

7101/1325

W.K.PRATT

PRATT SUBDIVISION.

The widening works on Thomas' Road is completed. The final cost was \$12,110 split into widening (subdivision) and shape correction.

P.O. Box:—

[L.&D.—52

Telephone No:— 86079



DEPARTMENT OF JUSTICE

LAND REGISTRY OFFICE,

Blenheim

4 April 1984

DEAR SIR,—

PLAN No. 6253 being ~~a subdivision of~~ plan of Lots 1-5 being subdivision
of Lot 1 DP 1654, Pt Lot 1 DP 2095 and Pt Section 1 Wairau R.D.

signed by W K & B A Pratt as the owner

was deposited on 2.4.1984

Marlborough County Council

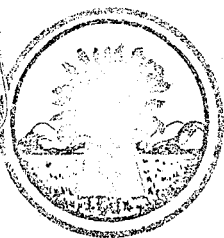
Yours faithfully,

PO Box 19

BLenheim

(for) Asst.

John Columbus
~~XXXXXX~~ Land Registrar



P.O. BOX 19

BLLENHEIM, N.Z.

TELEPHONE 83-249

APQ:MAB 7/01/1325

IN REPLY QUOTE REFERENCE.....

Mr Quirk

FOR ENQUIRIES ASK FOR.....

9th March 1984

Messrs Wisheart, Macnab & Partners,
Solicitors,
P.O. Box 183,
BLLENHEIM.

ATTENTION: Mr Clark

Dear Sirs,

Subdivisdion - W.K. Pratt

I refer to your letter of 6th March 1984 and attach receipt for the payment made by you which we note was made up as follows:

7,200.00	Reserve Fund Contribution
261.00	Valuation Fee
2.535.00	Contribution to Road Works

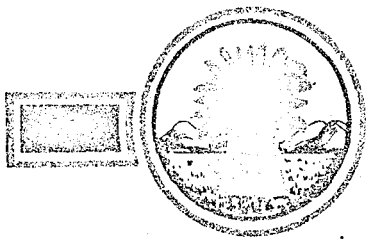
9,996.00

You will note that the sealing fee of \$5.00 remains to be paid - we should be pleased if this could be supplied to us.

We take the opportunity to make available the survey plan with Council's consent endorsed thereon.

Yours faithfully,

A.P. Quirk,
COUNTY SECRETARY



P.O. BOX 19

BLenheim, N.Z.

TELEPHONE 83-249

IN REPLY QUOTE REFERENCE APQ:MAB 7/01/1325

FOR ENQUIRIES ASK FOR Mr Quirk

9th March 1984

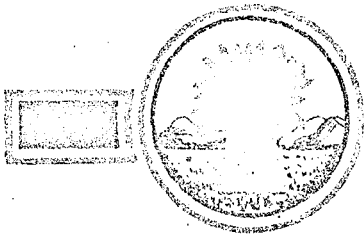
MEMO TO COUNTY ENGINEER
(copy to County Treasurer)

W.K. Pratt - Blind Creek Road

Just a short note to indicate that Mr Pratt has paid in his 50% contribution of the costs involved in increasing the seal width of Blind Creek Road to 5.3 metres for the section fronting and serving the proposed subdivision.

It is noted that some shape correction was to be carried out in conjunction with the seal widening but that Council would meet such costs.

A.P. Quirk,
COUNTY SECRETARY



MARLBOROUGH COUNTY COUNCIL

P.O. BOX 19

BLLENHEIM, N.Z.

TELEPHONE 83-249

IN REPLY QUOTE REFERENCE APQ:CAM 7/01/1325

FOR ENQUIRIES ASK FOR Mr Quirk

6 March 1984

Messrs Wisheart, Macnab & Partners,
Solicitors,
P.O. Box 138,
BLLENHEIM.

Attn: Mr Clark

Dear Sirs,

SUBDIVISION - W.K. & B.A. PRATT

I refer to this matter and advise that the County Engineer verifies the cost of increasing the seal width at \$5,070, with the subdivider's contribution being therefore \$2,535.

Yours faithfully,

A.P. Quirk,
COUNTY SECRETARY.



P.O. BOX 19

BLenheim, N.Z.

TELEPHONE 83-249

IN REPLY QUOTE REFERENCE.....APQ:MAB 7/01/1325

FOR ENQUIRIES ASK FOR.....Mr Quirk

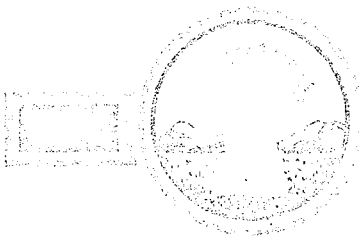
21st February 1984

MEMO TO MR HEALY

W.K. Pratt - Subdivision

I queried the question of costs in respect of this subdivision by memo of 1st February - I have received a request from Wisheart, Macnab & Partners for an urgent reply - since you were not here at the time this query arose, I am dictating this before I forget about it - could you please let me have your comments.

A.P. Quirk,
COUNTY SECRETARY



P.O. BOX 19

BLENNHEIM, N.Z.

