

24 February 2006

File Ref: ~~63-05-07503~~ - STAGE A
Your Ref: 173975/P

Doc No: OW-57850
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FILE

Dear Sir/Madam,

NOTICE OF DECISION REGARDING SUBDIVISION CONSENT

Consent No.:	63-05-075
Applicant:	Eastgate Developments Ltd
Location of proposal:	Pukehangi Road
Legal Description:	Lots 2 & 3 DP 343069, Pt Kaitao Rotohokahoka 2M2B BLK and Lot 2 DP 40792.
Proposal:	Stage A - Subdivision of the Rural B1 portion of land into 35 Lots in accordance with the Approved Development Plan (Appendix G2), leaving the balance Rural A lot.



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I wish to advise that the following decision has been made under authority delegated to staff in respect of the objection received to Eastgate Developments Ltd, Pukehangi Road (Stage a) the consent granted on 2 December 2005:

- (a) Pursuant to Section 357 of the Resource Management Act 1991, the Rotorua District Council has reviewed its decision of 30 November 2005 regarding the subdivision by Eastgate Developments Ltd to subdivide the Rural B portion of the Land into 35 lots in accordance with the approved Development Plan, being Stage A on Pukehangi Road legally described as Lots 2 & 3 DP 343069, Pt Kaitao Rotohokahoka 2M2B BLK and Lot 2 DP 40792 and advises that:

The objection to condition 4, 24, 25, 35, 37, 40, 41 and 43 have been upheld, resulting in amendments to conditions 4, 24, 25, 35, 37, 40, 41 and 43 of the consent.

The reasons for the decision are:

1. The objection was received within the statutory time for re-consideration.

2(a) Condition 4

It is agreed that amendments can be made to the provisions as the work has already been undertaken and there are superfluous words in the consent condition.

2(b) Condition 24

Amendment of the condition reflects the correct calculation of financial contribution for reserves and heritage purposes.

2(c) Condition 25

The condition provided for the recognition of reverse sensitivity matters. It is agreed that the condition as written is not workable. The amendments proposed by Council to the condition ensure that the agreements set out in the Deed of Settlement be fulfilled to the satisfaction of all parties. The Director Environmental Services need only be assured that this is undertaken rather than be involved with what constitutes a 'dog proof' fence.

2(d) Condition 35

This condition complements condition 24 in providing for reverse sensitivity matters. The reason the condition referred to a covenant is that the Deed of Settlement required a land covenant be registered along these lines. The applicant's legal adviser was a party to the development of the land covenant. It is accepted that the condition as worded is a statement of fact. The condition has been deleted as the amended condition 25 will cover reverse sensitivity issues, thus ensuring that the land covenants agreed to as part of the Deed of Settlement are fulfilled.

2(e) Condition 37

The matter has been discussed with Council's ecological advisor who has confirmed that the revegetation plan that is to be referred to in the condition should be the 'revised revegetation plan'.

2(f) Condition 40

Amendment of the condition succinctly reflects the requirements to provide certified building platforms for each lot in the proposal.

2(f)(a) Condition 41

Amendment of the condition as it is considered that the provisions of the permitted activity rule for earthworks in the Rural B1 Zone provide for the management of earthworks and effects from the activity. Further the rule notes that where the requirements of the rule can not be met a consent to a Restricted Discretionary activity shall be required.

2(g) Condition 43

It is considered that for clarity that the provisions remains, and the amendment to the provision is undertaken to provide certainty for present and future owners of the lots.

- (b) Pursuant to Section 357 of the Resource Management Act 1991, the Rotorua District Council has reviewed its decision of 2 December 2005 regarding the subdivision by Eastgate Developments Ltd to subdivide the Rural B portion of the Land into 35 lots in accordance with the approved Development Plan, being Stage A on Pukehangi Road legally described as Lots 2 & 3 DP 343069, Pt Kaitao Rotohokahoka 2M2B BLK and Lot 2 DP 40792 and advises that:

The objection to condition 10, 19, and 41 are dismissed, and that the consent conditions as contained in the decision of Council on 30 November 2005 upheld.

The reasons for the decision are:

1. The objection was received within the statutory time for re-consideration.

2(a) Condition 10

No amendment recommended to the condition, further clarification of the condition is provided through the use of advice note 13. This condition ensures consistency in standards with infrastructure throughout the district.

