

7 December 2022

Our reference: RC225776/77

JO, AJ & LV Clarkson – Joynt Andrews Trustee (No18)

C/- Graham Fowler

Graham Fowler Consulting

PO Box 130053

Christchurch 8140

Attention: Graham Fowler

Sent via email: fowlerg@xtra.co.nz

Dear Graham,

s92 - Request for Further Information

I have reviewed your resource consent application **RC225776/777225776/77** to undertake a 3-lot rural subdivision with associated land use. More information is needed so that I can better understand your proposal and its potential effects.

Further information

In accordance with section 92(1) of the Resource Management Act 1991, I request the following information:

1. Please can you provide the PSI that is quoted in the application documents. This PSI will need to be provided to ECan. Should the feedback from ECan state the requirement for a DSI, a DSI needs to be provided and the consent will remain on hold until such time that the DSI has been reviewed to the satisfaction of ECan's Contaminated Land Team. If a DSI is not required, delineation shown on a survey plan of this sheep dip area may be required, which will need to be shown on the approved subdivision plan.

Engineering

2. The Engineering Services Request report has highlighted the request for a corner splay for Lots 1, 2 and 3 be provided. It is noted that your application is seeking for an exemption to this. Please confirm if you would still like to request an exemption, given the initial feedback.

3. It is noted that the vehicle crossing to service the dwelling does not comply with any current standard. The Services Report mentions that the property owner may be required to relocate the access at their own cost, should the intersection be upgraded or reconfigured in the future. Can you please provide comment if you think a consent notice, noting the above, is appropriate. Additionally, an advice note will form a part of this consent, stating that the crossing does not comply and that the Council will not contribute to maintenance.
4. Can you please provide comment on the water availability for the dwelling on proposed Lot 1? It is indicated that the dwelling will be serviced by a bore in Lot 2, or from a property along Warrens Road. It is also stated that if Lot 1 was ever sold off, that a bore would need to be sunk within Lot 1, prior to the sale. Please provide comment as to the appropriateness of using a consent notice on the title to issue for Lot 1, stating that it is not presently serviced by its own water supply and that any future owner may need to sink a bore at their cost.
5. Can you please confirm if the plume of influence from Lot 3, extends over Lot 2? The description of its location suggests it may. A plan showing the plume of influence may also assist this matter to make it clear.
6. With regards to the power and telecommunications services, it is implied that not all lots have access to services. Can you please clarify this? Are services available in the area? Additionally, with regards to the dwelling on Lot 1, please provide comment as to whether or not it is appropriate to place a consent notice on the title stating that the site is 'off-grid'. Whilst this may be obvious, generally speaking, it is assumed that if a dwelling exists on a site, it is connected to the power grid.
7. Please note, the services report indicates that a condition of consent will need to be included relating to the water races and easements will be required as per the bylaws. The consent condition is as follows:

Easements in gross in favour of Council to a width that is the greater of:

- $1.5 \times \text{the width of the water race} + 6\text{m}$
- 8m

shall be established over the water race. Access to all parts of the water race shall be made available at any time to Council.

Please confirm that you accept this consent condition, given the request to exempt.

You must respond in writing to this request before Wednesday, 28 December 2022 and do one of the following:

- (a) Provide the information; or
- (b) Tell us that you agree to provide the information, but propose a reasonable alternative date; or

(c) Tell us that you refuse to provide the information

Please note that if you do not respond in some way before Wednesday, 28 December 2022 or you refuse to provide the information requested, we are required to publicly notify your application. This will result in increased costs to you and take longer to process. It is important that you respond to this request, otherwise your application can be declined for lack of information.

Written approval of affected parties

In order for us to be able to consider processing your application on a non-notified basis, the written approval of the following parties is required:

1. The proposed District Plan rules are explicitly clear that where a subdivision occurs within any SASM Nga Wai area, written approvals are required from the relevant Rūnanga and Heritage New Zealand Pouhere Taonga. As this rule has immediate legal effect, please can you supply these documents.

The Affected Parties Approval form (form 8A) can be downloaded from the [Council website](#). It contains important information for both applicants and affected parties. In particular, in order for an approval to be valid, all owners and occupiers of a property need to give their approval, and each page of the plans must be signed. Conditional written approvals cannot be accepted. Where the property is held in a trust, all trustees must give their approval, and where it is owned by a company the directors must give their approval unless this authority has been delegated (in which case a copy of the delegation must be provided with the approval). If you are unable to obtain the written approval of all affected parties, the application can still be processed, but on a notified basis. Please advise me if you wish to pursue this option.

I have put processing of your application on hold until we receive your complete response. Please contact me if you have any questions.

Yours faithfully



Eilish Robinson-Kelly