

FILE

9 March 2006

File Ref: ~~P07671~~ P07671

Doc No: OW-58610
Enquiries to: Anna Heap

Mr D Thorpe
45 Mountain Road
ROTORUA

RESOURCE CONSENT	
Approved.....	13-3-06
Appn No.....	7412
Plan No.....	
Date.....	13-3-06



Dear Mr Thorpe,

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, that in the opinion of Council no persons are considered adversely affected by 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 Don Thorpe to establish and occupy a subsidiary household unit at 45 Mountain Road legally described as Lot 1 DPS 68031.

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 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.
3. That the location of the septic tank and soakage area shall be confirmed on-site as the proposed dwelling appears to be in the same location. If necessary the confirmation of the removal of the tank and soakage area shall be required along with certification of a suitable building platform.
4. That all stormwater runoff from buildings and impermeable hard surfaces resulting from a 10% AEP (10 year) storm event, shall be collected and disposed of to the base of the slope to the drain within the drainage easement.
5. That a new water supply connection shall be installed for the second dwelling.

6. That in carrying out the proposed works no run off, silt, sediment or other materials shall be permitted to discharge off-site that could damage or disturb neighbouring properties, public roads or drains by installing and maintaining appropriate erosion and sediment controls, prior to and during the works and until the site is stabilised. The temporary stormwater control is required to achieve control of a 2% AEP storm event.
7. That the proposal proceeds in accordance with the application submitted, and number 7412 by Council, and the plans stamped "Approved Plan".

Financial contribution

1. That a financial contribution of \$200.00 (GST inclusive) for reserves and heritage purposes be paid to Council within one month of receiving this consent. This amount has been assessed in accordance with Appendix U.

The reasons for this decision are that:

1. The site is zoned Residential B in the District Plan where a subsidiary household unit 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 the 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. This is because it meets all of the performance standards
3. 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) Fulfilment of the conditions of this consent within the timeframe specified below is necessary to carry out the proposal for which this consent relates. 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.
- (b) The stormwater disposal pipe is required to be continuous to the base of the slope.
- (c) Application for a new water supply connection for the new dwelling will need to be made to Council, along with the appropriate fee.
- (d) If a future subdivision is proposed then a separate connection should be installed to the sewer main. The connection is required to meet the Rotorua Civil Engineering Industry Standard and to be inspected by Council. Contact Mr Bob Gray 027 4982 598 for inspection.
- (e) Council has no records of an archaeological site on this property. This may be due to one of two factors. Either, there are no sites present or there has not been an archaeological survey undertaken. Please be advised that both known and unknown archaeological sites are protected under the Historic Places Act 1993. If during the exercising of this consent any archaeological site is uncovered work must stop and permission be obtained from the Historic Places Trust under the provisions of either Section 11 or 12 of the Historic Places Act 1993.
- (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.

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

Yours faithfully

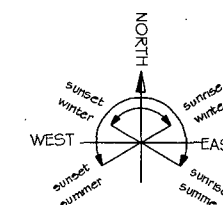
A handwritten signature in black ink, appearing to read 'Nigel Wharton', written in a cursive style.

Nigel Wharton
Director, Environmental Services

RESOURCE CONSENT	
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R.O.W

57.50M 90° 27" 30'