TELEPHONE 83-249

IN REPLY QUOTE REFERENCE.....APQ:MAB 7/01/1325

FOR ENQUIRIES ASK FOR.....Mr Quirk

21st February 1984

Messrs Wisheart, Macnab & Partners,
Solicitors,
P.O. Box 138,
BLENNHEIM.

ATTENTION: Mr Dwyer

Dear Sir,

Pratt - Subdivision

I refer to your letter of 14th February 1984 and indicate that we have already responded direct to your firm for the attention of Mr Clark.

Yours faithfully,

A.P. Quirk,
COUNTY SECRETARY

M. W. WISHEART, LL.B.
P. C. MACNAB, LL.B.
W. R. INDER, LL.B.
B. P. DWYER, LL.B.
P. J. O'DONNELL, LL.B.

CONSULTANT:
D. L. KIDD, LL.B., M.P.

Our reference:

When calling, please ask for:

Mr Clark

WISHEART, MACNAB & PARTNERS

BARRISTERS & SOLICITORS

73 ALFRED STREET, BLENHEIM, N.Z.

TELEPHONE 87-269

(6 LINES)

P.O. BOX 138

28 February 1984

The Secretary,
Marlborough County Council,
P.O. Box 19,
BLENHEIM.

Attention Mr A.P. Quirk

Your ref: APQ:CAM 7/01/1325

Dear Sir,

re: Subdivision - W.K. & B. A. Pratt

We thank you for your letter of 14 February.

We enquire whether the Engineer's Office has fixed the cost of increasing the seal width.

Yours faithfully,
WISHEART, MACNAB & PARTNERS



RECEIVED

29 FEB 1984

MARLBOROUGH
COUNTY COUNCIL



MARLBOROUGH COUNTY COUNCIL

P.O. BOX 19

BLenheim, N.Z.

TELEPHONE 83-249

IN REPLY QUOTE REFERENCE..... APQ:CAM 7/01/1325

FOR ENQUIRIES ASK FOR..... Mr Quirk

*FRANK:
DOES THIS STILL REMAIN
UNALTERED MAY.*

1 February 1984

MEMO TO MR HEALY

W.K. PRATT - SUBDIVISION

Max at the time of imposing conditions on this subdivision, an assessment was made of the cost involved in increasing the seal width at Blind Creek Road to 5.3 metres for the section fronting and serving the proposed subdivision.

The total cost indicated at that time was \$5070.

In a note to the decision the County Engineer reported that the road was badly out of shape, and it would be necessary for shape correction to be carried out in conjunction with such seal widening.

He advised that the total costings involved for both shape correction and seal widening would amount to \$14,400, however, we were only seeking a contribution towards that part of the cost which related to the seal widening, namely \$5070.

The costings will presumably be on file 7/01/1258.

I have been asked for confirmation that the applicant's contribution towards the cost of increasing the seal remains at \$2535 being 50% of the \$5070 estimate.

Would you please let me know whether this is the case.

A.P. Quirk,
COUNTY SECRETARY.

→ yes. verified
[Signature]

M. W. WISHEART, LL.B.
P. C. MACNAB, LL.B.
W. R. INDER, LL.B.
B. P. DWYER, LL.B.
P. J. O'DONNELL, LL.B.

WISHEART, MACNAB & PARTNERS

BARRISTERS & SOLICITORS

73 ALFRED STREET, BLENHEIM, N.Z.

TELEPHONE 87-269
(6 LINES)
P.O. BOX 138

CONSULTANT:
D. L. KIDD, LL.B., M.P.

Our reference:

When calling, please ask for:

Mr. Dwyer

16th November, 1983

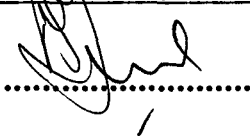
The Secretary,
Marlborough County Council,
P.O. Box 19,
BLENHEIM.

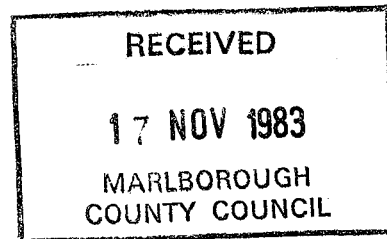
Dear Sir,

RE: MR. & MRS. W.K. PRATT

Enclosed please find two copies of the above subdivision plan, one copy for your record and one copy for Council's Seal. Can you please advise what further requirements Council has before releasing sealed copy of the plan to us.

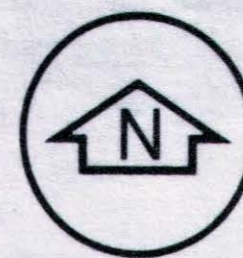
Yours faithfully,
WISHEART, MACNAB & PARTNERS


.....