2(b) Condition 19

In relation to the car parking to be incorporated in the carriageway design near Lot 25 it is not the intention of this condition that the car parks be formed, marked, sealed, or kerb and channelled as separate infrastructure. The intention of this condition is that allowance is made in the kerb alignment in this vicinity to provide for the carparking, as had been previously indicated to council staff. Refer to Advice Note 14.

2(c) Condition 41

No amendments as suggested by the applicant have been made to the condition as it has been applied to ensure that building on site occurs within the designated building areas identified in information submitted with the application. An amendment has been made that provides clarity in terms of works associated with provision of access to the site.

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

- (a) That pursuant to Section 93(1)(b) of the Resource Management Act 1991, the Rotorua District Council resolves that the adverse effects of the proposed subdivision will be minor and the application need not be notified. The Council is satisfied after taking into due consideration the requirements of Section 94 and Section 94B that in the opinion of Council no persons are considered adversely affected by the proposal. Council is also satisfied 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) Cancellation of Consent Notice. That pursuant to Section 221(3) of the Resource Management Act 1991, the Rotorua District Council cancels clauses (ii) and (iii) of the Consent Notice (dated 7 October 2004) registered as Doc No: 6265522.2.
- (c) That pursuant to Sections 34(1), 104, 104B, 108 220 and 221 of the Resource Management Act 1991, the Rotorua District Council resolves to grant consent to the application by Eastgate Developments Ltd to subdivide the property on Pukehangi Road legally described as Lots 2 & 3 DP 343069, Pt 2 2M2B Kaitao Rotohokahoka BLK, Lot 2 DP 40792 into 34 rural residential lots, one common lot and one balance lot:

This consent is subject to the following conditions:

- 1. That the Land Transfer Plan for Lots 1-35 shall be prepared in accordance with the preliminary plan of subdivision prepared by MTEC Consultants, numbered 173975-R-P-D003 Sheet 01, Issue E and dated 20/07/05 that also shows designated building platforms. Lots 36-38 shall be shown as one lot.

Engineering Plans and Specifications:

- 2. That all engineering works required to be undertaken to satisfy the conditions of this consent shall be carried out in accordance with the Rotorua Civil Engineering Industry Standard (RCEIS) and the District Plan, to the satisfaction of the District Engineer.
- 4. *That engineering design plans and specifications for the proposed stormwater and wastewater*

disposal shall be submitted to the District Engineer and written approval obtained.

5. That engineering design plans shall be submitted to all relevant services operators for written approval before commencing construction work.
6. That an Earthworks Report shall be prepared by a suitably experienced Chartered Professional Engineer (Soils) and shall be submitted to the District Engineer for his approval. This Report shall detail and certify the suitability of each building site and any works required to enable a dwelling to be constructed within the designated building platform, and shall detail and certify the cut, fill and stability for all cut and fill areas within Stage A of the proposed subdivision.
7. That the access ways shall have cesspits that are piped to soakholes that will dispose of a 1 in 2 year storm event (50% AEP).
8. That a new vehicle crossing (gated entrance) shall be constructed in accordance with the RCEIS Standards RD 10 & RD14 modified by radius of 12m for truck access and shall be constructed at the existing kerb and channel on Pukehangi Road.
9. That a new vehicle crossing (heavy vehicle entrance) shall be constructed in accordance with the RCEIS Standards RD 10 & RD14, (Heavy Industrial).
10. That a new vehicle crossing (service entrance) shall be constructed in accordance with the RCEIS Standards RD 10 & RD 13, modified to be reinforced concrete.
11. That the Heavy Vehicle Entrance shall be gated and the gate shall be recessed back from the road carriageway sufficient distance to allow any vehicle using the entrance to stop clear of the road carriageway traffic lane while the gate is being opened or closed.
12. That the existing redundant vehicle crossings shall be permanently closed and the road reserve berm and kerb and channel shall be re-instated.
13. That access ways shall be formed, drained and constructed with a permanent surface to 6.0 metres for the main private way and 5.0 metre width for secondary private ways, in accordance with RCEIS and to the satisfaction of the District Engineer.
14. That the proposed Lots 1 - 34 shall be provided with a satisfactory potable water supply protected by appropriate easements.
15. That a financial contribution of \$1006.87 inclusive of GST, shall be paid for each of the Lots 1 – 34 prior to application for s 224 for the financial contribution for sewer upgrading.
16. That a Maintenance Agreement and Replacement Programme prepared by a suitably experienced Chartered Professional Engineer for the private stormwater system and private water reticulation shall be provided to the satisfaction of the District Engineer.
17. That a Water Take shall be obtained from Environment Bay of Plenty or confirmation shall be provided from Environment Bay of Plenty that the proposed water take is a permitted activity.
18. That in carrying out the proposed works no run off, silt sediment or other materials shall be permitted to discharge off-site that could damage or disturb neighbouring properties, public roads or drains by installing and maintaining appropriate erosion and sediment controls, prior to and during the works and until stabilised.
19. That 3 car parks for visitors to the Pa Site shall be provided, formed and drained and constructed

