

FILE

5 February 1999

Please Quote: 6598156
Your Ref: 3750a.4869

Doc No: 108902

Canmap Consultants
PO Box 396
ROTORUA

Attention: Fergus Cumming

Dear Sir,

RESOURCE MANAGEMENT ACT 1991
NON-NOTIFIED APPLICATION FOR SUBDIVISION CONSENT
TBP COLES, TE WETA ROAD, WAIKITE VALLEY

FILE

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I wish to advise that the following decision has been made under authority delegated to staff in respect of the above application.

That pursuant to Sections 34(4), 104, 105, 108, 220 & 221 of the Resource Management Act 1991, the Rotorua District Council grants conditional consent to the application by TBP Coles to subdivide six lots from the existing property at Te Weta Road, Waikite Valley, Rotorua, legally described as Secs 43, 44, 45 and 47 Blk V Ngongotaha S.D.

This consent is subject to the following conditions:

- i) *That the existing vehicle entry serving the proposed Lot 5 shall be upgraded, widened and metalled in accordance with the Engineering Code of Practice and the District Plan. Further that the water table drain shall be directed away from the entry to facilitate safe traffic ingress and egress.*
- ii) *That the existing vehicle entry serving the proposed Lot 3 shall be upgraded or relocated to comply with the sight distance requirements of the Engineering Code of Practice and the District Plan. If the existing entry is retained it shall be metalled, and the drainage and entry angle shall also be upgraded by providing an entrance culvert and measures installed to prevent scouring.*
- iii) *That Part A and Lot 2 shall be amalgamated and be held in the same Certificate of Title and Part B and Lot 3 amalgamated and held in the same Certificate of Title as delineated on the Scheme Plan numbered (4869-1).*
- iv) *That a reserves contribution calculated at 5% of the land value of 2000m² house site on proposed Lots 2, 3, 4 and 5 shall be paid to the Council.*
- v) *That maintenance of the fencing on the applicants property be undertaken to a stock proof standard pursuant to the Land Improvement Agreement and to the satisfaction of the Director of Environmental Services.*
- vi) *That the owners and subsequent owners of Lot 3 are advised that one lifestyle entitlement remains for Lot 3.*

- vii) *This shall be registered by way of a consent notice on the certificate of title created for Lot 3.*

The reasons for this decision are that:

1. *The site is zoned Rural A in the District Plan and is a Discretionary Activity.*
2. *The rural amenity values of the surrounding area will not be adversely affected by the proposal.*
3. *The design of the proposed subdivision is in keeping with the District Plan in terms of lot size in the Rural A Zone.*
4. *The environmental effects of this proposal are considered to be minor.*
5. *No people are considered to be adversely affected by the proposal.*
6. *A financial contribution is payable on Proposed Lots 2,3,4, and 5 in accordance with the District Plan towards the development of existing, and purchase of additional land to enhance the amenity values and heritage value of reserves.*
7. *The engineering requirements for entrance upgrades to proposed entrances for proposed Lot 3 and 5 are a requirement in terms of the Council's ongoing responsibility to maintain traffic safety levels.*
8. *It is considered that the most topographically practical entry point to the proposed Lot 5 is the existing location which complies with the visibility requirements of the Engineering Code of Practice. There are steep banks to the north and south of the crossing, which, in creating a new crossing place would create undue earthworks. However, minor earthworks have to be undertaken.*

Roadside drainage is directed through the crossing, and redirection of this drainage to the side of the crossing through minor earthworks would assist safe ingress and egress.
9. *The visibility is restricted, scouring evident, and the entry angle is steep at the existing entry to the proposed Lot 3. The provision of a water table culvert would facilitate roadside drainage and lessen the entry angle from the road.*
10. *After an assessment of the proposal in terms of Section 106 of the RMA, the potential for adverse effects resulting from this subdivision have been mitigated to a significant degree by the conditions of consent placed upon this proposal.*
11. *The requirement for maintenance of the stock proof fencing is in support of the rural objectives and policies outlined in the Proposed District Plan. These objectives and policies encourage the promotion of riparian protection in conjunction with the appropriate regional council, and the appropriate management to both protect and enhance natural character values, habitat and ecological values, and water quality.*

Advice Notes:

- a) *Under section 357 of the Resource Management Act 1991, you have a right of objection to Council in respect of the above decision. Any such objection shall be made by notice in writing to the Council within 15 working days of receiving this decision.*
- b) *The above consent lapses on the expiry of 2 years after the date of commencement of the consent, unless the consent is given effect to.*

- c) *The fencing encroachment (within the Road Reserve) if not already undertaken should be formalised with Council.*
- d) *A Street Opening Permit is required from Council's Resource Engineering Section prior to excavating 200mm or more in depth in the Road Reserve. Three copies of the proposal plans are to accompany the application.*
- e) *That the proposed parts Road A and B as shown on the approved scheme plan be stopped, in accordance with the Local Government Act provided that Council is fairly compensated for the land.*

You will be advised further regarding the reserves contribution upon receipt of the valuation of Lots 2, 3, 4 and 5 from Council's Valuer.

Yours faithfully

Andy White
Planner

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PRE-ALLOCATION OF PLAN NUMBER NOTICE

16 April 1999

FILE



Rotorua District Council
PRIVATE BAG
ROTORUA
ATTN: PRINCIPAL OFFICER

RECEIVED 19 APR 1999
REFERRED TO Gene Thompson
COPY TO _____
INSTRUCTIONS: _____

PRE-ALLOCATION OF PLAN NUMBER DPS 84898

Plan of LOTS 1-6 SBDN OF SECS 43-45 & 47 BLK V NGONGOTAHA SD & STOPPED ROAD (C.T. ref: 50A/63) prepared by F.C. Cumming of Canmap Consultants has been pre-allocated number DPS 84898.

Client:
Surveyor Reference: 4869
Lodging Firm Reference:
Territorial Authority Reference:

The following new Certificates of Title have been allocated:

LOT 1 DPS 84898	2.0300 hectares	67B/491
LOT 2 DPS 84898	88.3200 hectares	67B/492
LOT 3 DPS 84898	119.6200 hectares	67B/493
LOT 4 DPS 84898	1.5800 hectares	67B/494
LOT 5 DPS 84898	2.3900 hectares	67B/495
LOT 6 DPS 84898	23.9400 hectares	67B/496

Chief Surveyor

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