315600E

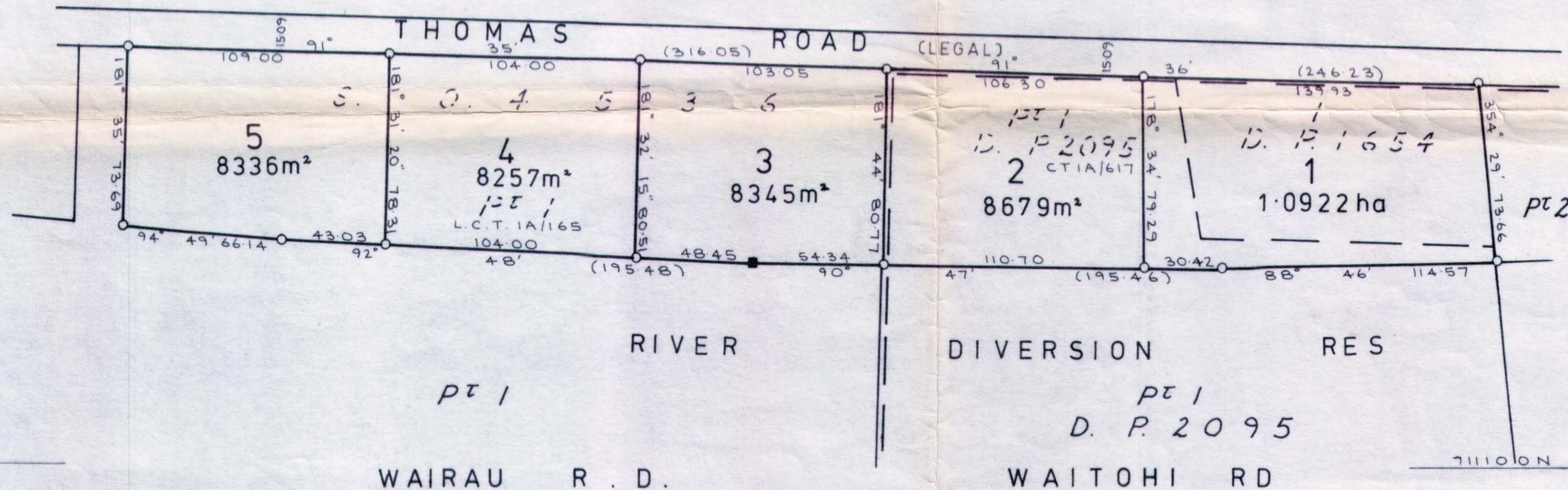
316100E



Approvals

Bob Pratt
W. Pratt

REGISTERED OWNERS

FOR LOCAL AUTHORITY CONSENT SEE
DOC

Total Area 4.4539 ha

Comprised in C.T. 1A/617 & L.C.T. 1A/165
W.K. & B.A. PRATT

VERNON THOMAS FRASER AYSON of BLenheim
 Registered Surveyor and holder of an annual practising certificate
 hereby certify that this plan has been made from Surveys executed
 by me or under my direction; that both plan and Survey are correct
 and have been made in accordance with the regulations under the
 Surveyors Act 1966

Dated at *Blenheim* this *12* day
 of *Nov.* 19*83* Signature *[Signature]*

Field Book 1179 - p. 20 & 21 - Traverse Book - p. -

Reference Plans

Examined - Correct

Approved as to Survey

Chief Surveyor

Deposited this day of 19

1253/6T

District Land Registrar

File
 Received
 Instructions

LAND DISTRICT MARLBOROUGH
 SURVEY BLK. & DIST. VII. CLOUDY BAY
 NZMS 261 SHEET NO. P28

LOTS 1 - 5 BEING SUBDN OF LOT 1
 D.P. 1654, PT LOT 1 D.P. 2095 & PT SEC 1
 WAIRAU R.D.

TERRITORIAL AUTHORITY MARLBOROUGH COUNTY
 Surveyed by DAVIDSON AYSON & ASSOC
 Scale 1:1500 Date NOV 1983

M. W. WISHEART, LL.B.
P. C. MACNAB, LL.B.
W. R. INDER, LL.B.
B. P. DWYER, LL.B.
P. J. O'DONNELL, LL.B.

CONSULTANT:
D. L. KIDD, LL.B., M.P.

Our reference:
When calling, please ask for:
Mr Clark

WISHEART, MACNAB & PARTNERS

BARRISTERS & SOLICITORS

73 ALFRED STREET, BLENHEIM, N.Z.

TELEPHONE 87-269
(6 LINES)
P.O. BOX 138

6th March 1984

The County Secretary,
Marlborough County Council,
P.O. Box 19,
BLENHEIM

ATTENTION: Mr Quirk

Dear Sir,

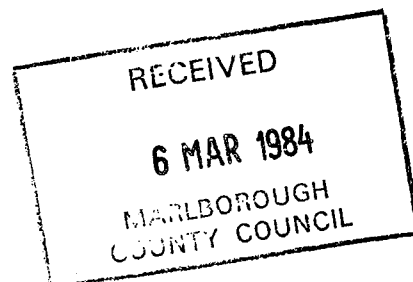
RE: SUBDIVISION - W.K. PRATT YOUR REFERENCE: 7/01/1325

Herewith trust account cheque as per your letter of 14th February 1984. We look forward to receiving consent plan in the above matter.

