

20 January 2017

J.L & R.J. Shirtcliff  
584 Orari Station Road  
RD 22  
Geraldine 7992

Dear John & Rosemary

**Resource Consent No. 101.2017.2  
Section 92 Request For Further Information  
Twelve Allotment Subdivision at 584 Orari Station Road, Geraldine**

Timaru District Council has reviewed your resource consent application and pursuant to section 92(1) of the Resource Management Act 1991 (the Act), requests the following further information in respect of the application:

Land Transport & Access

1. Part D6, Section 6.7 Vehicle Access & Loading, Performance Standard 6.7.4 (3) specifies that on all primary roads, the location and design of new accesses shall be in accordance with Diagrams 1 – 7, whichever is applicable. The access to Lots 9-12 is not in accordance with this standard and will be required to be redesigned. Please provide an update of the Subdivision Plan in accordance with Diagram 5, which is applicable to this particular circumstance.
2. Should access to Lot 1 be provided from/to Tancred Street, you are advised that the remainder of Tancred Street is yet unformed; and will require you to be responsible for its formation to a minimum width of 3.5m. Please confirm that you are aware of and agree to this requirement?
3. From a land transport perspective, it is preferable that Lot 8 be accessed directly from Orari Station Road rather than from the new right-of-way. Can you advise if you are willing to alter this access?
4. There is an electricity power pole located adjacent to the proposed entrance to the right-of-way to Lots 1-8. Can you please advise if it is proposed to move this power line and if approval has been obtained from the relevant authority. Likewise, there is a traffic speed sign located outside the proposed entrance to these lots. Can you advise of what action is being taken to ensure this is not a traffic hazard?
5. Should consent be granted for this subdivision, Council will require a pedestrian footpath along the Orari Station Road portion of the subject site to be constructed at the applicant's expense. Can you please advise of your agreement to providing this footpath?

## Staging

6. Four independent stages have been identified in the application. There is some ambiguity about the lots being created and the balance lot for each stage. Therefore you are requested to provide the following:
  - a) A separate subdivision map for each of the four stages clearly indicating the new lots being created in that stage and the balance title. These separate plans are also required so that we can clearly identify the lots and easements being approved for each stage, and consequently if approved, the appropriate conditions of consent for each stage.
  - b) Lot 11 has not been included in any stage. Please clarify what stage it is proposed to be created?
  - c) Lot 12 has been included both Stage 1 and Stage 4, please clarify which stage it is proposed to be created?
  - d) Stage 2 has been listed under both Sections 2.16.1.2 and 2.16.1.3. It appears that Stage 3 should be listed under Section 2.16.1.3 of your application. Can you please clarify?
  - e) Overall, clarification of the lots to be included in each stage is required.

## Easements

7. A list of the existing and proposed easements relevant to each stage of the development should be detailed both on the Subdivision Plan and in the application documentation.
8. There is a proposed right-of-way serving Lots 2-8 and Lots 9-12. Please illustrate on the Subdivision Plan the dominant and servient allotments and the individual easements being created.
9. Please provide a copy of instrument T.129423 and demonstrate why it is not applicable to the subject property. Please advise if you are applying to have this instrument cancelled as part of this application?

## Esplanades

10. The Subdivision Plan indicates the 5m wide esplanade strips (document A.396524) created under DP 79676. Part D6, Section 6.4 Esplanade Provisions, Rules 6.4.2 (1)(a) outlines the circumstances where an esplanade reserve may be created for allotments of less than 4 hectares. The Ruahapuka Stream is identified for 'natural or habitat values'.

Can you please advise if you intend to comply with this Rule should resource consent be granted? If you do intend to comply with this Rule, Council would like to see the exiting esplanade strip on the northern side of the Raukapuka Stream (true left-hand side) to be converted to esplanade reserve.

## Infrastructure

11. Council have discussed with you the lack of ability to extend the reticulated services to meet this rural area. As such, you have indicated that you would be applying, where necessary, for the relevant discharge and water take consents from the Regional Council. It is unclear what consents are required and if the

sites can be serviced independently. Can you please clarify what consents are required and the exact disposal methods proposed?

The provision of the above information will help the consent authority to better understand the proposed activity, its effect on the environment and the way any adverse effects on the environment might be avoided, remedied or mitigated.

In accordance with section 92A of the Act you must within 15 working days of the date of this request, take one of the following options:

- provide the information; or
- inform the consent authority in writing that you agree to provide the information;  
or
- inform the consent authority in writing that you refuse to provide the information.

If you agree to provide the information Council will subsequently set a reasonable time within which the information must be provided and inform you of this date in writing.

Please note that failure to provide the information requested or failure to comply with the time limit could result in your application being publically notified or declined.

In accordance with section 88C of the Act, the processing of your application will be placed on hold until:

- we have received the requested information; or
- we have received confirmation that you do not intend to provide the information;  
or
- the time limit Council has set has lapsed.

#### Other Matters

We suggest that a meeting between the relevant Timaru District Council and ECan staff would be of great benefit in teasing out these matters prior to responding to this Further Information Request. Please contact me to arrange a meeting.

If you have any queries regarding this matter, please do not hesitate to contact me at the contact details listed.

Yours faithfully

Gemma Conlon  
**Senior Planner**