevant principles outlined in Sections 6, 7 and 8 of the Act, as well as the overall purpose of the Act as presented in Section 5.

9. DECISION

Pursuant to Section 357D(1) of the Act, the Commissioner:

UPHOLDS the objection to Condition 6 of RM080597 with consequential changes, and makes clarifying changes to other conditions as set out below.

10. REASONS FOR THE DECISION

Based purely on the effects of the activity there is clearly no need for the full upgrade (including seal and footpath) to go beyond the entranceway to the newly created Lot 1 as traffic will be entirely unchanged from that point onwards to the end of the road. However, it is accepted that Ms Leigh should contribute towards the upgrade of the road along the frontage as it is not fair that the costs for upgrading the section should fall entirely on a future developer. It is therefore appropriate in this case that the dimensions of the road be upgraded to the full 5 metres width and the drainage swale extended.

This decision may be criticised for allowing developers to simply put a consent notice on titles requiring further developers to do work. However, it is important that this decision is seen in the light of its circumstances. The section of road is towards the terminal end of a road that is classified as an Access Place under the TRMP and the subdivision is of a single lot. Also the access to the new lot is very close to the end of the sealed section of road. Due to these circumstances it is not considered that any dangerous precedent is set by this decision. At the very least, any precedent set by this decision would require any future developer to at least fully upgrade the road to address the actual effects of its subdivision (i.e. seal to the last new driveway of its development) as the applicant in this case has done.

10. AMENDED CONDITIONS OF CONSENT

Condition 6

6. Onekaka Ironworks Road shall be upgraded along the frontage of Lot 1 to the following:
- a) ~~an two-coat-chip-sealed~~ all weather surface 5.0 metre width (ie, 2 x 2.5 metre sealed lanes) together with 600 millimetre grass or gravel berms on either side;
 - b) the swale drain shall be extended along Ironworks Road to allow drainage to the existing swale drain;
 - c) ~~a 1.4 metre wide two-coat chip seal footpath shall be constructed with treated timber edging;~~
 - dc) the 600 millimetre grass berms may be reduced if can be shown that traffic safety and visibility will not be compromised by a reduced berm width. The overall berm width shall be confirmed at the engineering plan stage and shall be subject to the approval of the Council's Engineering Manager.

New Condition 6A

- 6A i) Engineering plans detailing all services are required to be submitted to the Council's Engineering Manager for approval prior to the commencement of any works. All engineering details are to be in accordance with the Council's Engineering Standards and Policies 2008 or as approved by the Council Engineering Manager. All necessary fees for engineering plan approval shall be payable.
- ii) As-built plans shall be provided for approval and signing by the Council's Engineering Manager.

Condition 11

11. Certification that a site has been identified on Lot 1 suitable for the construction of a residential building shall be submitted from a geotechnical engineer or a chartered professional engineer practicing in civil engineering. This certificate shall define on all lots the area suitable for the construction of residential buildings and shall be in accordance with NZS 4404:2004 Schedule 2A.

Advice Note:

As an engineering report prepared by Bill Page has already been submitted to Council as part of the application, all that remains to comply with this Condition is the provision of a Certificate in accordance with NZS:4404, Schedule 2A. Council will accept this certificate being prepared by a Chartered Professional Engineer practicing in civil engineering.

Consequential Condition 12A

12A The following consent notice shall be registered on the title for Lots 1 and 2 DP ... pursuant to Section 221 of the Act 1991 prior to the issue of the Section 224(c) certificate:

- a) Any further subdivision of Lots 1 or 2 DP ... shall trigger the following upgrade of Onekaka Ironworks Road along the entire frontage of Lot 1 DP
- (i) 5 metre wide two-coat chip seal surface and a 600 millimetre grass or gravel berm on both sides.
 - (ii) a 1.4 metre wide two-coat chip seal footpath constructed with timber edging on the western side of the road;

In addition to the above, any further subdivision of Lot 2 DP ... shall also trigger any road works or upgrades normally required by the Council's Engineering Standards and Policies that are operative at the time, and as required by the decision of that subdivision consent. The works required by (i) and (ii) above along the frontage of Lot 1 DP ... shall in no way justify or be construed so as to allow a reduction in the upgrades that would otherwise be required as part of a future subdivision of Lot 2 DP

The above consent notice shall be prepared by the consent holder's solicitor at the consent holder's expense and submitted to the Council for approval. This consent notice shall be complied with by the consent holder and subsequent owners on an ongoing basis.

