

Our ref: 2064

29 June 2020

The Planning and Environment Services Manager
New Plymouth District Council
Private Bag 2025
NEW PLYMOUTH

Attn: Rowan Williams / Richard Watkins

Dear Rowan / Richard

APPLICATION FOR SUBDIVISION RESOURCE CONSENT

PROPOSED TWO-LOT SUBDIVISION – 84 MAHOETAHI ROAD, SENTRY HILL

Attached for Councils' consideration under the rules for the New Plymouth District Plan is an application for subdivision resource consent for a 2-lot subdivision around two existing dwellings at the above rural address.

The proposed subdivision requires consent as a **non-complying activity** under the New Plymouth District Plan as the proposal does not include a balance rural lot of more than 4ha and there have been previous subdivisions of the parent site beyond the number provided for as discretionary activity.

Application Summary:

<i>Applicants:</i>	Andrew Neville
<i>Owners:</i>	Andrew Charles Neville and Sharon Neville
<i>Land Location:</i>	84 Mahoetahi Road, Sentry Hill
<i>Titles:</i>	214658

Legal Description:	Lot 3 Deposited Plan 352366
Site Area:	4.3219 hectares
Restrictions on Title:	Land Covenant in Easement Instrument 6569653.6 - 13.9.2005 at 9:00 am Land Covenant in Easement Instrument 6569653.7 - 13.9.2005 at 9:00 am 171538 Certificate declaring State Highway 3 adjoining the within land to be a limited access road - 26.4.1969 at 10.26 am 6569653.1 Esplanade Strip Instrument pursuant to Section 232 Resource Management Act 1991 - 13.9.2005 at 9:00 am 7037289.2 Mortgage to ANZ National Bank Limited - 20.9.2006 at 9:00 am 11407132.1 CAVEAT BY FAY DOROTHY NEVILLE - 3.5.2019 at 9:39 am
Consent Sought:	Two Lot subdivision around existing dwellings creating Lot areas of 4,260m ² and 3.896ha.
District Plan Zoning & Overlay:	Rural Waiongana River – Priority Water Body
Proposed District Plan Zoning & Overlay:	Rural Production Zone Archaeological Site - Site ID: 2208 Site of Significance to Maori - Site ID: 2208
Application Status	Non- Complying Activity
Legal and Practical Access	Both lots have existing separate lawfully established formed access points and driveway access onto Mahoetahi Road.

In accordance with the Fourth Schedule of the Resource Management Act 1991 we include an assessment of environmental effects corresponding to the scale and significance that the effects of the proposed activity may have on the environment and an assessment of the relevant provisions of any relevant Plan(s).

Yours faithfully,



Paul Sousa – Contract Principal Planner BREP, MNZPI
(on behalf of the Applicants)