

Resource Consent Application for:



**GE and CJ Tyer and Gawith Trustees
Limited**

Tora Farm Settlement Road

Subdivision and Land Use Consent Application
South Wairarapa District Council

To the best of my knowledge the information given in this
report is accurate and correct



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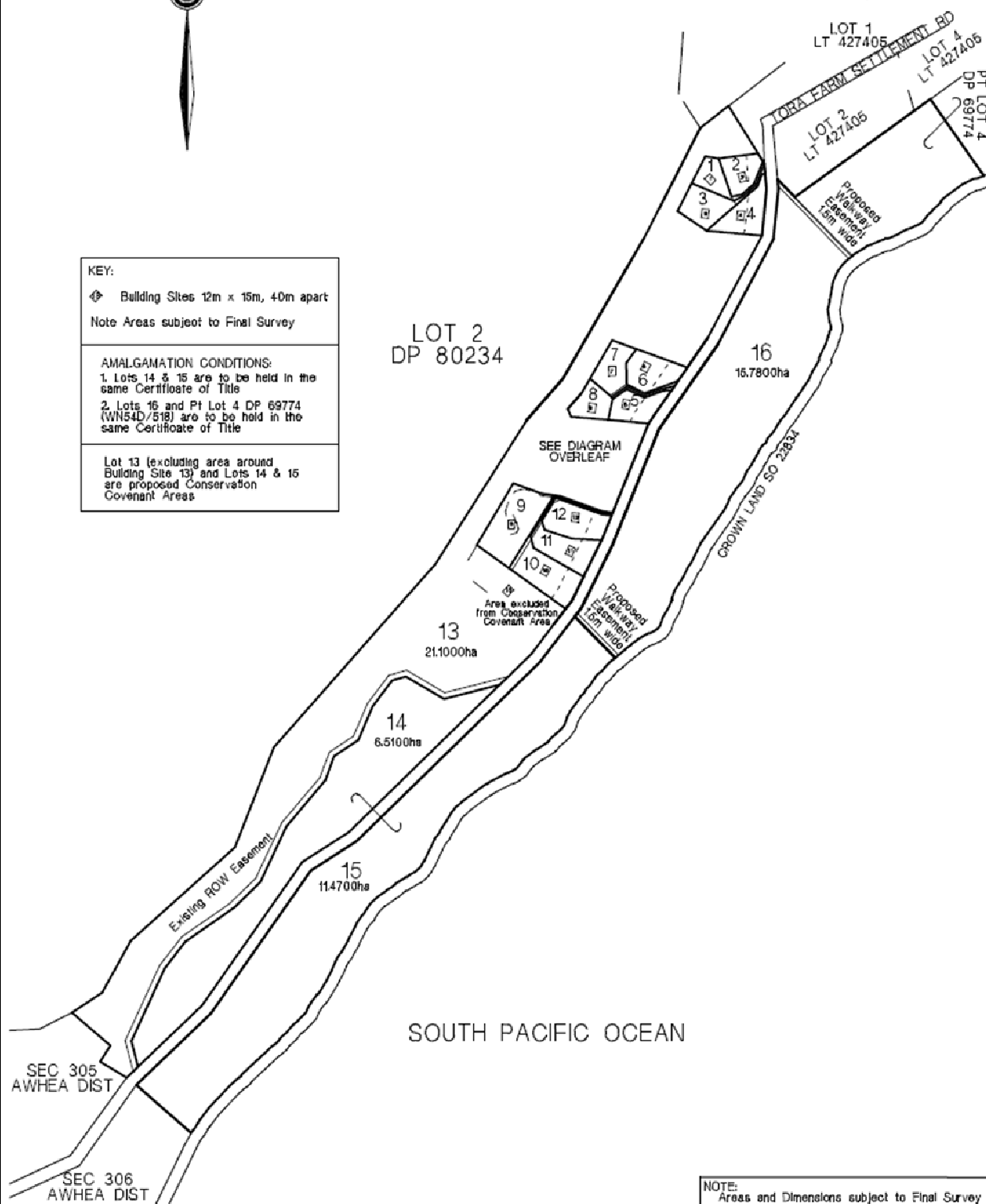
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PT LOT 1
DP 80234

