

RESOURCE CONSENT COMPLIANCE CONDITION SIGN OFF FORM

APPLICANT: Talk Mortgages

FILE NO: ~~62-05-219~~
[P09611]

ADDRESS: 177 Old Taupo Road, Rotorua.

Consent for: Convert two houses into offices.

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

CONDITIONS TO BE INSPECTED AND SIGNED OFF:



7329

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 within 6 months of this date unless otherwise specified.	Being Done	
2. That the proposal proceeds in accordance with the application submitted numbered 7329 and dated 21/12/2005 except where modified by any conditions of this consent.	CCC issued 24 Oct 06. & checked by Brent Edwards	BRE 25/06/07.
Access		
3. That the entrance, access, and on-site parking and manoeuvring areas shown on the approved plan be designed, formed, drained, constructed and surfaced with permanent wearing materials in accordance with Appendix f1.1.2 of the District Plan and the Rotorua Civil Engineering Industry Standard to the satisfaction of the District Engineer, within 6 months of the date of this consent unless otherwise specified.	Checked by Brent Edwards	BRE 25/06/07
Landscaping		
4. A landscape plan shall be prepared, submitted to and approved by Council and fully implemented within 6 months of this resource consent being granted. Thereafter the landscaping shall be maintained in accordance with the approved landscaping plan. Please refer below to Advisory Note (a) for further	Checked by Brent Edwards	BRE 25/06/07

information. Engineering 5. That all storm water runoff from buildings and impermeable hard surfaces resulting from a 10% AEP (10 year) storm event, shall be collected and disposed of on site. This shall be in accordance with the Rotorua Civil Engineering Industry Standard and the District Plan, to the satisfaction of the District Engineer. Please refer to Advisory Note (c). 6. That the existing water connection shall be metered. Please see Advisory Note (e).	checked by Brent Edwards checked by Brent Edwards	BWE 25/06/07 BWE 25/06/07
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Final Sign Off:

Date: 25/06/07

Sign: BWE

Brent Edwards
Compliance Officer

25 June 2007

Please Quote: 62-05-219

Doc No: OW-85662

Lant Harris
C/- Talk Mortgages
24 Exeter Place
ROTORUA

PLANNING LAND USE CONSENT
COMPLIANCE CERTIFICATE

Property File Number: P09611

Resource Consent Number: 7329

Name of Consent Holder: Talk Mortgages

**Address of Property to which
the Consent refers:** 177 Old Taupo Road
Rotorua

Legal Description: Lot 11 DP 5265

This Consent relates to the: Conversion of two existing houses into offices.

As at 25 June 2007 it is certified that:

All conditions have been complied with in accordance with the Land Use Consent decision dated 16 October 2006.



Tracey May
Manager, Planning Services

per
Nigel Wharton
Director, Environmental Services

FILE

16 January 2006

File Ref: P09611

Doc No: OW-55972

Enquiries to: Rebecca Jull

Lant Harris
C/- Talk Mortgages
24 Exeter Place
ROTORUA

RESOURCE CONSENT	
Approved.....	18-1-06
Appn No.....	7329
Plan No.....	
Date.....	18-1-06

Dear Mr Harris,

NON-NOTIFIED APPLICATION FOR RESOURCE CONSENT

NOTICE OF DECISION – TALK MORTGAGES – 177 OLD TAUPU ROAD, ROTORUA

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

(a) Decision regarding non notification of the application

That pursuant to Section 93(1)(b) of the Resource Management Act 1991, the Rotorua District Council resolves that the adverse effects of the proposal will be minor and 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 no special circumstances exist that require notification of the consent application in accordance with Section 94C(2) of the Resource Management Act 1991.

(b) Decision on the application

That pursuant to Sections 34A, 104, 104B, 104D and 108 of the Resource Management Act 1991, the Rotorua District Council resolves to grant consent to the application by Talk Mortgages to convert two existing houses into offices at 177 Old Taupo Road legally described as Lot 11 DP 5265.

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 within 6 months of this date unless otherwise specified.
2. That the proposal proceeds in accordance with the application submitted numbered 7329 and dated 21/12/2005 except where modified by any conditions of this consent.

