



Rodney County Council

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District Community Councils of ☐ Warkworth ☐ Wellsford

Reference Number: TP/96/88 If calling please ask for:

Mrs Tyrrell
DB

2 June 1988

poster 3/6

Dear Sir

NOTIFIED APPLICATION - R AND M OATES

At its meeting held on Tuesday, 17 May 1988 the Rural and Coastal Planning Committee resolved:-

" THAT THE APPLICATION PURSUANT TO SECTION 72 OF THE TOWN AND COUNTRY PLANNING ACT 1977, FROM R M AND M L OATES, FOR CONSENT TO BUILD A DWELLING HOUSE ON AN INTENSIVE USE LOT, ON A SITE SITUATED AT MAKARAU ROAD, BEING LOT 3, DP 114673, HAVING A TOTAL AREA OF 1.7847 HECTARES AND ZONED RURAL GENERAL (SOUTH) BE CONSENTED TO SUBJECT TO THE FOLLOWING CONDITIONS:

1. THAT DEVELOPMENT PROCEEDS IN GENERAL ACCORDANCE WITH THE PLANS AND APPLICATION SUBMITTED.
2. THAT PRIOR TO THE ISSUE OF A BUILDING PERMIT FOR THE DWELLING THE APPLICANTS SHALL ENTER INTO A BINDING AGREEMENT WITH THE COUNCIL BY WAY OF A GUARANTEED BOND FOR \$35,000 REQUIRING THE CONSTRUCTION OF 800 SQUARE METRES OF GREENHOUSE WITHIN THREE YEARS OF THIS CONSENT.

NOTE: THE COUNCIL HAS ISSUED A CERTIFICATE OF COMPLIANCE (SECTION 306 OF THE LOCAL GOVERNMENT ACT 1974) FOR SCHEME PLAN R13719.
ISSUE OF A BUILDING PERMIT FOR THE DWELLING IS SUBJECT TO THE APPROVAL OF THE DEPOSITED PLAN BY THE CHIEF SURVEYOR.

THE REASONS FOR CONSENTING TO THIS APPLICATION ARE:

1. THE COUNCIL IS SATISFIED THAT THE APPLICANT'S SITE IS SUITABLE FOR THE PROPOSED USE OF A HYDROPONIC SYSTEM AND THAT THE USE WOULD BE COMPATIBLE WITH THE EXISTING AMENITIES OF THE NEIGHBOURHOOD.

2. IN GRANTING CONSENT THE COUNCIL HAS HAD REGARD TO THE PROVISIONS OF ORDINANCE 7.1.5(6) OF THE DISTRICT SCHEME APPROVED CHANGE 75 AND CONSIDERS THAT, IN VIEW OF THE LIMITED AMOUNT OF PERMANENT IMPROVEMENTS SO FAR UNDERTAKEN ON THE PROPERTY, A BOND TO REQUIRE AT LEAST 800 m² OF GREENHOUSE BE ESTABLISHED WITHIN THREE YEARS OF THIS CONSENT IS APPROPRIATE. THE COUNCIL HAS REQUIRED AN AREA OF GREENHOUSE WHICH IS LESS THAN IS NORMALLY REQUIRED ON THE BASIS OF THE HYDROPONICS OPERATION BEING MORE INTENSIVE THAN TRADITIONAL GREENHOUSE ACTIVITIES. "

Yours faithfully

COUNTY MANAGER

B D Sharplin