with a permanent surface in the vicinity of the access point for proposed Lot 37.

20. That details of the security gate system which will meet the requirements of the Emergency Services for rapid emergency access shall be submitted to the District Engineer for written approval.
21. The Applicant shall demonstrate to the District Engineer that access for emergency services (NZ Fire Services, St John's Ambulance and NZ Police) to the site is available at any time. This shall be provided prior to the 224 being issued.
22. The Applicant shall supply to the NZ Fire Service, St John's Ambulance and New Zealand Police a Plan of the site which clearly identifies the 'address' of each individual properties for emergency purposes and details of how access is to be obtained on to the site.
23. The Applicant shall provide to Council written confirmation from the Fire Service, St John's Ambulance and the New Zealand Police that they have understood how access is to be obtained on the site and how individual properties within the site have been identified, prior to the 224 being issued.

Financial Contribution:

24. *That a financial contribution of \$262,786.76(GST inclusive) for reserves and heritage purposes shall be paid to Council. This amount has been assessed at 3% of the land value of a 2000m² house site on proposed Lots 1-34.*

Reverse Sensitivity:

25. *The applicant shall provide evidence that Clauses 3 & 4 of the 'Agreement' set out in the Deed of Settlement signed on 21 April 2005 have been fulfilled or will be fulfilled on creation of titles to the satisfaction of the Director Environmental Services and all parties to the agreement.*
26. Written confirmation shall be provided that the following clauses have been inserted into the Constitution of the Incorporated Society for the Parklands Estate
 - i. No members can have more than 2 (two) household pets.
 - ii. Any pet outside the boundaries of the Member's individual lot is to be under control and supervision and for this purpose, all dogs shall be on a leash.

The written confirmation shall be provided prior to the 224 being issued.

Revegetation:

27. That revegetation shall be undertaken on all areas shown on the Approved Development Plan (Appendix G). Revegetation of the areas shown on the Approved development Plan shall proceed in accordance with the specifications of the Revegetation Plan that was submitted as part of this subdivision.
28. That a revised Revegetation Plan updating Drawing Number 173975-R-E-D002, Sheet No reveget, Issue A (dated 17/10/05) shall be supplied to Council at the completion of the 2006 planting season.
29. That the planting on the land that is to be shown in the revised Revegetation Plan shall be inspected and verified by a Council appointed ecologist prior to it being submitted. The costs of the revised and verified Revegetation Plan shall be met by the Applicant.

30. That there shall not be further planting of purple akeake or tree lucerne in subsequent planting seasons.

Drinking Water:

31. That a Public Health Risk Management Plan shall be submitted to the Director of Environmental Services for approval.
32. That the Public Health Risk Management Plan shall include, but not be limited to, the following matters:
- That the residents shall be informed and reminded twice yearly that they should NOT use the first flush of water from taps (500ml – approximately two glasses) for drinking or food preparation as it will contain heavy metals (lead, nickel and copper) which have been stripped from the brass taps.
 - That the water from the reservoir shall be bacteriologically and chemically tested by a suitably qualified professional twice for the first year and thereafter annually and the results provided to Council's Senior Environmental Health Officer. If the tests show a decline in PH values, treatment options will be considered and applied.
33. That a resource consent shall have been obtained for the private water supply from the Rotorua District Council under Rule R15.1.3 (Water reservoirs, serving the needs of more than ten household units, or sites) prior to the 224 being issued.

