

RCSDEC

Whakatane District Council

Your ref:

Our ref:

24.3.02.32

4770/0560/000

5 June 2002

The Manager
Woodhills Properties Limited
C/- Flaherty Survey and Mapping Limited
P O Box 449
ROTORUA

Attention: M Flaherty

Dear Sir/Madam

**RESOURCE CONSENT (SUBDIVISION): WOODHILLS PROPERTIES LIMITED,
560 STANLEY ROAD, WAINUI.**

On 5 June 2002, the District Planner, under delegated authority, resolved as follows:

- "1. *THAT pursuant to Sections 34(4), 104, 105 and 108 of the Resource Management Act 1991 and Rule 4.1.8.1 of the Proposed Whakatane District Plan (Rural) Council grants consent as a controlled activity to subdivide into two lots land legally described as Lot 2 DPS 63372 at 560 Stanley Road, Wainui, subject to the following conditions:*
 - (a) *The proposed activity shall be carried out in general accordance with the plans and information submitted as part of this application, except where modified by any other condition of this consent.*
 - (b) *That Lot 1 hereon be transferred to the owner of Lots 2 and 3 DPS 9839 (CT SA6A/40) and that one Certificate of Title be issued to include all three parcels. See Request 66845.*
 - (c) *That a monitoring fee of \$36.00 (inclusive of GST) be paid to Council as a single charge for the administration, monitoring and supervision of this resource consent. Notwithstanding the above, where there is good and reasonable cause for unprogrammed monitoring and additional site inspections, then the costs of that will be a charge on the consent holder. Such costs are recovered on an actual and reasonable basis as defined in the General Conditions and Notes of the Fees and Charges Schedule as approved by Council in terms of Section 36 of the Resource Management Act 1991.*
2. *THAT pursuant to Section 223 of the Resource Management Act 1991, the Authorised Officer shall approve the Survey Plan in respect of the above subdivision once the Survey Plan is submitted and is in accordance with the approved subdivision consent.*

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3. *THAT pursuant to Section 224 of the Resource Management Act 1991, the Authorised Officer shall sign a certificate in respect of the above subdivision, stating that all conditions of subdivision consent have been complied with to his satisfaction.*

Advice Note

It is noted that there is a pa site (W15 597) on the neighbouring site (Lot 2 DPS 9839) to be amalgamated with Lot 1 hereon. This site maybe close to the proposed new logging road that is to formed on Lot 1, and as such, appropriate measures should be taken to ensure that this site is protected. Furthermore, any earthworks associated with the new road will need to comply with any relevant rules contained in the District and Regional Plans otherwise a resource consent will be required.

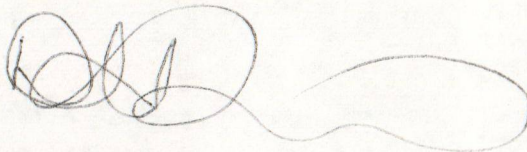
Reasons

1. *Council is satisfied that this proposal is in accordance with Part II matters of the Resource Management Act 1991, as it does not involve a change in land-use so will not adversely affect the ability of this land to meet the needs of future generations. Council, therefore, believes that this subdivision is an efficient use of land and the amenity values and environmental quality of this area will not be adversely affected.*
2. *The proposed subdivision is a controlled activity under the Rural 2 (Foothills) Zone of the Proposed Whakatane District Plan (Rural). The subdivision complies with Rule 4.1.8.1 relating to boundary adjustments. Council is satisfied that there are no adverse environmental effects any more than minor resulting from this subdivision as there are no land-use changes and the land is still to be used for primary production purposes.*
3. *The proposal is not contrary to the objectives and policies of the Proposed Whakatane District Plan (Rural), as the productive capability of the land and soils are not compromised."*

In accordance with Section 357 of the Resource Management Act 1991, you have the right to submit to Council an objection to the conditions of this approval. Any objection must be lodged within fifteen working days of the decision being received. If you are not satisfied with the decision of Council to your objection, you have the right to appeal to the Environment Court within fifteen working days of receiving the decision on the objection.

If you have any further enquiries, please contact Tony Bullard, (Planner), at this office.

Yours faithfully



David Bewley
DISTRICT PLANNER