

FILE

26 September 2007

Please Quote: ~~62-07-169-62-07-169~~

OW-91194

Enquiries to: Janine Speedy

P32845

Canmap Hawley
PO Box 396
Rotorua

Attention: Mark Dyer

Your Ref: 6623-003

RESOURCE CONSENT	
Approved.....	27-9-07
Appn No.....	8546
Plan No.....	
Date.....	27-9-07

Dear Sir,

NON-NOTIFIED APPLICATION FOR RESOURCE CONSENT
NOTICE OF DECISION

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

- (a) That pursuant to Section 93(1) of the Resource Management Act 1991, the Rotorua District Council resolves that as the application is for a controlled activity and the adverse effects of the proposal will be minor the application need not be notified. The Council is satisfied after taking into due consideration the requirements of Section 94, 94A(a) and Section 94B in the opinion of Council, there are no affected parties to the proposal. Council is also satisfied that no special circumstances exist that require notification of the consent application in accordance with Section 94C(2) of the Resource Management Act 1991.
- (b) That pursuant to Sections 34A, 104, 104A and 108 of the Resource Management Act 1991, the Rotorua District Council resolves to grant consent to the application by NZ Gems Ltd to construct an additional dwelling at 18 Salisbury Road, Fairy Springs, legally described as Lot 41 DP 34509.

This consent is subject to the following conditions:

1. All conditions relating to this resource consent must be met in full and a Planning Compliance Certificate issued unless otherwise specified.
2. That the proposal proceeds in accordance with the application submitted by Canmap Hawley, referenced 6623-2A and dated 03/09/07 except where modified by any conditions of this consent.
3. That all engineering works required to be undertaken to satisfy the conditions of this consent shall be carried out in accordance with the Rotorua Civil Engineering Industry Standard (RCEIS) and the District Plan, to the satisfaction of the District Engineer.

4. That the consent holder shall comply with the engineering works and proposals set out in Section 3 of the application submitted by Canmap Hawley, Ref: 6623/003, dated 23 August 2007 and the Canmap Hawley letter, Ref: 6623/013, dated 4 September 2007 for the provision of water, sewer, stormwater, electricity and telecommunications and construction of vehicle crossing, except where modified by conditions of this consent.
5. That a new vehicle crossing shall be constructed to service the second dwelling in accordance with the RCEIS Standards, RD 13.
6. That the sewer line that is to be abandoned shall be removed and the resulting trench filled, compacted and certified to the satisfaction of the District Engineer.
7. That stormwater disposal soak holes shall be designed by a suitably experienced Chartered Professional Engineer to cater for all stormwater run off from buildings and impermeable surfaces from a 2% AEP (50 year) storm event, and the design shall be to the satisfaction of the District Engineer.
8. That the stormwater disposal soakholes shall be constructed in accordance with the design required by Condition 7.
9. That a financial contribution of \$4,250.00(GST inclusive) for reserves and heritage purposes be paid to Council. This amount has been assessed at 5% of the land value of proposed Lot 2.

The reasons for this decision are that:

1. The site is zoned Residential B in the District Plan where the additional dwelling is a Controlled Activity. As a Controlled Activity the Council is satisfied that any adverse effects of the proposal are minor, have been avoided or can be remedied or mitigated by the conditions of consent.
2. The proposal is considered to be consistent with the relevant objectives & policies of the District Plan and the purposes and principles of the Resource Management Act 1991. The application is for a Controlled Activity, therefore the proposal meets the requirements of the District Plan and any adverse effects of the development have been anticipated.
3. Council's Maori Consultation Committee advised that consultation with iwi was appropriate in this case. An advice note has been included within this decision to ensure that any unknown archaeological sites are protected in accordance with the Historic Places Trust 1993.
4. Removal of the redundant sewer line, and subsequent filling and compaction of the resulting trenches, is required to provide a suitable building platform.
5. As the overland flow path does not lead to public stormwater or drainage channels, stormwater from the 2% AEP storm must be contained on site to prevent inundation of neighbouring properties and buildings.
6. A financial contribution is payable in accordance with Appendix U of the District Plan towards the development of existing, and purchase of additional, land to enhance the amenity and heritage value of reserves.