Yours faithfully,
WISHEART, MACNAB & PARTNERS



\$7200 - Reserve fund.
261 - valuation fee
7461
2535 - contribution to road works
9996



ORIGINATOR
SEND PARTS 1 & 3 INTACT WITH CARBONRECIPIENT
RETURN PART 3 WITH REPLYSEND
TO

FROM M. HEALY ASST ENGINEER	
Tony Quirk County Secretary	19801 SUBJECT W.K. PRATT REF: 7/01/1325
DATE 2/3/84	

Tony.

DRAINAGE & CULVERTING ASPECTS INSPECTED
AT PRATT'S SUBDIVISION - THOMAS RD AT 1000W
2/3/84.

Are OK & APPROVED
MAX

REPLY FROM

DATE

SPEEDIMEMO

M. W. WISHEART, LL.B.
P. C. MACNAB, LL.B.
W. R. INDER, LL.B.
B. P. DWYER, LL.B.
P. J. O'DONNELL, LL.B.

CONSULTANT:
D. L. KIDD, LL.B., M.P.

Our reference:
When calling, please ask for:

WISHEART, MACNAB & PARTNERS

BARRISTERS & SOLICITORS

73 ALFRED STREET, BLENHEIM, N.Z.

TELEPHONE 87-269
(6 LINES)
P.O. BOX 138

Mr. Dwyer

14th February, 1984

RECEIVED

16 FEB 1984

MARLBOROUGH
COUNTY COUNCIL

The County Clerk
Marlborough County Council
P.O. Box 19,
BLENHEIM.

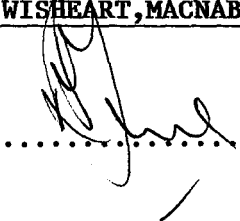
7701/1325

Dear Sir,

RE: W.K. & B.A. PRATT SUBDIVISION

Further to your letter of 25th November regarding the above we would be grateful if you could advise us of the amount of Reserve Fund Contribution payable and also of the amount to be paid towards the sealing works. We understand that all other conditions of consent have been complied with. Our client would like to make payment of the necessary moneys so that the consent copy of the plan may be uplifted.

Yours faithfully,
WISHEART, MACNAB & PARTNERS


.....



VALUATION DEPARTMENT

P.O. BOX 292
BLLENHEIM
NEW ZEALAND

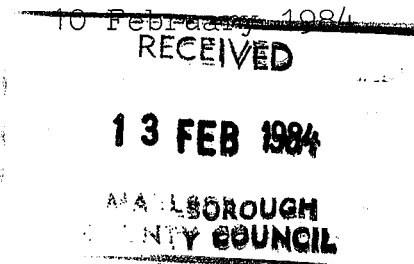
POST OFFICE BUILDING
MAIN STREET
BLLENHEIM
Ph. 6079 STD 57

Address all correspondence to the District Valuer

OUR REF.: 20260/64/3

YOUR REF.: 7/01/1325 APQ:CAM

The County Clerk,
Marlborough County Council,
P.O. Box 19,
BLLENHEIM.



Dear Sir,

re: W.K. Pratt - Subdivision.

Thank you for your letter of 1 February 1984 concerning the above's subdivision.

After inspection the department has placed the following values on the proposed lots:

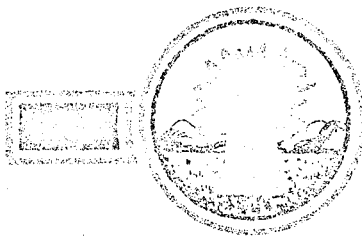
Lot 1	\$37,000
Lot 2	\$35,000
Lot 3	\$29,500
Lot 4	\$31,500
Lot 5	\$35,000
	<u>\$168,000</u>

Handwritten:
\$36,000 - 742
= \$7200

Our fee for this valuation is \$261.00 and a note of same will be forwarded from Nelson in due course.

Yours faithfully,

G.F. Heald,
Dist Valuer.



P.O. BOX 19

BLenheim, N.Z.

TELEPHONE 83-249

APQ:CAM 7/01/1325

IN REPLY QUOTE REFERENCE

Mr Quirk

FOR ENQUIRIES ASK FOR

1 February 1984

The District Valuer,
Valuation Department,
P.O. Box 292,
BLenheim.

Dear Sir,

W.K. PRATT - SUBDIVISION

I attach scheme plan of subdivision of Part lot 1, D.P. 2095 and part Section 1, Wairau R.D.

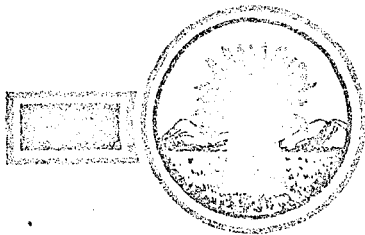
Would you please let us have a valuation for lots 1, 2, 3, 4 and 5 for the purpose of assessing the reserve fund contribution.

When reporting please let us have a note of your fees.

Yours faithfully,

A.P. Quirk,
COUNTY SECRETARY.

Encl.



P.O. BOX 19

BLenheim, N.Z.

