

### Positive Action & Outlook

BTW Company have implemented positive strategies to ensure our services and our business remains competitive and strong during the current economic climate.

We have expanded our services into the King Country, to capture a broader market, and introduced systems to keep our costs down, hence being able to offer more competitive rates to our clients.

We are also investing in research and development, particularly in our mapping and Geographical Information System (GIS). This will ensure our systems are at the forefront of technology, offer the very best service to our clients, and particularly assist our business in securing work on larger projects, Government contracts and in project management.

Our 'team' approach to business continues to be a key to our success.

For land development, we offer a total service, where we employ a team of experts, who combine to provide the most effective outcomes.

*Phil Dickey - Managing Director*

### Planning Roundup!

#### New Plymouth District Rural Review

Hearings for the Rural Review were held in May. From BTW's perspective, the options to change the minimum allotment sizes in the Rural environment area were of key interest, as was the proposal to introduce a 'Lifestyle' environment zones. It sounds as if both of these will eventually occur, with the NPDC now developing these proposals further.

BTW will be watching progress and providing input wherever possible.

The potential changes to the Rural area, in particular the development of 'Lifestyle' zones will tie in with the Land Supply review – which is looking at future residential, business and industrial areas.

Timing is still uncertain, however we now expect to see the above changes notified in 2010.

#### Regional Air Quality Plan for Taranaki

Submissions have now closed, and we await the outcome of this process from the Taranaki Regional Council



Photo: BTW Company New Plymouth Offices

### Resource Management (Simplifying and Streamlining) Bill

Nick Smiths proposed changes to the RMA were expected to come into force on 1 July.....however despite a rapid start to the process, they have now been delayed. We might see these in September!!

### Biennial RMA survey of local authorities

Every two years the Ministry for the Environment carries out the Resource Management Act (RMA) survey of local authorities in New Zealand. The latest report covered the period from 1 July 2007 to 30 June 2008. Our local Councils performed well, and we've summarized their performance in processing Resource Consent applications below.

Council	Number of applications processed	Percent processed on-time
Taranaki Regional Council	401	100%
Stratford District Council	93	100%
South Taranaki District Council	272	94%
New Plymouth District Council	532	94%

Source: Ministry for the Environment, 2009

For more information take a look at the MFE website, [www.mfe.govt.nz/publications](http://www.mfe.govt.nz/publications)

# Building Platform Reports & Septic System Design

**Building Platform Reports** are usually as a condition of the subdivision consent. We look at the site & soil and assess its suitability for building, including stormwater (e.g. soakholes) and onsite wastewater management (septic tanks/treatment systems). The things we consider include;

- Potential stability problems
- Flooding
- Layers of fill/unsuitable soil layers
- Proximity to streams and the topography – will the site suit a septic tank system?
- Soil suitability for foundations



If a building platform report is required, we'll take care of this while addressing other Subdivision requirements.

## Design Of Onsite Wastewater Systems

When a building consent is applied for in the rural area, one of the things you will have to demonstrate is how you will manage onsite wastewater, including a report on the design of the treatment system by a suitably qualified person. Usually in Taranaki a septic tank system is OK, however in some cases a secondary treatment system is needed.



The process involves undertaking a site visit, digging test holes, and then undertaking calculations to determine the size of the system you need. The system size will depend on the nature of the soil, limiting factors on the site (e.g. heavy rainfall) and the number of bedrooms in the dwelling (which is used to calculate the wastewater flow). System design will depend on the nature of the use of the dwelling – i.e. is it a holiday home? Will business activities occur there which may impact on the nature or quantity of wastewater?

We can usually complete these reports in a few days for you, so as not to hold up your building consent. And if you do need to install a secondary treatment system, we can help you obtain quotes from the local suppliers to assist you make a decision.

If we've already done a building platform report for the site at the subdivision stage, then completing the onsite wastewater calculations and design is much easier and cheaper. Bear this in mind when building on, or selling newly subdivided allotments!

# Cadastral Corner

There is a positive outlook for the rest of the winter with subdivision activities remaining strong during the traditionally quieter months of the year. The last few months has seen many people proceed with developments which have previously been on hold. This demonstrates that Taranaki is once again bucking the national trend.

There are many things to consider when embarking on a subdivision project. In the current economic climate we recommend that a feasibility study, cost analysis, and a time frame be prepared prior to committing to the subdivision. This will assist with financial planning and will identify the various tasks and milestones involved, and the resource consents required. BTW are able to assist with preparing this information.

## Check out our new website!

In June BTW launched our new-look website. Check out [www.btwcompany.co.nz](http://www.btwcompany.co.nz). Here you'll find out more about our services and staff.

