



Whakatane District Council Tax Invoice



CUSTOMER

J AND N COWPER
C/-RJ OVERINGTON
PO BOX 596
WHAKATANE 3080

TAX INVOICE

PAGE 1

INVOICE NUMBER I 36351

DATE 16Aug04

DEBTOR NUMBER 76086/8335

G.S.T. REG. NO. 16-940-356

CLIENT REF.

DETAILS

AMOUNT

PLANNING ASSIST	106.67
PLANNER	308.15
SENIOR PLANNER	53.33
DISTRICT PLANNER	40.74
SENIOR INSPECTOR	40.00
PARKS OFFICER	35.56
ENGINEER DEVELOP	35.56
MONITORING FEE	133.33
DEPOSIT PAID	444.45CR

24.3.04.47 - ADDITIONAL ADMIN CHARGES FOR PROCESSING
OF SUBDIVISION APPLICATION

ALL COSTS ASSOCIATED WITH COLLECTING UNPAID ACCOUNTS WILL BE PASSED ONTO THE DEBTOR

SUB TOTAL	308.89
G.S.T	38.61
TOTAL	347.50

Whakatane District Council Commerce Street Private Bag 1002 Whakatane 3080 New Zealand
Telephone 07 306 0500 Facsimile 07 307 0718 Email information@whakatane-dc.govt.nz

Detach this portion and return with your payment to the address below.



Whakatane District Council
Commerce Street
Private Bag 1002 Whakatane 3080
New Zealand

R# 520050
10/9/04

INVOICE NUMBER	I 36351
DEBTOR NUMBER	76086/8335
NAME	COWPER J
AMOUNT	347.50

Resource Consent Time and Disbursements Record

Applicant: J/N Cowper
RC ID: ae-47

Planning Department

Date	Staff	Comments	Hours
4/6	Da	Read/delegate	10
14/6	LS	Read files	20
15/6	LS	Site visit	60
20/6	LS	S92	30
22/7	LS	Decision letter	90
18/8	TB	Review draft	30
18/8	LS	Finalise decision	25
18/8	TB	Sign final	10
18/8	LS	Close + invoice	20
	LS/PA	Sign S94/S94	15

	Total Hrs
PA	120
Plnr	260
Snr Plnr	40
DP	25
DSD	
Mon	
Hrg	

Other Departments

Date	Staff	Comments	Total Hrs
	Parks Officer		30
	Project Engineer		30
	Senior Inspector		30
	Property Officer		

Disbursements

Date	PO Num#	Details	\$Amount
		Monitoring	150
		QVNZ	
		Consultant 1	
		Consultant 2	
		Advertising	
		Legal	
		Other	

- ☒ Additional admin charges for processing of subdivision consent
☐ Additional admin charges for processing landuse consent
☐ Additional admin charges for processing S224 for subdivision
☐ Other

Sub Total	847.50
Deposit	500
To Pay	347.50

Cowper. Stanley Rd.



House site looking South towards forest.



Outlook West. over house site, towards Te Kooti Rd.

24.3.04.47
4770/0560/000

23 July 2004

J and N Cowper
C\ - Ross J Overington
P O Box 596
WHAKATANE

Dear Sir/Madam

**RESOURCE CONSENT (SUBDIVISION) – TWO LOT (ONE ADDITIONAL)
SUBDIVISION, J AND N COWPER, 560 STANLEY ROAD, WHAKATANE:**

Request for Further Information

Under Section 92 of the Resource Management Act 1991, the Whakatane District Council needs further information for your application for resource consent to create an additional rural lot.

This further information is detailed below. It will help us to better understand your proposed activity, its effect on the environment and the ways any adverse effects on the environment might be mitigated.

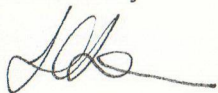
- Can you please confirm that the proposed house site and vehicle entrances etc have not been damaged by slips during the recent storm event and that the subdivision should continue as proposed. If significant damage has occurred within the area further assessment of the subdivision may be required.

