

Our ref: 20098

15 August 2021

Campbell Robinson
c/- New Plymouth District Council
Private Bag 2025
New Plymouth

Application Ref: SUB21/47781,

Dear Campbell,

REQUEST FOR MORE FURTHER INFORMATION – LEITH ROAD, OKATO

Please find enclosed our outstanding responses to your request for further information with regards to SUB21/47781 Subdivision resource consent application for Leith Road – Okato.

1.0 Landscape and Visual Effects.

A copy of the requested LVIA prepared by Richard Bain of Blue Marble was forwarded to you via email on 5 August 2021.

2.0 Options Analysis

Other considerations for lot configurations were not considered due to the topography, previous developments in the area and that NPDC Design Guidelines for Rural Subdivisions were utilised as a guide, particularly Part 2. I refer you to Page 15 Allotment Placement, Rolling Land:

“Look for opportunities to cluster around existing development...”

“Minimise the effect of development by avoiding spreading houses along roads and ridges as this can reduce spaciousness.”

Hence the proposed design, use of the topography and existing Lots 4 and 5 dwellings is appropriate for the proposed building sites.

3.0 Reverse Sensitivity Effects.

I refer you to Section 10 Assessment of Environmental Effects: Productivity and Reverse Sensitivity Effects, pg 27 of the submitted application:

*“it is proposed to endorse **each Title** with a no complaints covenant,”*

Therefore, your suggestion of a no complaints covenant has already been suggested and proposed as a condition of consent as part of the application. However, if further detail is required, although it is JSL’s opinion this is the role of Council and not a developer, then in this case it is suggested that the following could possibly occur:

All rural residential lifestyle lots (Lots 1 to 5) are subject to a no complaints covenant against the dairy operation of Lot 6. This includes, but not limited to, stock grazing, effluent management and disposal, irrigation and operation of farming machinery within adjoining paddocks to said Lots (or words to that effect), etc.

Lot 6 shall be subject to a no complaints covenant that shall include such items light spillage, noise (music) and the overflow of residential amenity into the rural environment, etc (or words to that effect).

It is not considered that no complaints covenants are required for other properties as these are not co-joined and are separated by visual mitigation of screening hedges and distance.

4.0 TRC Farm Plan.

A copy of requested TRC Riparian farm plan has been requested from the applicant. This will be forwarded to you on receipt if an ecopy of this exists.

5.0 Ability to meet Rule Rur 82.

As per our email conversation of 15 June 2021 JSL maintain the position that it is not JSL’s role to prescribe where a future purchaser may choose to locate their building site within a lot that has a net area of 2.924ha. It is acknowledged that yes the site is undulating however this application is for a resource consent to subdivide the land and not a detailed land use or building consent therefore given the site has boundary dimensions of 145.9, 167.1, 174 and 204.3 metres it is deemed to be of sufficient size to comply with all NPDC Boundary setback requirements but JSL’s role is not to define exactly where the building site for a purchaser will be that is up to the purchaser, their architect and builder.

Lot 2 with boundaries of 66.2, 68, 74.5 and 94.6 metres can also provide a building platform of sufficient size in a oblong shape to comply with all NPDC Boundary setback requirements.

Lot 3 with boundaries of 52.9, 74.5, 86.6 and 87.7 metres can also provide a building platform of sufficient size in a triangular shape to comply with all NPDC Boundary setback requirements.

6.0 Consultation with Iwi and Hapū.

I refer you to the email conversation of 15 June 2021 where you concur what was provided with the submitted application was appropriate and suitable for your needs.

7.0 Consultation with NZTA (Waka Kōtahi).

No consultation with NZTA was undertaken as the amalgamated lot (Lot 2 DP 18489) falls outside the scope of this application for two reasons. (1) The parcel of Land being developed is Lot 1 DP 8787 and (2) Lot 6 will continue in a dairy pastoral function with existing lawfully established crossings therefore no change will occur and no additional crossings onto SH45 will be formed (as part of this application) hence it is considered consultation with NZTA (Waka Kōtahi) is unnecessary.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Rex Hurley', written in a cursive style.

Rex Hurley
Planner – Juffermans Surveyors Limited