KEY:
 Building Sites 12m x 15m, 40m apart Note Areas subject to Final Survey
AMALGAMATION CONDITIONS: 1. Lots 14 & 15 are to be held in the same Certificate of Title 2. Lots 16 and Pt Lot 4 DP 69774 (WN54D/518) are to be held in the same Certificate of Title
Lot 13 (excluding area around Building Site 13) and Lots 14 & 15 are proposed Conservation Covenant Areas

LOT 2
DP 80234



NOTE:
Areas and Dimensions subject to Final Survey
Some Details plotted from Aerial Photography

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**SCHEME PLAN
PROPOSED SUBDIVISION OF
LOTS 1 & 2 DP 73594
TORA FARM SETTLEMENT ROAD**

Prepared for:	Tyer
Drawn Date:	13 Feb 2012
Compiled in:	CT WN40C/626
Territorial Authority:	SWDC
Scale: 1:6000 @ A3	Ref #: 10/085 v4 S1of2

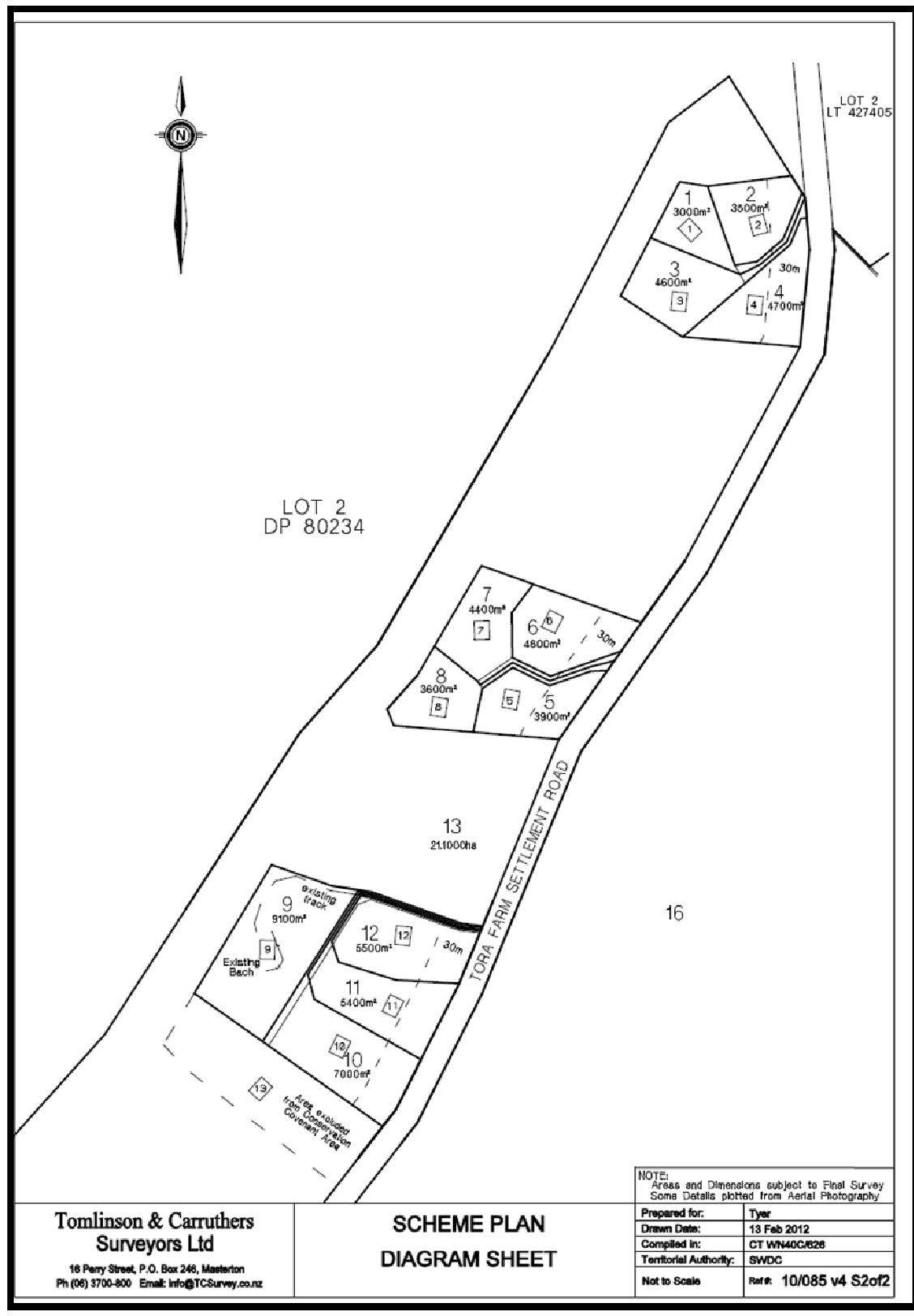




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1. EXECUTIVE SUMMARY

Site Location	Tora Farm Settlement Road Tora
Local Authority	South Wairarapa District Council
Applicant	GE and CJ Tyer and Gawith Trustees Limited
Legal Description	Lots 1 and 2 Deposited Plan 73594 contained within Certificate of Title WN40C/626

Proposal

To subdivide the existing title of 61.4ha into 16 lots developed in three stages.

Stage One	Lots 1-4, 14 and 15 (held on one title) and 16 amalgamated with an adjacent title owned by the Tyers.
Stage Two	Lots 5-8
Stage Three	Lots 9-13

The intended purposes for the subdivided lots are: continued existing farming practices, coastal residential living (13 lots) and the protection of a recognised area of coastal wetland ecosystem (RAP).

Each lot will be self sufficient in terms of sewage and stormwater disposal and water supply. Power and phone will be installed to the boundary of each lot.

The proposed areas and intended purpose for the 16 lots are:

<u>LOT</u>	<u>AREA</u>	<u>PURPOSE</u>
Lot 1-12	3000-9000m ²	Coastal residential properties
Lot 13	21.10ha	Farming and residential property
Lot 14 and 15	17.9ha	Recommended Area for Protection
Lot 16	15.78ha	Farm balance amalgamated with Pt Lot 4 DP 69774 owned by the Tyers

Lots 14 and 15 will be held on one Certificate of Title and Lot 16 is to be amalgamated with the balance farm as indicated above.

Activity Status

The subdivision application is assessed under the Wairarapa Combined District Plan as being a Non Complying Activity under rule 20.1.7(b). The land use consent for building setback dispensations is assessed as being Discretionary under rule 4.5.5(e)



