

FILE

26 July 1999

Please Quote: ~~6598156~~
Your Ref: 4869

Doc No: 123759

Canmap Consultants
PO Box 396
ROTORUA

Attention: Fergus Cumming

copy to: P 29261
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FILE

Dear Sir,

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

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 Section 127 of the Resource Management Act 1991, the Rotorua District Council grants consent to the application by TBP Coles to vary the Subdivision Consent granted on the 5 February 1999 at Te Weta Road, Waikite Valley, Rotorua, legally described as Secs 43-45 and 47 Blk V Ngongotaha S.D.

This consent is subject to the following conditions:

eng 1. ☒ 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.

eng 2. ☒ 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.

for 12/8/99 3. 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.

need letter from E.W. 4. 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.

need generating see fax 12/8 5. That the owners and subsequent owners of Lot 3 are advised that one lifestyle entitlement remains for Lot 3.

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

Advice Note:

- a) With any proposed Road Stopping, Council shall be fairly compensated for the land.***

The reasons for this decision are:

- i) The Council is satisfied that dealing with the road closure at some later date will not significantly affect the conditions of consent set for this subdivision.***
- ii) It is accepted that Stopping of the Road can occur independently of this subdivision.***

Yours faithfully

Andy White
Planner