Issued this 23rd day of April 2009



Cr N Riley
Chair of Hearings Commissioner

RESOURCE CONSENT DECISION

Resource Consent Number: RM080597

Pursuant to Section 104B of the Resource Management Act 1991 (“the Act”), the Tasman District Council (“the Council”) hereby grants resource consent to:

Biddy Leigh

(hereinafter referred to as “the Consent Holder”)

Activity authorised by this consent: To subdivide Part Lot 1, DP 10291 (CT NL8B/448) to create:

- Lot 1 at 5,000 square metres in area;
- Lot 2 at 7.34 hectares in area.

Location details:

Address of properties:	60 Onekaka Iron Works Road, Onekaka, Takaka
Legal description:	Part Lot 1 DP 10291
Zoning:	Rural Residential
Certificate of titles:	CT NL8B/448
Valuation numbers:	1862047100

Pursuant to Section 108 of the Act, this consent is issued subject to the following conditions:

Conditions

Plan

1. The subdivision shall be in accordance with the revised scheme plan prepared by Golden Bay Surveyors Limited, titled Subdivision of Part Lot 1 DP 10291, dated February 2008 and attached to this consent as Plan A. Notwithstanding the above, if there is any apparent conflict between the information submitted with the application and any conditions of this consent, the conditions shall prevail.

Easements

2. Easements shall be created over any services located outside the boundaries of the lots that they serve as easements in gross to the Tasman District Council for Council reticulated services or appurtenant to the appropriate allotment.
3. Easements shall be shown on the land transfer title plan and any documents shall be prepared by a solicitor at the Consent Holder’s expense.
4. The survey plan that is submitted for the purposes of Section 223 of the Act shall include reference to easements.

Power and Telephone

5. Underground power and telephone cables shall be provided to the boundary of Lot 1. The Consent Holder shall provide written confirmation to the Council's Engineering Manager from the relevant utility provider that power and telephone cabling has been provided to the boundary of the allotment. The written confirmation shall be provided prior to a completion certificate being issued pursuant to Section 224(c) of the Act.

Road Formation

6. Onekaka Ironworks Road shall be upgraded along the frontage of Lot 1 to the following:
 - a) an all weather surface 5.0 metre width (ie, 2 x 2.5 metre sealed lanes) together with 600 millimetre grass or gravel berms on either side;
 - b) the swale drain shall be extended along Ironworks Road to allow drainage to the existing swale drain;
 - c) the 600 millimetre grass berms may be reduced if can be shown that traffic safety and visibility will not be compromised by a reduced berm width. The overall berm width shall be confirmed at the engineering plan stage and shall be subject to the approval of the Council's Engineering Manager.

Engineering Plans

- 6A
 - i) Engineering plans detailing all services are required to be submitted to the Council's Engineering Manager for approval prior to the commencement of any works. All engineering details are to be in accordance with the Council's Engineering Standards & Policies 2008 or as approved by the Council Engineering Manager. All necessary fees for engineering plan approval shall be payable.
 - ii) As-built plans shall be provided for approval and signing by the Council's Engineering Manager.

Crossing

7. The new entrance onto Ironworks Road shall be located to achieve 75 metres sight distance at 1.8 metres back from edge of shoulder and scrub clearance may be required to achieve this.
8. The new access to the Lot 1 shall be permanently surfaced from the sealed formation on Onekaka Iron Works Road for a minimum of 5.0 metres into Lot 1, with a minimum width of 3.5 metres as shown on the attached Plan B. For the purposes of this condition "permanently surfaced" shall mean a surface that has, as a minimum, a Grade 4 chip first coat, overlain by a Grade 6 void fill second coat.

