

### Seasons Greetings

Seasons Greetings from the team at BTW Company and welcome to our final "Quarterly Rambler" for the year. In spite of the economic turbulence, and blight on the 'Big Apple' we are totally optimistic about our region, and the new - year. Huge accolades must be given to Peter Tennant and his team for bringing home New Plymouths Best City In The World award! And congratulations to our many clients who have contributed to this province through projects and developments you have undertaken. Enjoy the festive season, please read on, and long live passion and enthusiasm!

*Phil Dickey – Managing Director*

### The Planning Roundup

This section of the newsletter is dedicated to keeping you informed about proposed changes in the district rules which could impact on you. The District Plans in the Taranaki Region have been receiving some attention in the last few months, and there is more to come. We'll keep you up to date so you can have your say!

#### New Plymouth District Council – What's it all about?

In 2006, the New Plymouth District Council (NPDC) initiated its 'Land Supply Review'. The aim of the review is to ensure future residential and industrial development is properly managed in the district. In March 2008, a 'Framework for Growth' was finalised and approved by Council. This details the areas which will potentially be re-zoned.

NPDC is due to start publicly notifying the proposed re-zoning in 2009. The notifications will be phased over a 12-18 month period, and will affect virtually all the towns in the district.

People directly affected will have been contacted by the Council. Be aware though that if you neighbour these areas the potential changes could affect you too.

BTW Company would be pleased to answer any questions you may have about this proposed re-zoning. Contact

Kathryn Hooper, our Planning Manager. We can assist with planning advice that will help you figure out just what the impacts on you may be – they could be positive or negative.

Our surveyors, planners and engineers can assist you to maximise future potential if your land is involved. The decisions made now (e.g. indicative roads, open space areas) will impact upon what you will be able to do on the land in the future – so it will pay to stay informed and have your say when the opportunity arises.



#### Stratford District Council – District Plan 2008

Proposed changes to the Stratford District Plan were notified in May 2008. Submissions for and against the plan have been heard and the Stratford District Council will soon notify its decisions on the submissions. Submitters will then have 30 working days to appeal the decision if they are unhappy with the decisions. BTW Company made a number of submissions over a range of proposed changes. If you have any questions, don't hesitate to contact Kathryn Hooper or Mike Gibson.

#### South Taranaki District Council – Urban Growth Plan Change

The South Taranaki District Council (STDC) has recently undergone a plan change process to address land re-zoning to cope with urban growth in Hawera. This process is largely complete, with the exception of some final legal challenge against the proposal which the STDC hopes to have resolved soon.

If you would like to discuss any aspect of these changes please contact our Hawera Office

#### Regional Plans

There are also some changes to the Taranaki Council's **Regional Air Quality Plan** coming up. We'll keep you updated on any changes that might affect the things you do on your property.

BTW Company's Resource Management Environment team is here to help you through Council planning processes. We have a team of 5 planners who work on projects as diverse as Kindergartens, poultry farms, land re-zoning and quarries.

## Cadastral Corner

BTW's Cadastral, (or Land Boundary) business includes subdivisions, land development and boundary redefinitions. Our talented team of 6 surveyors offer a blend of experience, creative solutions, and cost effective service.

### 1st June Dairy Farm Settlements

With Christmas fast approaching, June the 1st will be banging on our door before we know it. Don't leave your call to a surveyor too late - Now is the time to get all your June 1st settlement land dealings under way. A typical subdivision or boundary adjustment can take anywhere between 3 and 6 months to complete, depending on the complexity of the job, so get in early to avoid any last minute worries!

### E – Survey Lodgement

Did you know, since September 2007, 100% of New Zealand Surveyors lodge their plans with LINZ through e-survey. This means your title plans and council approvals can be approved with a click of a button, resulting in quicker and easier dealing between surveyor, council and client. BTW Company has been at the forefront of e-survey lodgement in NZ from the outset.

### Simultaneous Lodgement

Compulsory e-survey lodgement has made dramatic improvements to survey approval and title processing time frames. Traditionally, after council approvals had been sought, the surveyor would submit the survey dataset for approval taking 10 working days. Once approved, the solicitor would then submit the legal documents taking a further 15 working days for titles to be issued. Now with simultaneous lodgement, the surveyor and the solicitor are able to lodge their documents with LINZ at the same time, reducing the number of working days to 15.

### Farm Mapping

Farm maps are an essential management tool for farming operations. Maps may be produced from pocket size for a contractor, to large projections on whiteboards for day to day planning. Maps will help with cost saving and budgeting by;

- Accurate paddock sizes for fertilising spray and cropping.
- Accurate areas for production statistics
- Maintenance Planning
- Stock Rotation Planning
- Planning water supply from plan and elevation information.
- Planning for re-developments and conversions



## Staff Profile



### Kathryn Barrett – Registered Surveyor

Kathryn is a keen triathlete from the long established Barrett Family. She specialises in subdivision, boundary definition and land development. She is part of the Subdivision Management Team.

*HAVE A MERRY CHRISTMAS,  
AND ENJOY THE  
FESTIVE SEASON*



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