Consent Notices

Buildings to be within Identified Building Platforms:

34. That all buildings (houses and any accessory buildings) shall be sited within the identified building platforms for each lot as shown on the approved preliminary plan of subdivision 173975-R-P-D003 dated 20 July 2005 and that this be shown as designated house sites on the land transfer plan.
- That the owners and subsequent owners of proposed Lots 1-34 shall be advised of this requirement by way of a consent notice registered on the certificate of title created for the said lots.

Reverse Sensitivity:

35. *Deleted*

Revegetation:

36. That all the areas that are to be revegetated on Lots 1, 2-4, 5-9, 13, 14, 20-22, 30-35 as shown on the Approved Development Plan and as specified in the Revegetation Plan shall be protected by covenants and if destroyed (for example by fire or wind) shall be replaced with appropriate indigenous vegetation specified in and in accordance with the Revegetation Plan.
37. *That no exotic species shall be planted in and within 2 metres from the edges of areas on Lots 1 to 35 that are required to be revegetated within indigenous species as shown on the Revised Revegetation Plan. The revised Revegetation Plan, that is to be submitted to Council, is to be in accordance with the Approved Development Plan as set out in Appendix G2 of the Rotorua Operative District Plan.*

Engineering Matters:

38. 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 an Chartered Professional Engineer designed and certified system.
39. That for Lots 1, 2, 14, 20, 21, 22, 29, 30, 31, 32 and 33 the stormwater disposal system shall be
 - Dispersed over a wide area
 - Should be a minimum of 4.0 metres deep
 - Setback a minimum of 6.0 metres from the edge of the slope.
40. *That a Building Platform shall be certified for each Lot as suitable for building or, that the requirements for any foundation construction required to comply with NZS 3604 from the certificate, shall be incorporated in the Consent Notice for those relevant lots.*
41. *That no building shall be carried out in the areas outside the designated building platform.*
42. That for Lots 15, 23 and 24, any excavation into the up slope shall be limited to 0.6 metres in height and is supported by a retaining wall designed and certified by a suitably experienced Chartered Professional Engineer.
43. *As at the time of approval of this subdivision consent Council is unable to provide water to Lots 1 to 35. Water supply to these Lots is from a private water supply scheme.*
44. That the requirements of Conditions 34 - 43 shall be registered by way of a Consent Notice on the relevant Certificates of Title.

The reasons for this decision are that:

1. The site is zoned Rural B1 in the District Plan where the proposed subdivision is a Controlled Activity if it is accordance with the Approved Development Plan (Rule 16.1) and as shown diagrammatically in Appendix G2 of Part Eighteen of the Plan. This subdivision proposal complies with Rule 16.1 and Appendix G2 and is considered to meet the Controlled Activity rules contained in R16.3, R16.4 and R16.5 of the District Plan. The balance lot is zoned Rural A and complies with the minimum Lot size specified in Rule R16.4.3.1.
2. After having regard to the relevant matters in Section 104 of the Act, Council is satisfied that consent can be granted as the relevant Controlled Activity criteria have either been addressed or conditions will ensure they are not compromised. Any adverse effects of the proposal on the environment can be avoided or have been remedied or mitigated by the conditions of consent.
3. The proposal 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. Plan Change 30 rezoned 26.61 hectares and inserted specific policies into the Plan to provide for the Rural B1 Zone. The character of the Rural B1 Zone will be rural-residential as provided for by Plan Change 30. The balance lot retains its Rural A Zoning. This proposal subdivision proposal complies with the objectives and policies of the Plan for both the Rural A and Rural B1 Zones.
4. Council's Maori Consultation Committee advised that consultation with iwi was appropriate in this case. Council is satisfied that consultation has been undertaken with
5. No persons are considered adversely affected by the proposal. All adjoining and adjacent landowners and occupiers and the wider community in the vicinity of the subject land were notified at the time of the Plan Change proposal. This proposal is consistent with the Approved Development Plan which was the subject of Plan Change 30. Submissions and further submissions were heard by Council in December 2004. One appeal was lodged by a neighbour but was resolved through negotiation and a consent order was issued by the Environment Court on 4 July 2005.