Engineering Works

9. All works shall be constructed in strict accordance with the Tasman District Council Engineering Standards and Policies 2008, or to the Tasman District Council Engineering Manager's satisfaction.

Engineering Certification

10. At the completion of works, a suitably experienced chartered professional engineer or registered surveyor shall provide the Tasman District Council Engineering Manager with written certification that the works have been constructed in accordance with the approved engineering plans, drawings and specifications and any approved amendments.
11. Certification that a site has been identified on Lot 1 suitable for the construction of a residential building shall be submitted from a geotechnical engineer or a chartered professional engineer practicing in civil engineering. This certificate shall define on all lots the area suitable for the construction of residential buildings and shall be in accordance with NZS 4404:2004 Schedule 2A.

Advice Note:

As an engineering report prepared by Bill Page has already been submitted to Council as part of the application, all that remains to comply with this Condition is the provision of a Certificate in accordance with NZS:4404, Schedule 2A. Council will accept this certificate being prepared by a Chartered Professional Engineer practicing in civil engineering.

Consent Notices

12. The following consent notices shall be registered on the title for Lot 1 DP..... pursuant to Section 221 of the Resource Management Act 1991 prior to the issue of the Section 224(c) certificate:
 - a) The wastewater shall be treated to a secondary standard (BOD₅ < 30 milligrams per litre and suspended solids < 45 milligrams per litre). This wastewater shall then be discharged to land via a raised bed (with soil approved by Council) or bottomless sand filter. This bed shall be raised so that the bed is at least 500 millimetres above winter groundwater level and a sampling point installed at 500 millimetres below the surface. The land disposal area shall be determined via NZS 1547:2000 or TP58 design criteria and the design shall be submitted to Council's Environment & Planning Manager or his nominee for approval in conjunction with the building consent application.
 - b) The underlying soils have poor drainage and the recontouring of the building site will be required at the time of building consent to ensure that surface water drains away from the building foundations.
 - c) The dwelling built on the site shall have a water tank of at least 25,000 litres capacity to collect rainwater from the roof. The tank shall have a stormwater retention volume consistent with the requirements of the Tasman District Council Engineering Standards & Policies 2008 for the roof area of the dwelling, and discharge to land via a flow restricted outlet. Both the restricted outlet and the tank overflow shall discharge to a primary stormwater management system (eg, swale, watertable, soakage, etc) and be constructed to avoid flooding and erosion.
 - d) Any limitations placed on the engineering certification for Lot 1 placed on Schedule 2A (required by Condition 11 above).

The above consent notices shall be prepared by the applicant and submitted to Council for approval. This consent notice shall be prepared by the Consent Holder's solicitor at the Consent Holder's expense and shall be complied with by the Consent Holder and subsequent owners on an ongoing basis.

12A The following consent notice shall be registered on the title for Lots 1 and 2 DP ... pursuant to Section 221 of the Act 1991 prior to the issue of the Section 224(c) certificate:

- a) Any further subdivision of Lots 1 or 2 DP ... shall trigger the following upgrade of Onekaka Ironworks Road along the entire frontage of Lot 1 DP
 - (i) 5 metre wide two-coat chip seal surface and a 600 millimetre grass or gravel berm on both sides.
 - (ii) a 1.4 metre wide two-coat chip seal footpath constructed with timber edging on the western side of the road;

In addition to the above, any further subdivision of Lot 2 DP ... shall also trigger any road works or upgrades normally required by the Council's Engineering Standards and Policies that are operative at the time, and as required by the decision of that subdivision consent. The works required by (i) and (ii) above along the frontage of Lot 1 DP ... shall in no way justify or be construed so as to allow a reduction in the upgrades that would otherwise be required as part of a future subdivision of Lot 2 DP

The above consent notice shall be prepared by the consent holder's solicitor at the consent holder's expense and submitted to the Council for approval. This consent notice shall be complied with by the consent holder and subsequent owners on an ongoing basis.