Water main

Front Boundary

34.37M 151° 15" 20'
Mountain Road

Existing Dwelling

Existing Retaining Wall

Existing concrete
Terrace/Driveway

Lot 1
DPS 5333
45 Mountain Road
Rotorua
1790m²

Proposed New Dwelling

New Driveway to be formed

2.500mm Setback

5700

2032

3480

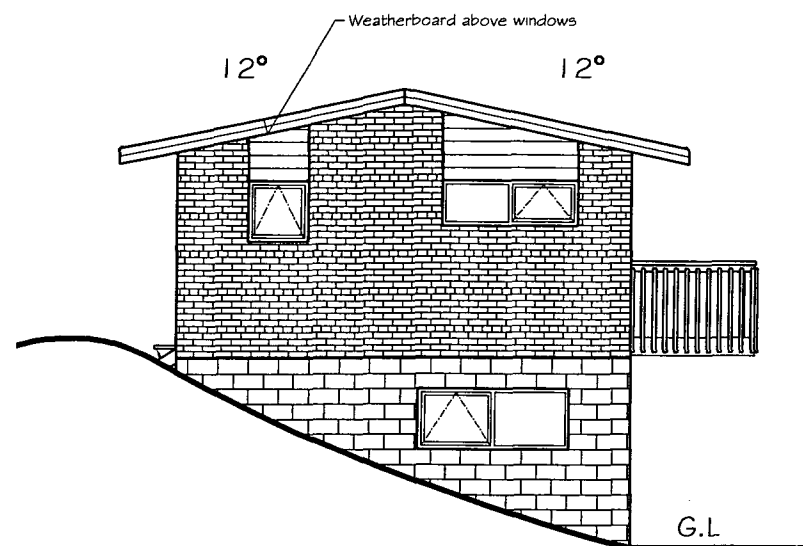
5000mm Setback

Side Boundary

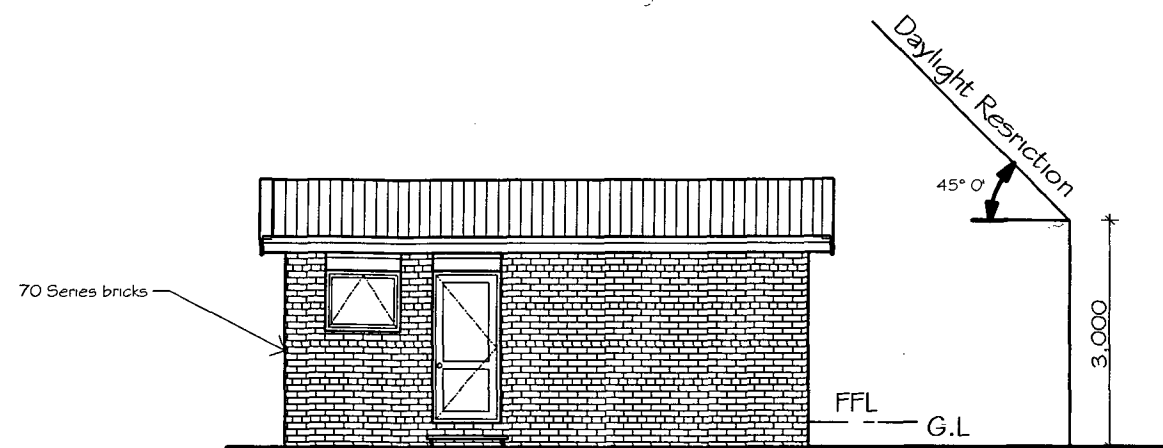
58.00M 94° 26'

Site Plan Scale 1:250

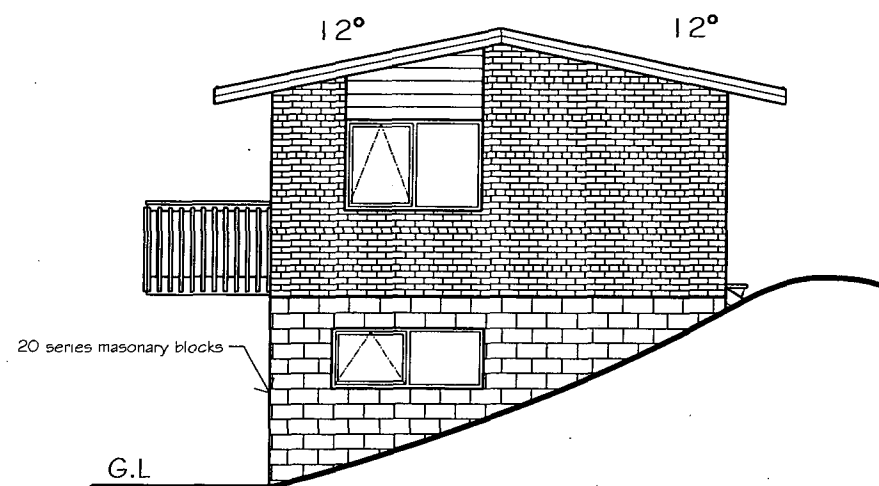
It is the responsibility of the contractor to check and verify all levels and dimensions on site prior to commencing works	
REVISIONS	
Council update - 17/02/06	
Absolute DESIGN	
Absolute Design 29B Rutland street Rotorua	Telephone/Fax: 07-349 1635 Mobile 021 286 2631 email Margotmclaughlin@ihug.co.nz
HOUSE TYPE: Special	
CLIENT: Don Thorpe	
DRAWING TYPE: Site Plan	
SCALE: 1:250	DATE ISSUED: 02/12/05
DESIGNER:	DRAWN: MM
FLOOR AREA: 83.74m ²	JOB NO: 5003
SHEET: 1 / 13	