6. A financial contribution is payable for each additional lot created as part of a subdivision in accordance with Appendix U of the District Plan. This is a contribution towards the development of existing, and purchase of additional, land to enhance the amenity and heritage value of reserves.
7. The erection of a 2 metre high dog proof fence that will not allow dogs to burrow underneath is necessary for reverse sensitivity reasons so that dogs in the Rural B1 Zone are prevented from disturbing stock in the adjoining Rural A Zone. The registering of covenants on the title in respect of activities that are part of the general farming zone and the use of the airstrip on adjoining land are necessary to address reverse sensitivity issues.
8. All the areas required to be revegetated are identified on the Approved Development Plan shown in diagram form as Appendix G2 in Part Eighteen of the District Plan. Revegetation of the areas identified on the Approved Development Plan is integral to the landscape outcome for the Rural B1 Zone where buildings in this rural-residential zone are to nestle and integrate into the landform and the indigenous vegetation. The revegetation is to proceed in the manner specified in the Revegetation Plan approved as part of this subdivision. Covenants, conditions and advice notes are considered appropriate to ensure that the intended landscape outcome is achieved and maintained.
9. Drawing No 173975-R-E-D002 Sheet No reveget, Issue A (dated 17/10/05) is generally in accordance with that shown on the Approved Development Plan, but it is indicative and varies slightly in minor degree from the areas shown diagrammatically on the Approved Development Plan that are required to be revegetated (Appendix G2). This has resulted because of earthworks and realignment of access ways that have been undertaken on the land in 2005 and it may now not be possible to match these areas exactly as shown in Appendix G2. It is appropriate that a revised plan be supplied to Council after the next planting season (2006) and that the plantings be inspected and verified by a Council appointed ecologist.
10. While tests results of the water supply complies with the bacterial standards, the water does not comply with the chemical standards as regards the PH range as specified in the NZ Drinking Water Standards 2000. This needs to be monitored and treatment options considered if the tests results show a declining PH value. The sampling of the water at the reservoir is a matter that is to be included in the Public Health Risk Management Plan which. The Public Health Risk Management Plan is to be submitted to the Director of Environmental Services for approval is a condition of consent.

The applicants are advised that:

- (a) Obligations under the Historic Places Act 1993 (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.
- (b) Right of objection to this decision
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.
- (c) Timeframe for giving effect to this consent
The above consent lapses on the expiry of 5 years after the date of receiving this letter, unless the consent is given effect to. A subdivision is given effect to when the survey plan in respect of the subdivision has been submitted to Council under Section 223. Certification that all conditions of the subdivision consent have been complied pursuant to Section 224 must be obtained by the applicant within a period of less than 3 years from the date the survey plan was approved.

(d) Buildings within Identified Building Platforms

This consent acknowledges that the house and/or accessory buildings could be sited anywhere within the identified building platform on the Lot if it is in accordance with the District Plan.

(e) Building Matters

The Applicants have advised that no copper pipes should be used for water reticulation.

(f) Pest Plants and Pest Animals

Due to the close proximity of the future house sites to the revegetated areas, Environment Bay of Plenty would highlight to future home owners that animals (including domestic cats and ferrets) can have adverse effects on the ecological values of these areas.

Environment Bay of Plenty advises that some garden plant varieties have the potential to invade and degrade the revegetation areas. Invasive garden plants are included in Environment Bay of Plenty's Pest Plant and Pest Animal Strategy 2003-2008. Environment Bay of Plenty would also advise that they have a publication entitled "Plant Me Instead" which contains plants that can be used in place of common pests.

(g) Water Supply

Environment BOP advises that for the take and use of groundwater to be a permitted activity the applicant should ensure that they comply with the General Authorisation No 1 of the Transitional Regional Plan in the first instance. Rule 39 of the Proposed Regional Water and Land Plan allows the installation of a groundwater bore associated with a permitted take of groundwater. Note that bore log information must be provided to Environment Bay of Plenty. Environment Bay of Plenty further advises that the General Authorisation No 1 will be superseded by Rule 38 of the Proposed Regional Water and Land Plan in the near future. Otherwise a resource consent from Environment Bay of Plenty will be required.

(h) Water Easement H701330.5 on CT SA 41D/37

The water easement described on Easement Certificate H701330.5 on CT SA 41D/37 is likely to be redundant. If this is the case, this easement should be cancelled.