Zoning

Primary Production Coastal Environment
Management Zone under the Wairarapa
Combined District Plan

**Please view the scheme plan at the front of the application for
more information.**



2. INTRODUCTION

We, Tomlinson and Carruthers Surveyors Ltd, are applying to the South Wairarapa District Council for resource consent to subdivide the property owned by Gordon and Christine Tyer at the coastal settlement of Tora.

The land has been conventionally utilised for primary production activities by the applicant and his father prior to himself. The primary production activities are in the form of cropping and being grazed by sheep, cattle and deer.

This application is pursuant to Section 88 of the Resource Management Act 1991(the Act) and has been prepared in accordance with Form 9 and Schedule 4 of the Act and incorporates information required by the Act.

The application consists of a scheme plan and supporting information, including specialist technical reports which are located in full in the Appendix of this application. The aim is to provide sufficient information for persons to determine whether the development will result in any actual or potential effects on the environment and what measures are intended to avoid, remedy or mitigate those effects.

The application describes the site and the proposal in detail and then provides an assessment of environmental effects of the rural zone and district-wide issues including the District Plan objectives, policies and environmental outcomes. This section also includes the assessment criteria as set out in the Wairarapa Combined District Plan, mitigation measures and any further comments.

A schedule of consent conditions, derived from the assessment including specialist technical reports, is then recommended. These are designed to avoid, remedy or mitigate any actual or potential environmental effects.

In conclusion the application will demonstrate that that the proposal is not inconsistent with the Act or contrary to the objectives, policies and other relevant District Plan provisions. The design and implementation of the development, in accordance with agreed conditions, will ensure that any adverse effects are no more than minor and the thresholds for granting a non-complying activity are met and the consent application can and should be granted.



3. SITE DESCRIPTION

3.1 Legal Description

The property is recognised as being located at Tora Farm Settlement Road Tora.