TELEPHONE 83-240

IN REPLY QUOTE REFERENCE APQ:CAM 7/01/1325

FOR ENQUIRIES ASK FOR Mr Quirk

20 January 1984

Messrs Wisheart, Macnab & Partners,
Solicitors,
P.O. Box 138,
BLenheim.

Attn: Mr Clark

Dear Sirs,

SUBDIVISION - W.K. PRATT

I refer to your letter of 17 January and enclose a copy of the approval letter issued to Messrs Davidson, Ayson & Associates.

We apologise for the fact that a copy was not sent to you at the time.

At the present time we have not heard back and therefore all the conditions are outstanding.

Yours faithfully,

A.P. Quirk,
COUNTY SECRETARY.

Encl.



P.O. BOX 19

BLenheim, N.Z.

TELEPHONE 83-249

APQ:CAM 7/01/1325

IN REPLY QUOTE REFERENCE

Mr Quirk

FOR ENQUIRIES ASK FOR

1 February 1984

MEMO TO MR HEALY

W.K. PRATT - SUBDIVISION

Max at the time of imposing conditions on this subdivision, an assessment was made of the cost involved in increasing the seal width at Blind Creek Road to 5.3 metres for the section fronting and serving the proposed subdivision.

The total cost indicated at that time was \$5070.

In a note to the decision the County Engineer reported that the road was badly out of shape, and it would be necessary for shape correction to be carried out in conjunction with such seal widening.

He advised that the total costings involved for both shape correction and seal widening would amount to \$14,400, however, we were only seeking a contribution towards that part of the cost which related to the seal widening, namely \$5070.

The costings will presumably be on file 7/01/1258.

I have been asked for confirmation that the applicant's contribution towards the cost of increasing the seal remains at \$2535 being 50% of the \$5070 estimate.

Would you please let me know whether this is the case.

A.P. Quirk,
COUNTY SECRETARY.

M. W. WISHEART, LL.B.
P. C. MACNAB, LL.B.
W. R. INDER, LL.B.
B. P. DWYER, LL.B.
P. J. O'DONNELL, LL.B.

WISHEART, MACNAB & PARTNERS

BARRISTERS & SOLICITORS

73 ALFRED STREET, BLENHEIM, N.Z.

TELEPHONE 87-269
(6 LINES)
P.O. BOX 138

CONSULTANT:
D. L. KIDD, LL.B., M.P.
Our reference: 230808/13
When calling, please ask for:

Mr Clark

30 January 1984

The Secretary,
Marlborough County Council,
P.O. Box 19,
BLENHEIM.

Your Ref: 7/01/1325

Attention Mr A. P. Quirk

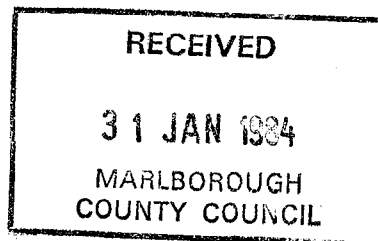
Dear Sir,

re: Subdivision - W. K. Pratt

We thank you for your letter of the 20th inst.

Please obtain the necessary valuation for the purposes of assessing the reserve fund contribution. Please also confirm that the applicant's contribution towards the cost of increasing the seal width is the sum of \$2,535.00.

Yours faithfully,
WISHEART, MACNAB & PARTNERS



M. W. WISHEART, LL.B.
P. C. MACNAB, LL.B.
W. R. INDER, LL.B.
B. P. DWYER, LL.B.
P. J. O'DONNELL, LL.B.

WISHEART, MACNAB & PARTNERS

BARRISTERS & SOLICITORS

73 ALFRED STREET, BLENHEIM, N.Z.

TELEPHONE 87-269
(6 LINES)
P.O. BOX 138

CONSULTANT:
D. L. KIDD, LL.B., M.P.

Our reference: 230808/13
When calling, please ask for:

Mr Clark

17 January 1984

The Secretary,
Marlborough County Council,
P.O. Box 19,
BLENHEIM.

Attention Mr A.P. Quirk

Dear Sir,

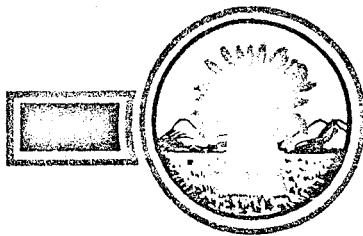
Your Ref: 7/1/1258
1325

re: Subdivision - W.K. Pratt

We thank you for your letter of the 29 November. Please advise outstanding conditions that the Council require to be fulfilled before release of the sealed survey plan.

Yours faithfully,
WISHEART, MACNAB & PARTNERS





P.O. BOX 19

BLenheim, N.Z.

TELEPHONE 83-249

IN REPLY QUOTE REFERENCE APQ:CAM 7/01/1325 Min. A5440

FOR ENQUIRIES ASK FOR Mr. Quirk

25 November 1983

Messrs Davidson, Ayson & Associates,
Registered Surveyors,
P.O. Box 256,
BLenheim.

Dear Sirs,

SCHEME PLAN OF SUBDIVISION - K. PRATT

Council at its meeting held on 25 November 1983 considered a scheme plan of subdivision of land located in Thomas Road being part lot 1, D.P. 2095 and Part Section 1 Wairau Registration District.