Access

3. That the entrance, access, and on-site parking and manoeuvring areas shown on the approved plan be designed, formed, drained, constructed and surfaced with permanent wearing materials in accordance with Appendix f1.1.2 of the District Plan and the Rotorua Civil Engineering Industry Standard to the satisfaction of the District Engineer, within 6 months of the date of this consent unless otherwise specified.

Landscaping

4. A landscape plan shall be prepared, submitted to and approved by Council and fully implemented within 6 months of this resource consent being granted. Thereafter the landscaping shall be maintained in accordance with the approved landscaping plan. Please refer below to Advisory Note (a) for further information.

Engineering

5. **That all storm water runoff from buildings and impermeable hard surfaces resulting from a 10% AEP (10 year) storm event, shall be collected and disposed of on site. This shall be in accordance with the Rotorua Civil Engineering Industry Standard and the District Plan, to the satisfaction of the District Engineer. Please refer to Advisory Note (c).**
6. **That the existing water connection shall be metered. Please see Advisory Note (e).**

The reasons for this decision are that:

1. **The site is zoned Residential B in the District Plan where the establishment of offices is a Non Complying Activity.**
2. **After having regard to the relevant matters in Section 104 & 104D of the Act, Council is satisfied that consent can be granted as Council is satisfied that any adverse effects of the proposal on the environment can be avoided or have been remedied or mitigated by the conditions of consent to the extent that they will be minor.**
3. **Council is also satisfied that the activity proposed 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.**
4. **That all persons who, in the opinion of Council, are affected parties have given their written consent.**

The applicants are advised that:

- (a) **The landscape plan should include sufficient information detailing how the adverse visual effects of the offices and car parks on adjoining properties and the street scene will be reduced. The plan should include details of all hard and soft landscaping including all proposed planting, with details of species, density and size of planting and details of all fences, hedges or other means of enclosure. A maintenance schedule, including provision for replacing dead, diseased or damaged plants and damaged hard landscaping should be included.**
- (b) **Provision must be made for access (ramps), sanitary facilities, car parking, and reception counters and signage under Section 15 of the Building Act 2004 before a code compliance certificate can be granted under the Building Act 2004.**
- (c) **Suitable methods for storm water disposal include soak holes. An additional cesspit will also be required near the vehicle crossing.**
- (d) **The parking, manoeuvring and driveway are required to be completed prior to occupation and use due to the traffic conditions of State Highway 5, (Old Taupo Road).**
- (e) **Application for a metered water connection will need to be made to Council, along with the appropriate fee before occupation of the offices.**
- (f) **The vehicle crossing has been damaged during construction works. Council will require it to be repaired.**

- (g) 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.
- (h) 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.
- (i) 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.
- (j) 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 Rebecca Jull, Environmental Consents Planner, or the Duty Planner.

Yours faithfully



Nigel Wharton
Director, Environmental Services



Old Taupo Road

Legal Road

concrete footpath

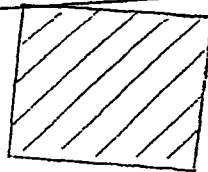
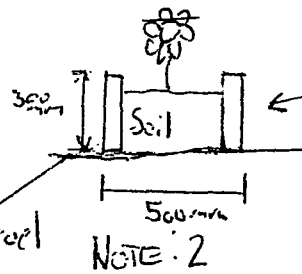
kerb & channel