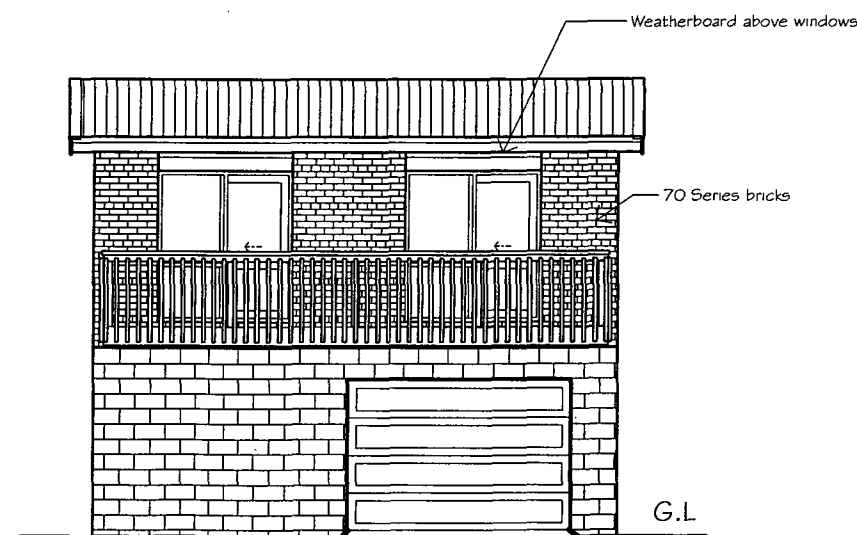
Elevation A Scale 1:100



Elevation B Scale 1:100



Elevation C Scale 1:100



Elevation D Scale 1:100

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It is the responsibility of the contractor to check and verify all levels and dimensions on site prior to commencing works

REVISIONS

Council update - 17/02/06

Absolute
DESIGN

Absolute Design
 29B Rutland street
 Rotorua

Telephone/Fax: 07-349 1635
 Mobile 021 286 2631
 email Margotmclaughlin@ihug.co.nz

HOUSE TYPE:

Special

CLIENT:

Don Thorpe

DRAWING TYPE:

Elevations

SCALE: 1:100

DATE ISSUED: 02/12/05

DESIGNER:

