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ASSM: 005683
LEGL: 095202

Planner: Rhys Armstrong

RESOURCE CONSENT No. 41299

Granted under Sections 93, 94, 104, 108 and 220 of the Resource Management Act 1991.

APPLICANT:	The Washer Family Trust
LOCATION:	762 South Road, Omata
LEGAL DESCRIPTION:	Lot 2 DP 20763
STATUS:	Non-Complying Activity
PROPOSAL:	To subdivide an additional 6 Lots to form part of an existing 20 Lot Farm Park subdivision adjacent to the Tapuae Stream and SH 45, northeast of Oakura.

DECISION:

The proposal (**Resource Consent No: 41299**), as described above and in the application is **granted** consent under Section 104A of the Resource Management Act 1991. The following conditions are imposed under Sections 108 and 220 of the Resource Management Act 1991 as they are considered necessary to promote the sustainable management of natural and physical resources subject to Part II of the Resource Management Act 1991.

1. That the final form of subdivision shall be in general accordance with the Preliminary Plan of Subdivision prepared by McKinlay and Co Surveyors Ltd, W-10182 and the Tapuae Landscape Plan prepared by Boffa Miskell Ltd dated May 2003, and appended to the application of consent dated 23 October 2003.

2. That the conditions of consent shall be those conditions attached to Subdivision Consent 2002/069-Plan No. 4565A dated 10 September 2002.

3. That the following condition shall supplement Condition 29 of Subdivision Consent 2002/69:

   (a) That the internal accessway serving Lots 13, 15, 16, 17, 21 and 22 shall be constructed so that a minimum formation width of 5m is provided from the major internal accessway to the entrance of Lot 15;

   (b) That the internal accessway serving Lots 18, 19, 20, 23, 24 and 25 shall be constructed so that a minimum formation width of 5m is provided from the major internal accessway to the entrance of Lots 23 and 25.

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REASONS FOR THE DECISION

The reasons for the decision to grant consent are as follows:

1. The grant of consent is consistent with the Objectives and Policies of both the Transitional District Plan and the Proposed District Plan;

2. In particular the grant of consent is consistent with Objective 4 of the Proposed District Plan and the additional six lots will not compromise the rural character of the surrounding landscape, or adversely affect the amenity values of the rural and coastal environment;

3. The potential adverse effects of the additional six lots when measured against the permitted baseline constituted by the existing consent are no more than minor;

4. Any additional effects associated with traffic generation can be mitigated by minor changes to the formation width of internal access ways;

5. The application of the conditions of consent as they currently apply to Subdivision Consent 2002/069 to this application will ensure that the additional six lots are integrated into the overall development in a manner that maintains amenity values and rural character.

These conditions must be complied with when exercising this Resource Consent:

NOTES:

This application for Resource Consent has been considered in accordance with Section 104 of the Resource Management Act 1991 and has been approved, as the Council is satisfied that the proposal is consistent with Part II of the Resource Management Act 1991 in that the adverse effects on the environment of the activity will be minor and that no persons will be adversely affected by the granting of the Resource Consent.

This Resource Consent lapses on 22 JANUARY 2009 unless the Consent is given effect to before that date; or unless application is made within three (3) months of the expiry of that date for the Council to grant an extension of time for establishment of the use. An application for an extension of time will be subject to the provisions of Section 125 of the Act.

This Consent is subject to the Right of Objection as set out in Section 357 of the Resource Management Act 1991.

DATED: 22 January 2004

Ron Kratz
MANAGER - REGULATORY SERVICES

DM79997