Council resolved that the scheme plan be approved pursuant to Section 279 of the Local Government Act 1974, subject to the following conditions :

1. That Council on being satisfied that the subdivision is adequately served by reserves in lieu requires in terms of Section 285 of the Local Government Act 1974, a reserve fund contribution assessed at 7.5% of the land value of the newly created lots, such value to be determined by the obtaining of a special Government valuation, the fee for which shall be paid by the subdivider.
2. The applicant to contribute 50% towards the cost of increasing the seal width at Blind Creek Road to 5.3 metres for the section fronting and serving the proposed subdivision.
3. Provision to be made to the satisfaction of the County Engineer for access from the sections across the drain on the applicant's side of the road.

Note: Conditions (2) and (3) were conditions imposed on approval of the notified planning application.

Would you please advise whether we are to obtain a valuation for the purposes of assessing the reserve fund contribution, and also indicate what action is to be taken in respect of the other two conditions.

Yours faithfully,

A.P. Quirk,
COUNTY SECRETARY

SCHEME PLAN OF SUBDIVISION

1.0 Applicant

The applicant is K. Pratt and the scheme plan lodged by V. Ayson.

2.0 Location

The property is located in Thomas Road being part Lot 1 D.P. 2095 and Part Section 1 Wairau Registration District.

3.0 District Scheme

The property is zoned Rural A and this proposal has been considered by way of a planning application which has been consented to.

4.0 Recommendation

It is recommended that pursuant to Section 279 of the Local Government Act 1974 consent be given to the application subject to the conditions following.

5.0 Conditions

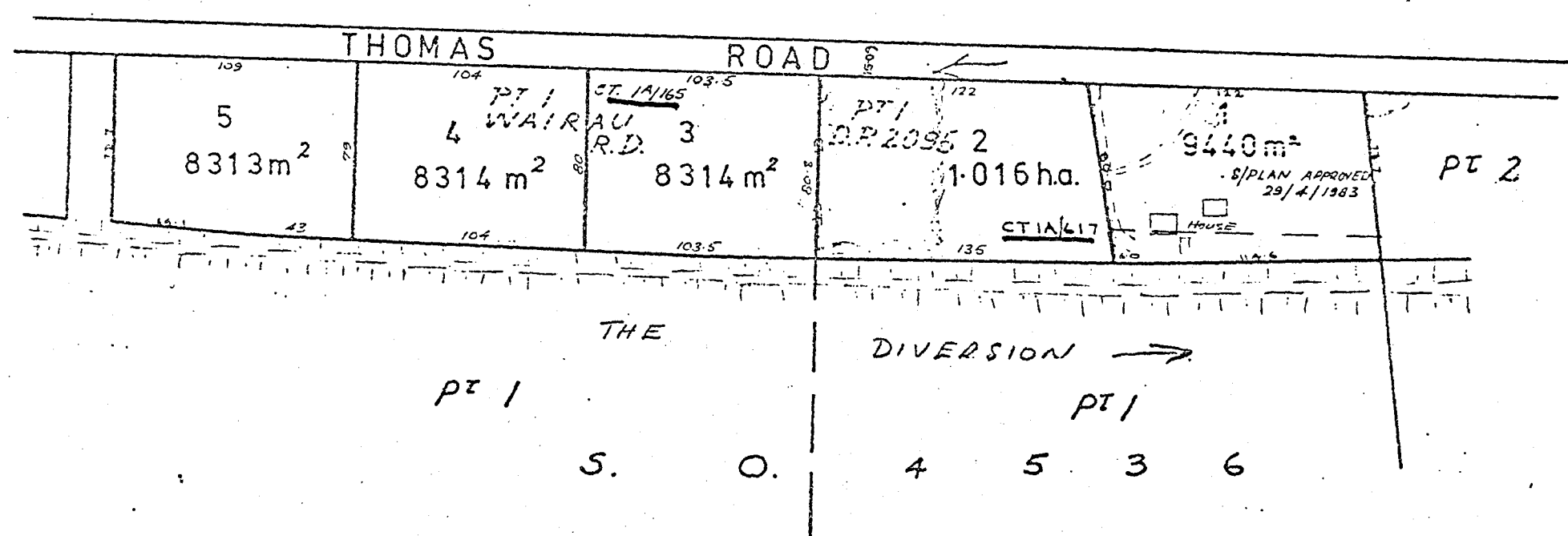
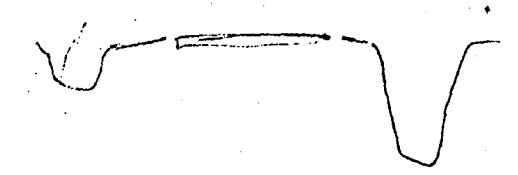
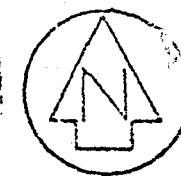
- a) A reserve fund contribution to be levied in respect of each new allotment.
- b) The applicant to contribute 50% towards the costs of increasing the seal width at Blind Creek Road to 5.3 metres for the section fronting and serving the proposed subdivision.
- c) Provision to be made to the satisfaction of the County Engineer for access from the sections across the drain on the applicant's side of the road.