DRAWN: **MM**

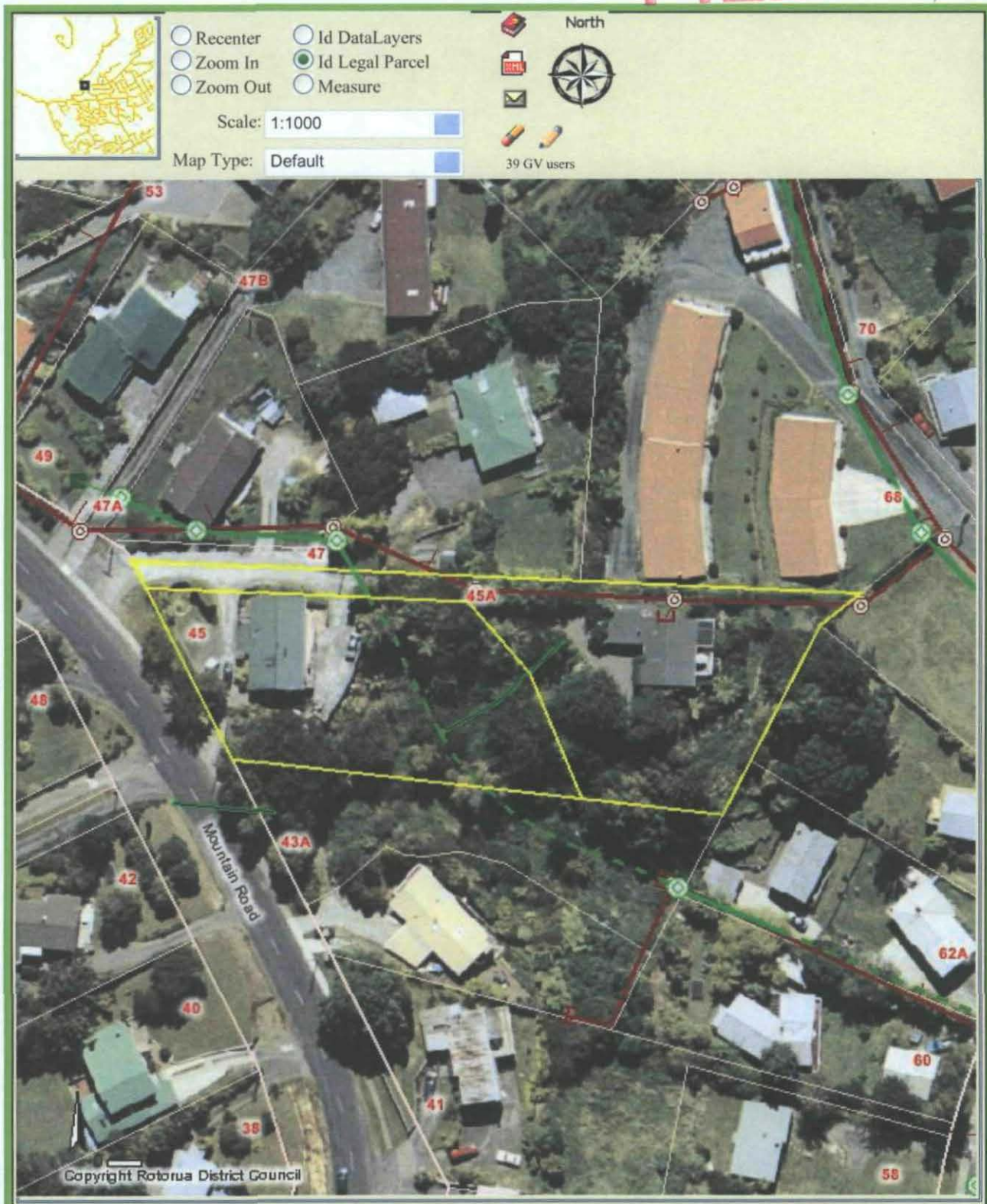
FLOOR AREA: 83.74m²

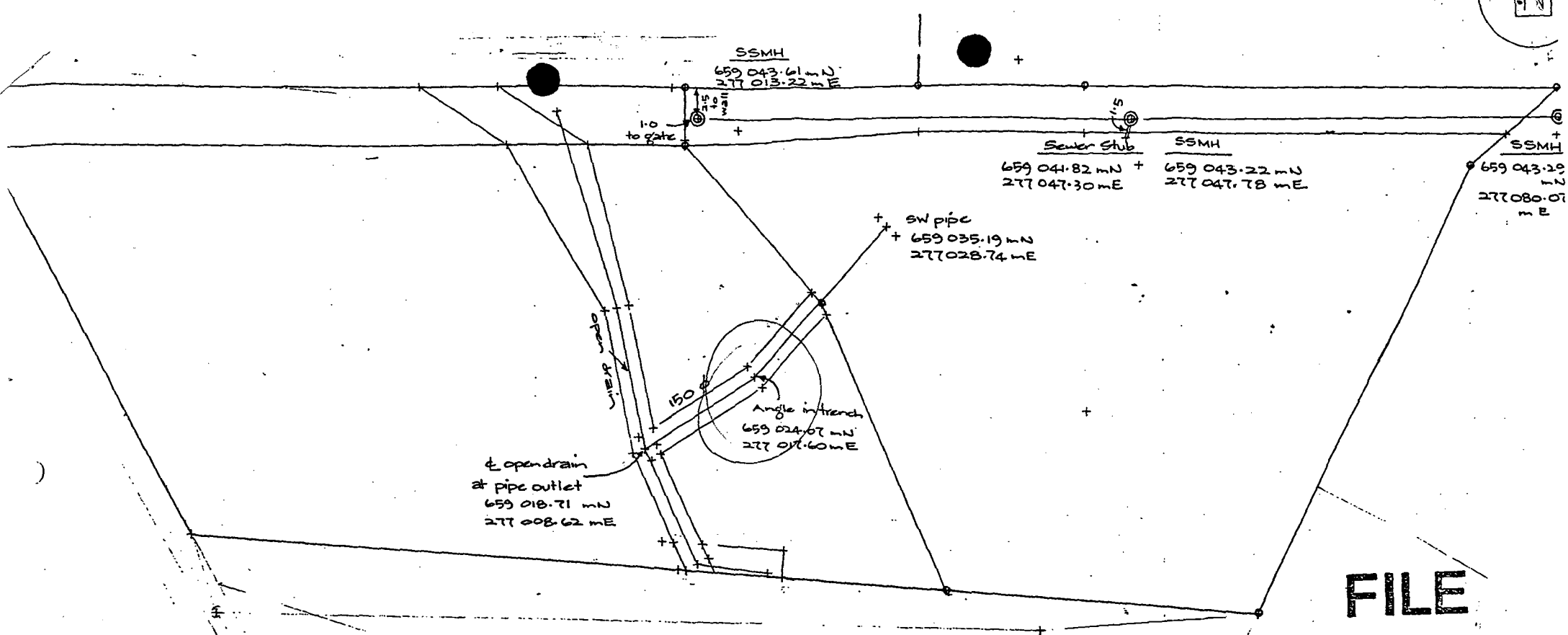
JOB NO: 5003

SHEET:

6 / 13

FILE P. 07671





We suggest you edit this to suit your own specific needs and plotter.

AS BUILT INFORMATION FOR SUBDIVISION
OF LOT 233 DPS5333 45 MOUNTAIN ROAD

Scale - 1 : 300

RESOURCE CONSENT COMPLIANCE CONDITION SIGN OFF FORM

APPLICANT: Don Thorpe

FILE NO: ~~62-06-023~~

ADDRESS: 45 Mountain Rd, Rotorua.

[P07671]

Consent for: Establish & occupy a subsidiary household unit.

Conditions complied with. PCC to be issued? Yes/No (circle one)

CONDITIONS TO BE INSPECTED AND SIGNED OFF:

CONDITION NUMBER	COMMENTS	DATE SIGNED OFF
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.	Being Done.	
2. 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.	Checked by Brent Edwards	BWE 05/09/07.
3. That the location of the septic tank and soakage area shall be confirmed on-site as the proposed dwelling appears to be in the same location. If necessary the confirmation of the removal of the tank and soakage area shall be required along with certification of a suitable building platform.	Septic tank has been removed & replaced with compacted hardfill, confirmed by Engineers report	BWE 05/09/07.
4. That all stormwater runoff from buildings and impermeable hard surfaces resulting from a 10% AEP (10 year) storm event, shall be collected and disposed of to the base of the slope to the drain within the drainage easement.	checked by Brent Edwards	BWE 05/09/07.