The legal description is Lots 1 and 2 Deposited Plan 73594 contained within Certificate of Title WN40C/626. A copy of the Certificate of Title can be found in Appendix 12.

The following interests are placed upon the title:

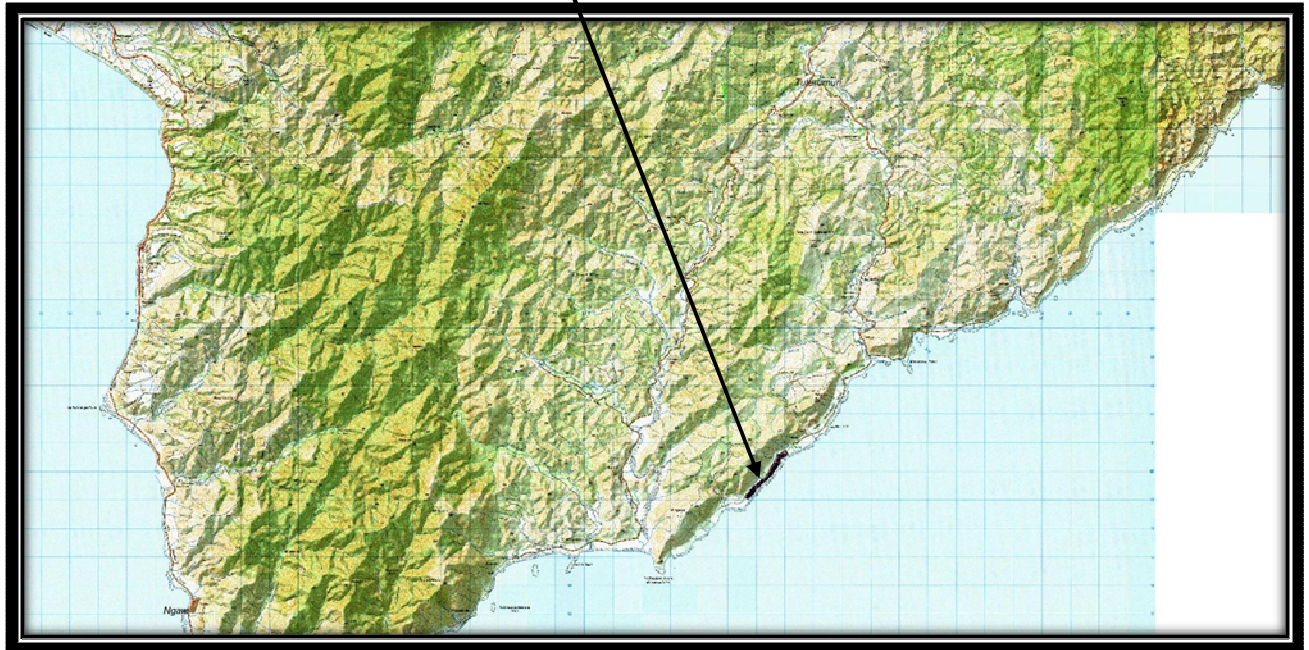
- Subject to Section 308(4)(5)(6) Local Government Act 1974
- Subject to Section 3 Petroleum Act 1937
- Subject to Section 8 Atomic Energy Act 1945
- Subject to Section 3 Geothermal Energy Act 1953
- Subject to Sections 6 and 8 Mining Act 1971
- Subject to Part IV A Conservation Act 1987
- Subject to Sections 5 and 261 Coal Mines Act 1979
- Appurtenant hereto is a right to convey water created by Transfer B138988.1
- Subject to a right of way over part marked A on DP 73594 created by Transfer B138988.1 (Affects Lot 1 DP 73594)
- Appurtenant hereto are water conveyance rights created by Transfer B187974.4 (Affects part formerly in CTs WN38C/845 and WN38C/846)
- Appurtenant hereto is a right to convey water created by Transfer B187974.4 (Affects the part formerly in CT WN38C/846)

All necessary and relevant interests will be carried over to the new titles.

Please refer to the location maps on the following pages and the scheme plan at the front of the application.



Application Site



Location Map

Tyer (Courtesy of Quick map)
Tora Farm Settlement Road
Tora