Financial Contributions

13. That a financial contribution be paid as provided in Chapter 16.5.5 of the Proposed Tasman Resource Management Plan assessed as follows:

- a) 5.5% of the total market value (at the date of this consent) of a 2,500 square metre notional building site for Lot 1.

The Consent Holder shall request the valuation be undertaken by contacting Council's Administration Officer (Subdivision). The valuation will be undertaken by Council's valuation provider at Council's cost.

If payment of the financial contribution is not made within two years of the date of this consent and a revised valuation is required as provided by Rule 16.5.5(d) of the Proposed Tasman Resource Management Plan, the cost of the revised valuation shall be paid by the Consent Holder.

Advice Note:

A copy of the valuation together with an assessment of the financial contribution to be paid will be provided to the Consent Holder within one calendar month of Council receiving the request to undertake the valuation.

Development Contributions – Advice Note

Council will not issue the Section 224(c) certificate in relation to this subdivision until all development contributions have been paid in accordance with Council's Development Contributions Policy under the Local Government Act 2002.

The Development Contributions Policy is found in the Long Term Council Community Plan (LTCCP) and the amount to be paid will be in accordance with the requirements that are current at the time the relevant development contribution is paid in full.

This consent will attract a development contribution on one allotment in respect of roading.

ADVICE NOTES

Council Regulations

1. This is not a building consent and the Consent Holder shall meet the requirements of Council with regard to all Building and Health Bylaws, Regulations and Acts.

Other Proposed Tasman Resource Management Plan Provisions

2. This resource consent only authorises the activity described above. Any matters or activities not referred to in this consent or covered by the conditions must either:
 1. comply with all the criteria of a relevant permitted activity rule in the Proposed Tasman Resource Management Plan (PTRMP);
 2. be allowed by the Resource Management Act; or
 3. be authorised by a separate resource consent.

Consent Holder

3. This consent is granted to the abovementioned Consent Holder but Section 134 of the Act states that such land use consents "attach to the land" and accordingly may be enjoyed by any subsequent owners and occupiers of the land. Therefore, any reference to "Consent Holder" in the conditions shall mean the current owners and occupiers of the subject land. Any new owners or occupiers should therefore familiarise themselves with the conditions of this consent, as there may be conditions that are required to be complied with on an ongoing basis.

Street Numbering

4. Please contact Lindsay Skinner on (03) 543 8548 for the street addresses for Lots 1 and 2.

Firefighting Water Storage

5. Any dwelling on Lot 1 is required to be provided with on-site water storage of not less than 23,000 litres for firefighting. The tank is to be fitted with an accessible 50 millimetre camlock coupling to enable connection with firefighting equipment.

Issued this 23rd day of April 2009

Cr N Riley
Chair of Hearings Commissioner

PLAN A
22 September 2008
RM080597, B Leigh

WARRING 1

THIS PLAN HAS BEEN PREPARED FOR THE PURPOSES OF RESOURCE CONSENT. IT IS NOT A PRECISE SURVEY PLAN. AS AREAS & DIMENSIONS ARE LIKELY TO VARY UPON SURVEY, THIS PLAN SHOULD NOT BE ATTACHED TO SALE & PURCHASE AGREEMENTS UNLESS SUCH AGREEMENTS CONTAIN SUCH VARIATIONS.

PROPOSED EASEMENTS

Proposed Right of Way	Shown	Seen	Taken	Don't Take
Proposed Right to Store				
Proposed Right to Drain				
Proposed Easement				
Proposed Easement				
Proposed Easement				

SCHEDULE OF EXISTING EASEMENTS

Proposed Right of Way	Shown	Seen	Taken	Don't Take
Proposed Right to Store				
Proposed Right to Drain				
Proposed Easement				
Proposed Easement				
Proposed Easement				

LEIGH SCHEME PLAN RM 080597 PLAN 'A'

Local Authority: Tasman District Council
Land District: Nelson
Scale: 1:200
Date: FEB 2008

GOLDEN BAY SURVEYORS LTD
14 Jackson Street PO Box 15, Takarua
Te Anau 7100
Cell: 0777997320
Fax: 0777997320