5. That a new water supply connection shall be installed for the second dwelling.	checked by Brent Edwards	BWE 05/09/07.
6. That in carrying out the proposed works no run off, silt, sediment or other materials shall be permitted to discharge off-site that could damage or disturb	Construction complete. no complaints received	

neighbouring properties, public roads or drains by installing and maintaining appropriate erosion and sediment controls, prior to and during the works and until the site is stabilised. The temporary stormwater control is required to achieve control of a 2% AEP storm event.	no evidence of runoff.	BWE 05/09/07.
7. That the proposal proceeds in accordance with the application submitted, and number 7412 by Council, and the plans stamped "Approved Plan".	Checked by Brent Edwards & CRC issued 27 Sept 06	BWE 05/09/07.

Final Sign Off:

Date: 05/09/07.

Sign: BWE

Brent Edwards
Compliance Officer

06 September 2007

Please Quote: 62-06-023

Doc No: OW-90142

Mr D Thorpe
45 Mountain Road
ROTORUA

PLANNING LAND USE CONSENT
COMPLIANCE CERTIFICATE

Property File Number: P07671

Resource Consent Number: 7412

Name of Consent Holder: Don Thorpe

**Address of Property to which
the Consent refers:** 45 Mountain Road
Rotorua

Legal Description: Lot 1 DPS 68031

This Consent relates to the: Establishment and occupancy of a subsidiary household unit

As at 06 September 2007 it is certified that:

All conditions have been complied with in accordance with the Land Use Consent decision dated 9 March 2006.



Tracey May
Manager, Planning Services

per
Nigel Wharton
Director, Environmental Services