

Date: 10 July 2006

Please Quote: ~~63-05-075~~

Your Ref: 173975-R-S-CO13b

MTEC Consultants
P O Box 878
ROTORUA

Attn: Chris Hopper

Dear Sir,

**APPLICATION FOR SUBDIVISION CONSENT - EASTGATE
DEVELOPMENTS LTD. PUKEHANGI ROAD, STAGE B**

The land transfer plan relating to Stage B of this subdivision has been approved.

Therefore, as the conditions of consent have been satisfied and the District Land Registrar has consented to the condition of amalgamation under Document No.480669, the plan is returned herewith with the approval and the certificate of compliance in terms of Section 224(c) of the Resource Management Act 1991, duly signed.

Yours faithfully



Jane Thomsen
Planning Support Officer

Encl.

FILE COPY TO: P11719
P18799
P18768
P11720
P18794

CONSENT NOTICE PURSUANT TO SECTION 221
OF THE RESOURCE MANAGEMENT ACT 1991

IN THE MATTER of Lots 36 & 37 DP 367989

AND

IN THE MATTER of Subdivision Consent
6305075 pursuant to Sections 34(4), 104, 105,
108, 220 and 221 of the Resource Management
Act 1991.

Subdivider: Eastgate Developments Ltd

Locality: Pukehangī Road

- (i) The owners and subsequent owners of Lot 36 DP 367989 are advised that in accordance with Rule 16.4.3.1(b) of the District Plan that there shall be no further lifestyle lots created from Lot 36 DP 367989.
- (ii) The owners and subsequent owners of Lot 37 DP 367989 are advised that in accordance with Rule 16.4.3.1(b) of the District Plan that there shall be no further lifestyle lots created from Lot 37 DP 367989.
- (iii) The owners and subsequent owners of Lot 36 DP 367989 are advised that there shall be only one household unit on Lot 36 DP 367989.
- (iv) The owners and subsequent owners of Lot 37 DP 367989 are advised that there shall be only one household unit on Lot 37 DP 367989.
- (v) The owners and subsequent owners of Lot 36 DP 367989 and Lot 37 DP 367989 are advised that any building, structure or part thereof, that is visible from Sunset Road, or is seen against the sky when viewed from any part of Sunset Road, shall meet the following criteria. Information demonstrating compliance with the criteria may be required to be provided as part of any building consent.

Criteria required to be met for any building or structure when viewed from any part of Sunset Road.

a. Height

- No building shall exceed 6 metres in height above the natural ground level.
- No retaining wall or the total height of retaining walls shall exceed 1.5m above the natural ground level.

b. Built Form

- (i) That any building, structure or part thereof shall be located within the specified building area shown as Z36 on Lot 36 DP 367989 and shall be in accordance with the 'preferred building platform location' – Attachment B Proposed Controls Lot 36 as provided for in the evidence of Boffa Miskell and shall have a length no greater than 40m.

Furthermore any building, structure or part thereof shall be located within the specified building area shown as Z37 for Lot 37 DP 367989 and shall be in accordance with the 'preferred building platform location' – Attachment C Proposed Controls Lot 37 as provided for in the evidence of Boffa Miskell.

- (ii) That a landscape plan be provided for approval by the Director Environmental Services. The landscape plan shall outline the species, numbers of and size of vegetation proposed to fulfil the landscape mitigation works set out in the condition below and in particular to provide an effective vegetation backdrop for a 6 metre building within the specified building areas in as fast a timeframe as possible.
- (iii) That the landscape mitigation works outlined in Attachment 3 and Section 13.0 for Lot 36 DP 367989 & Attachment 4 and Section 14.0 for Lot 37 DP 367989 prepared by Boffa Miskell Ltd be completed in accordance with the described works and approved landscape plan to the satisfaction of the Director Environmental Services prior to issue of a Code Compliance Certificate for any building erected within the designated building site.
- (iv) That the landscape mitigation works be maintained on an ongoing basis to achieve the intent of the works.
- (v) Where buildings have both a ground and first floor;
- The first floor shall be no greater than 65% of the total ground floor area; and
 - The first floor shall be stepped back a minimum of one (1) metre in relation to the buildings ground floor areas in its northern, eastern and western elevations and
 - The building shall incorporate eaves of at least 0.600m width at both the ground and first floor levels.

c. Reflectivity

Reflectivity values for all buildings and structures shall be as follows:

- Any exterior surface wall shall have a reflectivity value of between 0 & 37%.
- Any roof shall have a reflectivity value of between 0 & 25%.

d. Roof Design

60% of the roofs visible shall be either gable or hip. Mono-pitch (shed) or dormer roof forms can be used in combination with gable or hip roofs.

e. Glare and Lighting

Any direct artificial illumination shall not exceed ten lux when measured 10 metres from the source.

In the event that the following can not be met, a resource consent for a Non Complying Activity shall be obtained prior to applying for building consent.

- (vi) The owners and subsequent owners of Lot 36 DP 367989 and Lot 37 DP 367989 are advised 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 on-site to a Chartered Professional Engineer designed and certified system.
- (vii) The owners and subsequent owners of Lot 36 DP 367989 and Lot 37 DP 367989 inclusive are advised that at the time of approval of the subdivision consent, Council is unable to provide water to Lot 36 DP 367989 and Lot 37 DP 367989. Water supply to these lots is from a private water supply scheme.

Dated at Rotorua this TH day of JULY 2006



Chief Executive Officer