In accordance with the Resource Management Act, we will postpone processing your application until we receive this information. Once we have received adequate information, we will make a decision on whether your application requires notification. If it does, you will be advised within ten working days of our receiving your further information. If notification is not required, we will let you know the decision on your application within 20 working days of our receiving your application. This assumes that your response to the above requests is adequate. Please note that the 20 working days does not include those days waiting on any additional information.

You can object to this request for further information by writing to the Council within 15 working days of receiving this request. You must state your reasons for objecting and your objection should be marked for my attention.

Please feel free to contact me if you have any questions or concerns.

Yours faithfully



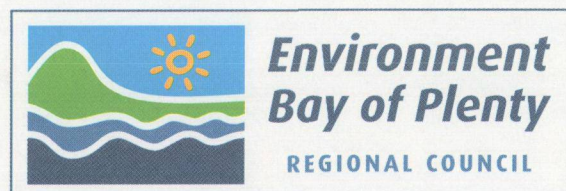
Laura Swan
PLANNER

04\2\L\LCS2307

Your Ref: 24.3.04.47
Our Ref: 1640 03 W02

22 June 2004

CONFIRMATION OF EMAIL



Attention Laura Swan

The Chief Executive
Whakatane District Council
Private Bag 1002
WHAKATANE

WHAKATANE DISTRICT COUNCIL	
FILE:	
REG. No:	919550
23 JUN 2004	
ACTIONED	DATE
1 Laura S	
2	
3	
4	

Telephone: 0800 ENV BOP (368 267)
Facsimile: 0800 ENV FAX (368 329)
Email: info@envbop.govt.nz
Website: www.envbop.govt.nz
Pollution Hotline: 0800 73 83 93
International: +64 7 922 3390

Dear Sir/Madam

Application for Resource Consent: J & N Cowper, 560 Stanley Road, Wainui

Thank you for your letter of 8 June 2004 regarding the above application for resource consent.

Protection of Steeper Land

Environment Bay of Plenty supports the proposed protection of steeper land, noted in section 3 of the application.

On-Site Effluent Disposal

Due to the potential difficulties with effluent disposal Environment Bay of Plenty considers it important that the recommendations proposed in section 8.0 of the Manktelow Consulting Engineers Ltd report, dated 14/5/2004, be imposed as consent conditions and noted on the property title.

For any queries regarding on-site effluent disposal please contact Paul Futter (Senior Project Implementation Officer) at Environment Bay of Plenty.

Flooding and Stability

Having reviewed the application, Environment Bay of Plenty has no expectation that during a 1% AEP event the house sites will flood in relation to external watercourses.

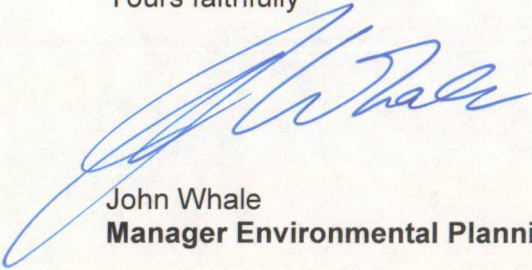
As the slopes on the site are in places steep, it is important that all site development and buildings are constructed in accordance with the content and recommendations of the geotechnical report by Manktelow Consulting Engineers Ltd, dated 14/5/2004. This report states that buildings should be set back from existing slopes and shows an indicative house site. The recommendations on specific engineering design of house foundations, stormwater controls and erosion protection should also be followed.

For any queries regarding these matters please contact Peter Blackwood (Manager Technical Services) at Environment Bay of Plenty.

Decision

When this application is completed please forward a copy of your Council's decision to Environment Bay of Plenty (attention Pam Crabbe) in accordance with section 7 of our agreed protocol.