Note items (b) and (c) were itemised in the consent to the planning application since the proportion is expected to be contributed by the applicant.

N.A. Morris,
ASSISTANT EXECUTIVE OFFICER

17.10.83

RECEIVED



SCHEME PLAN ONLY
Areas and Dimensions are
subject to Final Survey

<p>PROPOSED SUBDN OF PT. LOT 1 D. P 2095 & PT. SEC 1 WAIRAU R.D. COMPRISED IN CTS 1A/165 & 1A/617 WK. & B.A. PRATT</p>	<p>SCALE 1:2000 JUNE 1983</p>	<p>DAVIDSON AYSON AND ASSOCIATES CONSULTING CIVIL AND STRUCTURAL ENGINEERS REGISTERED SURVEYORS 35 GROVE ROAD PO BOX 220 BLenheim, N.Z. PHONE 7629</p>	<p>JOB NUMBER 1253/6</p>
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SCHEME PLAN - ACTION SHEET

01
7/19/1325

Date 18/10/83

Owner K. Pratt Surveyor V. AysonAddress Thomas Road Address P.O. Box 256Tua Marina BlenheimFee Planning Application

Invoice No. _____ to Owner _____ to Surveyor

Receipt No. _____

Order Paper Closing Date / / Receipt of Plan Ack. _____

Zone Rural 'A' C.T.s Req'd _____ Amalgamation Req'd _____

Crown Land _____ Building Lines _____

Planning Application required _____

Applicant Advised _____

DISTRIBUTION OF SCHEME PLANDistrict Commissioner of Works ☐District Officer M.W.D. ☐Maritime Planning Authority ☐Maritime Parks Board ☐Havelock Community Council ☐Renwick Community Council ☐Marlborough Catchment Board ☐Assistant Land Registrar ☐County Engineer ☐PLANNING AND ENGINEERING

Subdivisional Ordinances apply _____ Waiver required _____

Access via County Road _____ State Highway _____ Limited Access _____

Sea Access _____ Rail Reserve _____

Proposal in serviced area _____ Water Supply _____

Sewerage _____

Footpaths _____

Stormwater _____

County Engineer's comments received on roading and services _____

Reserves fund contribution _____

L.T.O. Reference for amalgamation _____

Sealing Fee Paid _____ Receipt No. _____

- File in new scheme plan file*
- (f) The water supply for the proposed allotments coming from a source other than or below the source of the present established water supply to the existing allotments.
 - (g) Provision of adequate water storage on each allotment.
 - (h) Percolation tests in accordance with N.Z.S. 4610 in respect of each allotment.
 - (i) Completion of drainage/run-off reticulation (piped systems) to include appropriate engineering investigation as to the provision of drainage control satisfactory to Council.
(Also refer to Dr McQuillan's submissions relating to drainage of swampy areas in the aggraded valley fill forming the western area).
 - (j) Vesting of land as road.
 - (k) Road widening in front of the proposed allotment 2, 3, 4 and 5.
 - (l) Such other conditions as may be imposed at the time a scheme plan is considered in terms of the Local Government Act 1974.
(This would include but not be restricted to reserve fund contribution and a covenant in terms of Section 291 Local Government Act).

Grounds for Recommendation

Council has in respect of both applications given due consideration to the submissions of the objectors and the counter proposals offered by the applicant. It was noted that the latter gave a large degree of relief to the objectors concerns.

Council was aware that, provided adequate safeguards could be made for the protection of the amenities presently enjoyed, the opportunity to dispense with the afforestation proposal for the balance land would be a significant contribution to a reduction of local concerns for the effects of such an activity on water supply, land stability and scenic values. This opportunity is coupled with that of acquiring a significant addition to the Mount Cawte Reserve and the added benefit of protecting the catchment that supplies the Moutapu Bay settlement.

For the reasons noted above, particularly the strong representations on forestry which was not properly an issue in these applications, and the previous history in respect of afforestation proposals, it was considered appropriate that Council resolve to institute a scheme change.

The scheme change is to enable it to rezone the areas that are the subject of the application, and having initiated such action, Council accepted that as a matter of urgency in order to avert the unnecessary spraying of foliage preliminary to afforestation, it should consent to both applications.

This course of action was taken since in Council's view the public interest would be served by both securing substantial additions to the public land reserves, and removing a land use that had the capacity for conflict with the residential amenity values.

A5300
PLANNING

Notified Planning Application W.K. & B.A. Pratt (7/00/580)
Members further considered the application by Mr & Mrs Pratt for consent to carry out a subdivision of Rural A land on a property located in Thomas Road being part lot 1, D.P. 2095.

It was noted that the Planning Committee under Minute A5281 had recommended that the application be approved in principle with further consideration to be given to the grounds and conditions.