SUBDIVISION OF PART LOT 1 DP 10291

Lot 1
DP 14006
RURAL 2 ZONE

Part Lot 1
DP 10291
CT: W200/248
7.8780 ha

LOT 2
7.34 ha
RURAL RESIDENTIAL ZONE
Old Iron Works Site

LOT 1
5000 sq m
PROPOSED BUILDING ENVELOPE

Lot 8
DP 18097

Lot 8
DP 386101

Lot 9
DP 371606

ONEKAKA IRONWORKS ROAD
LOCAL ROAD (Lot 15 in #1001)

KAHURANGI NATIONAL PARK

EXTG RO/W 21

Overhead Power Line & Underground Telecom

Proposed Building Envelope

Proposed Right of Way

Proposed Right to Store

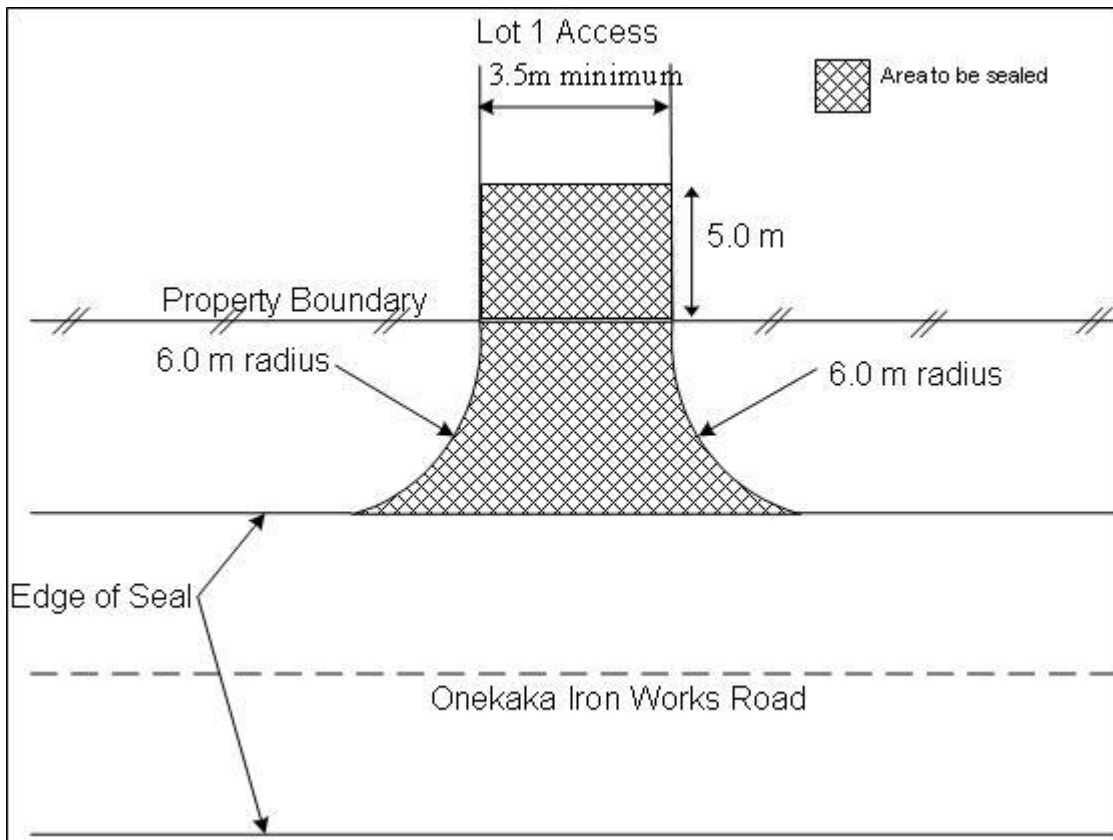
Proposed Right to Drain

Proposed Easement

Proposed Easement

Proposed Easement

PLAN B
Access Sealing: Lot 1
RM080597, B Leigh



Date Confirmed: _____

Chair: _____