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HOROWHENUA DISTRICT COUNCIL

The Subdivision of Lots 4-6 DP 74388
and Lot 8 DP 355867

Rural Subdivision No. RS 1140

CONSENT NOTICE

In the matter of the plan LT 366285 and pursuant to Section 221(1) of the Resource Management Act 1991, I hereby certify that the Horowhenua District Council has consented to the subdivision of Lots 4-6 DP 74388 AND Lot 8 DP 355867 on condition that :

"A consent notice shall be registered against the titles of Lots 8-29, 35-38 stating that any onsite effluent disposal system to be installed on these lots is to be in compliance with the requirements of Horizons Regional Council "Land and Water Regional Plan" (Aug 2003) and the Manawatu Water Quality Regional Plan (Oct 1998). Written approval of this shall be submitted to Horowhenua District Council. Issuance of the Project Information Memorandum & Building Consent is subject to approval of the wastewater disposal design by the Regional Authority. No works shall commence prior to issuance of the same. It is to be designed and installed by a professional and suitable qualified person experienced in onsite effluent disposal systems. Any on-site systems on the Lots are to have separation distances of 20 metres between disposal systems and loading rates not exceeding 5mm/day. They must also comply with the standards set out in the 'Minimum Requirements for On-site Effluent disposal within the Horowhenua' - adopted and endorsed by both the Regional and District Council.

A Consent Notice shall be registered against the titles of Lots 10 and 11 requiring that the owner of the lots shall be required to provide any dwelling on the lots with minimum floor levels of 250mm above adjacent ground level. This will need to be shown on any building consent application at the time of applying for building consent.

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A Consent Notice shall be registered against the title of Lot 19 and lots 35 - 38 requiring that no building shall be sited less than a 10m setback from the upper terrace edge. The terrace edge is defined as the point where the slope of the land exceeds 12°, as measured over a 10.0 metre length. This will need to be shown on any site plan submitted at the time of building consent application.

A Consent Notice shall be registered against that part of the land contained within Area G on Lot 21 and set aside as a stormwater attenuation ponding area and is subject to the following restrictions:

- Planting shall be suitable for periodic inundation due to stormwater runoff;
- In order to ensure that the area can continue to accommodate the increased stormwater runoff resulting from the residential development of the land, no earth filling will be permitted without specific written consent from the Horowhenua District Council stormwater engineer.
- The stormwater attenuation pond within the boundary of Lot 21 shall be maintained by the owner to a reasonable standard. This will include, but not be limited to, it being kept clear of rubbish or debris, ensure clear access inflow is maintained over and to the pond from road reserve, that its immediate surroundings be planted with the appropriate native plants and trees species suitable for periodic inundation due to stormwater runoff and is kept free of noxious weeds and plants."

Dated at Levin this 15th day of September 2006



A Thomas
Environmental & Regulatory Services Manager