

REPORT 10
 (1215/12/IM)

MONTHLY LIST OF RESOURCE CONSENT APPROVALS

1. Purpose of Report

In accordance with an agreement reached with the Makara/Ohariu Community Board, the purpose of this report is to advise the Board of all resource consents lodged, along with decisions made by officers acting under Delegated Authority, on land use and subdivision resource consent applications.

2. Recommendation

It is recommended that the Makara/Ohariu Community Board:

1. *Receive the information.*

3. Discussion

From the period 4 October 2005 to 1 November 2005, there were **no** applications lodged with the Council.

From the period 4 October 2005 to 1 November 2005, there were **3** applications approved by the Council.

SR#	Address	Applicant
134273	751 Takarau Gorge Rd	TCB Ltd on behalf of Grant Cardno
Consent granted for a two lot fee simple subdivision of the site creating a smaller allotment (Lot 2 - 3.2ha) around the existing house and larger, vacant lot containing the balance land (Lot 1 - 71.5ha.). In addition, land use consent was granted for non-compliance with the permitted activity site access rule. <ul style="list-style-type: none"> • Subdivision – Non-Complying Activity under rule 5.5 • Land Use - Discretionary (Restricted) Activity under rule Rule 15.3.1 (DPC 33). 		
134743	60 & 78 Takarau Gorge Rd	TCB Ltd on behalf of Richard Nanson, Bruce Scott & Ward Kellahan
Consent granted for a three lot fee simple subdivision – boundary adjustments. The proposal involves the subdivision (boundary adjustment) of Lot 1 DP 303803, Lot 1 DP 78014 and Lot 1 DP 28363 into three fee simple allotments. Basically, the boundary adjustments are around the boundaries involving the access-legs and strips, as shown on the submitted scheme plan. <ul style="list-style-type: none"> • Discretionary (Unrestricted) Activity under rule 14.2.4 of the Operative District Plan. • Controlled Activity under rule 14.2.4 of Plan Change 33. 		

129547	110 Takarau Gorge Rd	TCB Ltd on behalf of Gavin Bruce
<p>Land use consent granted for the construction of a dwelling in a rural area.</p> <p>The consent includes the construction of a new residential building and accessory buildings. The proposal includes earthworks, necessary to facilitate the construction of the new house and to provide for vehicle access.</p> <p>An existing track will be upgraded to provide for vehicle access to the house. This will include a suitable sealed area adjacent to the road which will be sufficient in size to accommodate more than one vehicle clear of the carriageway. This will assist with keeping vehicles clear of the carriageway while coming or going from the property. The gate across the access will be set back into the property at the north west corner of the sealed area so that drivers or passengers will have a safe area to disembark from the vehicle and open and close the gate.</p> <ul style="list-style-type: none"> • <u>Operative District Plan:</u> Discretionary Activity (Restricted) under Rule 15.3.7 for earthworks cuts greater than 2.5m and works on slopes of greater than 45 degrees. Discretionary Activity (Unrestricted) under Rule 15.4.1 for the construction of a new dwelling. • <u>District Plan Change 33:</u> Discretionary Activity (Restricted) under Rule 15.3.5 for earthworks cuts greater than 2.5m and works on slopes of greater than 45 degrees. Discretionary Activity (Restricted) under Rule 15.3.1 for the construction of site access that does not comply with the sight line requirement. Discretionary Activity (Unrestricted) under Rule 15.3.3a for the construction of a new residential building and accessory buildings. 		

Report prepared by: Lisa Hayes, Resource Consents Administration.