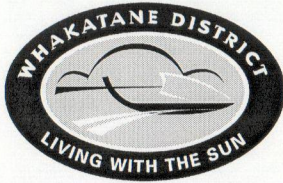
Yours faithfully



John Whale
Manager Environmental Planning

for Group Manager Regulation & Resource Management

Copy to: Ross J Overington
Registered Surveyor
P O Box 596
WHAKATANE 3080



24.3.04.47

MEMORANDUM

TO: Town Planner L Swan

SUBJECT: **RESOURCE CONSENT APPLICATION, COWPER.**

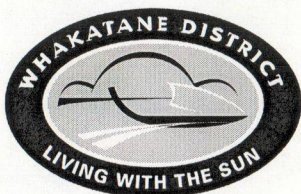
DATE: 5 July 2004

I have no objection to this application being granted. I would however ask that the following conditions and or advice notes be included in any consent given:

- The conclusions and recommendations contained in the engineering investigation of the site (referenced MCE 103.1, 14/05/2004) be included as conditions of any consent granted. ✓
- The foundations for any buildings to be erected on proposed lot 1 will be subject to specific design by a suitably qualified structural engineer due to the poor bearing capacities established during the site feasibility assessment. Such information will be required to support any building consent application. ✓
- A sufficient reserve area of land must be left available after development has been completed to accommodate a replacement effluent disposal system in accordance with the requirements of Environment BOP's Regional On site Effluent Treatment Plan.
- Services to each of the proposed lots are to be contained within each lots boundaries or appropriate easements covering rights of access be created. ✓
- The existing source of water supply serving lot 2 either be contained within this lots boundaries or appropriate easements covering rights of access and continuity of supply be created.
- Prior to any habitable buildings being erected on lot 1 it be established to the satisfaction of the District Inspector that an adequate supply of potable water is available. All costs incurred in establishing this are to be borne by the applicant.

Please allow 30 minutes processing time against this application.

P Howells
SENIOR INSPECTOR



24.3.04.47

MEMORANDUM

TO: Planner: - Laura Swan

SUBJECT: COWPER SUBDIVISION - 560 STANLEY RD

DATE: 15 June 2004

Please note the following comments and conditions regarding the above application: -

- That a consent notice be issued and registered against the title of Lot 1 to record that the owner shall on a continuing basis:
 1. Preserve in perpetuity the indigenous vegetation on the part of land marked "A" on Plan S20581/1 without modification, except for the removal of noxious plants and animals;
 2. Install and maintain a seven-wire post-and-batten fence around Area "A" to the satisfaction of Council;
 3. Not cause or permit any stock to graze within the protected area;
 4. Not cause or permit or suffer any fire to be lit within the protected area or on any part of the land from which the fire may spread to the protected area;
 5. Permit council officers or contractors entry upon the land at reasonable times so as to ascertain compliance with these conditions.

Time 30 min

Monitoring 1hr

Rod Fraser

24.3.04.47
4770/0560/000

16 June 2004

J and N Cowper
C\ - Ross J Overington
P O Box 596
WHAKATANE

Dear Sir/Madam

**RESOURCE CONSENT (SUBDIVISION) – TWO LOT (ONE ADDITIONAL)
SUBDIVISION, J AND N COWPER, 560 STANLEY ROAD, WHAKATANE:**

Request for Further Information

Under Section 92 of the Resource Management Act 1991, the Whakatane District Council needs further information for your application for a resource consent to create an additional rural lot.

This further information is detailed below. It will help us to better understand your proposed activity, its effect on the environment and the ways any adverse effects on the environment might be mitigated.

- The proposed house site on Lot 1 will not comply with Rule 4.4.2.3 of the Proposed Whakatane District Plan. This rule states that no dwelling shall be erected within 30m of a production forest. Land use consent would be required for the new house, but more importantly at this stage, the subdivision does not meet Rule 4.1.1.2(g) (Building Site) of the Proposed Whakatane District Plan. Therefore in order for the Council to further consider the application the written consent of the owner of the production forest is required.

In accordance with the Resource Management Act, we will postpone processing your application until we receive this information. Once we have received adequate information, we will make a decision on whether your application requires notification. If it does, you will be advised within ten working days of our receiving your further information. If notification is not required, we will let you know the decision on your application within 20 working days of our receiving your application. This assumes that your response to the above request is adequate. Please note that the 20 working days does not include those days waiting on any additional information.

You can object to this request for further information by writing to the Council within 15 working days of receiving this request. You must state your reasons for objecting and your objection should be marked for my attention.

Please feel free to contact me if you have any questions or concerns.