The applicants are advised that:

- (a) This consent has been processed in conjunction with the subdivision consent for the property. Engineering Conditions from the subdivision consent have not been replicated in this consent.
- (b) Prior to any works in the road reserve, a Road Opening Notice must be obtained from Council. This is available free of charge, by contacting Council's Road Opening Notice Administrator on Ext 8238.
- (c) The work on the active public water and sewer mains shall be carried out by approved Council contractors.
- (d) Application for a new water supply connection for the second dwelling will need to be made to Council, along with the appropriate fee. The water toby must be located a minimum 0.5 metres clear of the vehicle crossing.
- (e) Fulfilment of the conditions of this consent within the timeframe specified in the consent is necessary to carry out the proposal for which this consent relates. Your progress towards satisfying the conditions of consent will be monitored by Council's Monitoring & Compliance Officer. Please contact the Monitoring & Compliance Officer to schedule a final inspection when you have completed the conditions of consent so that a Planning Compliance Certificate can be issued.
- (f) If you are dissatisfied with any aspect of the decision, you have a right of objection to Council under section 357 of the Resource Management Act 1991. Please advise Council in writing stating the reasons for the objection and the preferred outcome within 15 working days of receiving this decision. If no objection is received it will be assumed that the applicant accepts this decision.
- (g) The above consent lapses on the expiry of 5 years after the date of receiving this letter, unless the consent is given effect to.
- (i) Development Contribution

Please note this development will attract Development Contributions in accordance with the 'Development Contributions Policy' adopted by Rotorua District Council on 26 June 2006 prepared in accordance with the local Government Act 2002.

Please find attached the Development Contribution Assessment. As this land use consent is being processed simultaneously with the subdivision consent the Development Contribution is due for payment prior to issuance of Section 224 certification for the subdivision or within 180 days of issuance of the building consent pertaining to this land use consent or prior to issuance of a Code Compliance Certificate under the Building Act 2004, whichever is the earliest.

Amounts will be adjusted from time to time in accordance with Clause 2.1 the Development Contributions Policy. You are advised to request a reassessment of the Development Contribution payable prior to applying for building consent if more than and at 180 days of issuance of the building consent.

This amount is based on the information provided with the application. Any alteration to the project or information provided may result in reassessment of the Development Contribution payable. See the attached Development Contribution Assessment for details. Please contact Council's Resource Engineering department if you wish to discuss the Development Contribution payable.

If you have any questions regarding this consent, please contact , Resource Management Planner or the Duty Planner.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Nigel Wharton'. The signature is fluid and cursive, with the first name 'Nigel' written in a larger, more prominent script than the last name 'Wharton'.

Nigel Wharton
Director, Environmental Services

P File Number: 03848
 Land Use Consent Application Number: 6207169
 Subdivision Application Number: 6307075

DESTINATION

ROT@RUA

 ROTORUA DISTRICT
 COUNCIL

Development Contribution Assessment Calculated as at 18 September 2007

*This is an assessment of amount payable. It is not an invoice.
 Please see notes below.*

Project: Additional Dwelling/Subdivision
Applicant: NZ Gems Limited
Address: 18 Salisbury Road
 Select New title created subdividing existing
 lot/additional dwelling

Activity	Catchment	Charge
Community Infrastructure		
Public Amenities	District Wide	\$945.55
Parks and Reserves	District Wide	\$2,003.56
Network Infrastructure		
Roading	District Wide	\$2,414.80
Water Supply	Central Urban Area	\$1,864.99
Waste Water	Central Urban Area	\$5,224.36
Land Drainage & Stormwater	Central Urban Area	\$337.34

Total Development Contribution	\$12,790.60	Per title or per added dwelli
GST	\$1,598.83	
TOTAL	\$14,389.43	

When payment is due:

This payment is due within 180 days of issuance of the building consent pertaining to this land use consent or prior to issuance of a Code Compliance Certificate under the Building Act 2004, whichever is the earlier. Or prior to the issuance of the Section 224 completion certificate for the subdivision.

You are advised to obtain a current assessment at this time. An invoice will be raised at the time payment is due.

Development Contribution Policy: A copy of the Development Contribution Policy is available on Council's website <http://www.rdc.govt.nz/About+Our+Council/Publications/default.htm> or from the Council's Engineering Reception. Please note the above amount is based on the information provided with the application and has been calculated in accordance with the policy adopted by Rotorua District Council on 26 June 2006. The Development Contribution Policy has been set in accordance with the Local Government Act 2002.

Reassessment: Amounts will be adjusted from time to time in accordance with Clause 2.1 & 2.2 of the Development Contributions Policy. Where such adjustment is made and Development Contributions have not been paid Council may reassess the Development Contribution payable. You are advised to request a reassessment of the Development Contribution payable prior to applying for building consent.

Alteration to proposals: Please note that any alteration or variation to the approved land use consent / building consent / subdivision consent may result in revised Development Contribution Assessments being issued in accordance with Clause 4.6 of the Development Contribution Policy.

Request for review, remission, reduction and refunds of Development Contribution: An applicant may seek a review of the Development Contribution payable within 20 working days of the Council advising that a Development Contribution is payable in accordance with Clause 4.4 of the Development Contribution Policy. Please contact Council's Resource Engineering section in the first instance if you wish to discuss the Development Contribution payable or request a review.