(i) On-Site Effluent Treatment Regional Plan

An on-site effluent disposal system of the balance lot in the Rural A Zone is to comply with Environment Bay of Plenty's On-Site Effluent Treatment Regional Plan. It should be noted that Rules 2, 11 and 13 of the Proposed (Reviewed) On-Site Effluent Treatment Regional Plan will apply in the future. A full copy of the Proposed (Reviewed) On-Site Effluent Regional Plan can be viewed on the web www.envbop.govt.nz

(j) Rotorua Lakes Catchment

Rule 11 of the Regional Water and Land Plan applies to the proposed activity. A nutrient benchmark will apply to properties in the targeted lake catchments, which will limit future land uses on the site. Any purchaser will need to know the nutrient benchmark for the property, so this should be set prior to subdivision. Landowners and developers are advised to contact the Nutrient Assessment Officer at Environment Bay of Plenty for further information on the implications for the site, and the nutrient management.

(k) Revegetation

The following if addressed would improve the revegetation programme from an ecological perspective:

1. The 'Enrichment Planting' specified in the text of the Revegetation Plan should include species such as whauwhaupaku (five finger), rewarewa and kotukutuku (fuchsia). These are all key species for indigenous birds, with rewarewa being of particular value for species

such as tui. Other species could include putaputaweta and kaikomako. There may be merit in considering the local planting of harakeke (flax: *Phormium tenax*) in damp gullies or depressions if any are present. This is also a key seasonal food source for nectar feeding birds.

2. The removal of tree lucern after 8-10 years.

(l) Engineering Matters

1. Prior to any works in the road reserve, a Road Opening Notice must be obtained from Council. This is available free of charge, by contacting Tiki Galvin on Ext 8238.
2. The Earthworks Report is required to be filed on each of the new property files for Building Consent purposes.
3. The work on the active public wastewater drain shall be carried out by an "approved" Council contractor.
4. There is a need to ensure on-going maintenance of the private stormwater system, cesspit and detention ponds as they will remain in private ownership but if not maintained will add risk to downstream properties. You are advised that the Engineering Department will seek an On-site Stormwater Management Plan prepared by a suitably experienced Chartered Professional Engineer to be submitted for approval by the District Engineer. To permit discharge to the RDC stormwater system, the Plan needs to identify ponding inlets and outlets, spillways, erosion, soakpits, cesspits and kerb and channelling. Maintenance and frequency needs to be specified, including post storm events.
5. The applicant advises that there will not be footpaths provided, but there will be a formed walking track from the upper Lots down to Pukehangi Road.
6. The sewer main is to become a Council Asset and therefore Council will have easements over the pipes for access, maintenance and replacement purposes.
7. The proposed Water Take is required to have a permit from Environment Bay of Plenty prior to Section 224 application.
8. No provision has been made to supply water to Lot 35.
9. This subdivision is located outside of the urban water supply area. *At the time of subdivision consent Council is unable to provide water to Lots 36 and 37. Water supply to these lots is from a private water supply scheme. As the internal water reticulation has not been ring fed, has not been installed within public road reserve, and the storage reservoir is not concrete, if Council water does become available in the future the reticulation scheme will remain private. This shall be registered by way of an information notice on the property file for each of the proposed lots.*
10. The applicants' consultant has advised there is a water source on proposed Lot 35 from a private bore. The water is to be pumped and stored in a timber reservoir located on the proposed balance lot. Easements are to be created to supply Lots 1 - 34. The security of the source, reservoirs, water quality and quantity must be assured by appropriate protection and testing. The applicant has advised that the supply is slightly acidic. This is to be addressed in conditions.
11. The Emergency Services access to the site may be limited to the Heavy Vehicle Entrance due to the weight restrictions of the private bridge.

12. *Deleted.*
13. *In relation to condition 10, a vehicle crossing to service the water bore is required to be constructed, as detailed in Condition 10, as the area of ground beyond the crossing slopes*
13. *In relation to Condition 19 an area suitable for vehicles to park clear of the access way is required. Please submit a plan showing how vehicles could parallel park clear of other vehicles.*
14. *In relation to condition 40 those lots with building sites that are certified as meeting NZS 3604 foundation standards without remedial work or specific design requirements will not require a consent notice in terms of this condition.*
15. *In relation to condition 41 the rules of the Rural B1 Zone sufficiently provide for the management of earthworks that can be undertaken as a permitted activity. The rule states that where requirements of the rule can not be met then a resource consent will be required.*

If you have any questions regarding this consent, please contact Tracey May, Manager Planning Services, or the Duty Planner.

Yours faithfully

Tracey May
Manager, Planning Services
for
Nigel Wharton
Director, Environmental Services