existing concrete driveway

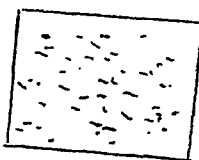
concrete footpath

kerb & channel

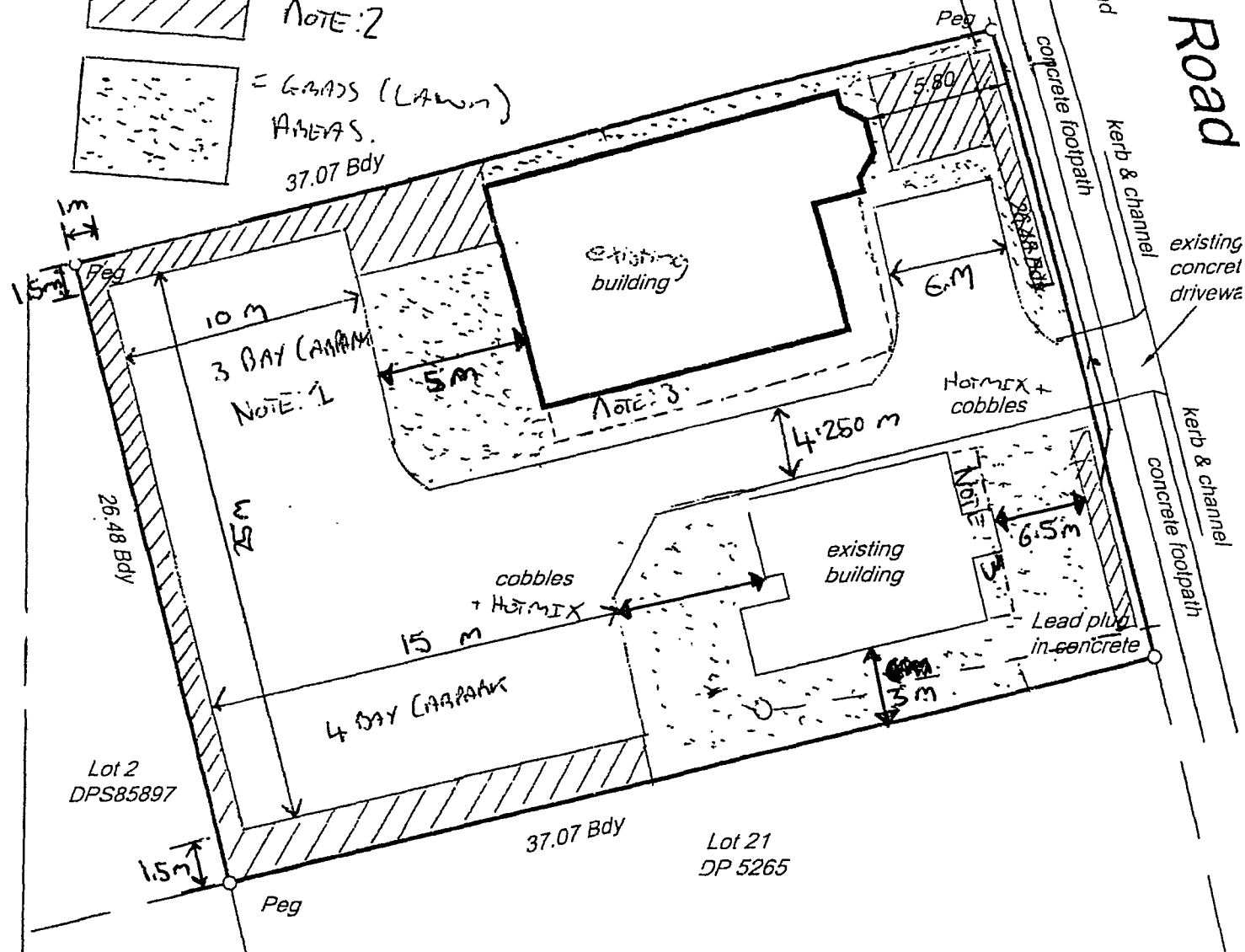
RESOURCE CONSENT
Approved.....18-1-06
Appn No.....7329
Plan No.....
Date.....18-1-06



= GARDEN AREAS.
NOTE: 2
Lot 10
DP 5265



= GRASS (LAWN) AREAS.
37.07 Bdy



Lot 2
DPS85897

Lot 20
DP 5265

Lot 21
DP 5265

Handwritten notes:
To be done before
18/1/06
18/1/06
18/1/06

This plan has been prepared in accordance with an Agreement for the Provision of Professional Services. This plan should not be relied upon for any other purpose without reference to and approval from Canmap Hawley Ltd.