RECOMMENDED that pursuant to Section 74 of the Town and Country Planning Act 1977, consent be given to the application subject to the following conditions :

1. Such conditions as may be imposed at the time the scheme plan is considered in terms of the Local Government Act 1974, and to compliance with such conditions (this will include but not be limited to reserve fund contribution).
2. The applicant contributing 50% towards the costs of increasing the sealed width of the Blind Creek Road to 5.3 metres for the section fronting and serving the proposed subdivision.

Note: The total costs for such work were estimated at \$5,070 and the applicant's share would therefore be \$2,535.

Note: The County Engineer in reporting on the proposal noted that the road is badly out of shape, and it would be necessary for any seal widening to be done in conjunction with shape correction.

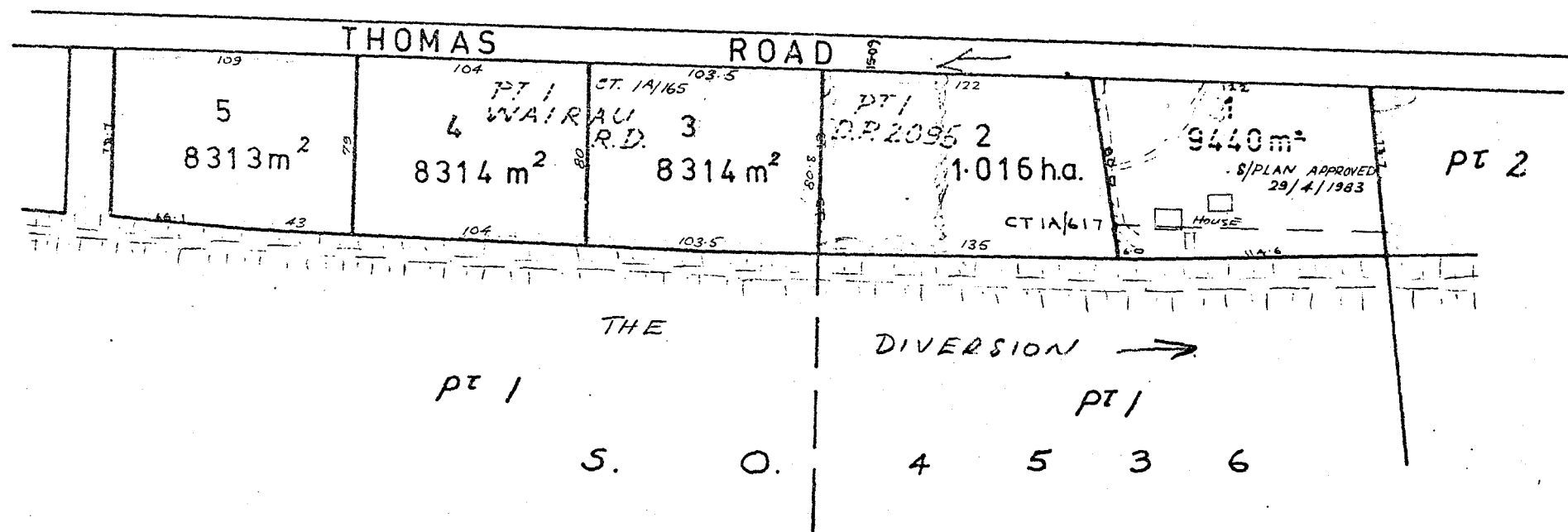
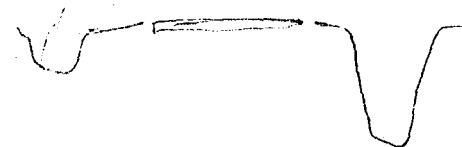
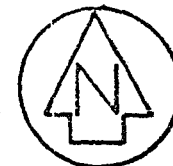
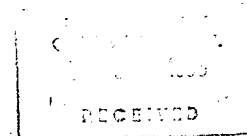
The total costings involved for both shape correction and seal widening amount to \$14,400, though it is clear that Council should only seek a contribution towards that part of the cost which related to the seal widening, namely \$5,070.

3. That provision be made to the satisfaction of the County Engineer for access from the sections across the drain on the applicants side of the road.

Grounds

1. It was considered that the proposal would not jeopardise an existing unit and in fact could lead to more productive usage of the land.
2. The locality is one that is more probably outside the Wairau Plains area as defined, it being Council's express intention that the boundary lie within the flood zone adjacent.
3. The proposal lies within two physical constraints being the stopbank and the road and forms part of a limited stretch of land of similar character.
4. It was considered that the site is suitable and should not detract from the present or foreseeable future amenities of the area.

The meeting closed at 2.30 p.m.



SCHEME PLAN ONLY
Areas and Dimensions are
subject to Final Survey

PROPOSED SUBDN OF PT. LOT 1 D. P 2095 & PT. SEC 1 WAIRAU R.D COMPRISED IN CTS 1A/165 & 1A/617 WK. & B.A. PRATT	SCALES 1:2000	DAVIDSON AYSON AND ASSOCIATES CONSULTING CIVIL AND STRUCTURAL ENGINEERS REGISTERED SURVEYORS 35 GROVE ROAD PO BOX 150 BLenheim, N.Z. PHONE 7029	JOB NUMBER 1253/6
	JUNE 1983		ISSUE / SHEET
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