Yours faithfully



Laura Swan
PLANNER

04\2\L\LCS1606

24.3.04.47

8 June 2004

The General Manager
Environment Bay of Plenty
P o Box 364
WHAKATANE

Attention: Manager, Planning

Dear Sir/Madam

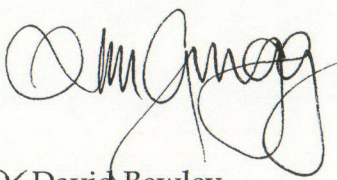
**RESOURCE CONSENT: SUBDIVISION
J AND N COWPER, 560 STANLEY ROAD, WAINUI**

Please find enclosed a copy of the application for the above for your appraisal and comments.

I intend to present this proposal to Council for its consideration at the earliest opportunity. Your comments should therefore reach me on or before 22 June 2004. If you require additional time to formulate your comments, please let me know as soon as possible, so that the matter can be rescheduled.

Direct any queries you may have on this application to Laura Swan (Planner).

Yours faithfully


David Bewley
DISTRICT PLANNER

Encl

RC\Subd\2004\24.3.04.47\ebopcirc-0806

Whakatane District Council

Private Bag 1002, Whakatane 3400

GST Reg No. 16-940-356



Telephone (07) 307 9800

Fax No. (07) 307 0718

*RC ID/Ref: 04-47

PLANNING - PAYMENT DETAILS

Amount \$ 500 - Date cheque received: _____

*Paid by: J/N Cooper (name of payee)

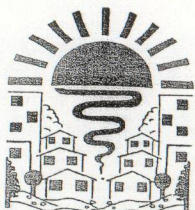
Applicant's Name: _____

Details of payment:

Tick	*Details	*Code	Amount
☒	Subdivision – deposit (GST incl)	68800	<u>500 -</u>
☒	Land Use – deposit (GST incl)	68800	<u>280 -</u>
☐	Sec 223/224 (GST incl)	68800	
☐	Reserves Contribution (GST incl) Area:	51820	
☐	Additional admin charges (GST incl) *Debtor No: *Invoice No:		
☐	Monitoring (GST incl)	68820	
☐	Bond (GST excl)	988400 742	
☐	Parking Contribution (GST incl)	68850	
☐	Roading Upgrade (GST incl)	988400 747	
☐	Development Contribution (GST incl) *Area:	051820	
☐	Other: (GST incl/excl)		
☐			

Receipt Number: 482265 Date: 28-5-04

* Denotes a field that must be entered into Corporate Vision



Environmental Services Department

24.3.04.47
4770/0560/000

28 May 2004

J and N Cowper
C/- RJ Overington
PO Box 596
WHAKATANE

Dear Sir/Madam

ACKNOWLEDGEMENT OF RECEIPT OF RESOURCE CONSENT APPLICATION

Thank you for your application for a subdivision consent. We have allocated the following number to your application for future reference: 24.3.04.47

We are currently checking your application to ensure we have all the information we require to properly assess your proposal, and will contact you if a site visit is needed.

Further information

We may require further information:

- to help us understand and/or clarify any aspect of your proposal;
- to help us understand how you propose to mitigate any adverse effects that may arise;
- where we consider you have not adequately assessed all the potential effects.

We will advise you whether or not further information is required. If we do require further information, the processing of your application will stop until you provide us with the required information.

Processing your application

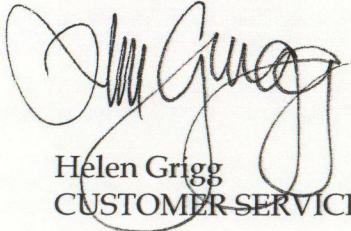
Once we are satisfied that we have all the information we require, we will decide how your application will be processed. Either your application will be publicly notified (notified) or will be processed without public notification (non-notified).

If it is to be publicly notified, we will advise you of this and notify it in the Whakatane Beacon within ten working days from either the date we receive any further information requested, or if we did not request further information, the date of this letter.

If your application is to proceed on a non-notified basis, you will receive a decision on your application within 20 working days from either the date we receive any further information requested, or if we did not request further information, the date of this letter.

If you have any questions about any part of these processes, please contact me at this office.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Helen Grigg', written over the printed name and title.

Helen Grigg
CUSTOMER SERVICES CONSENTS OFFICER

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