

View Instrument Details



Instrument No 11172210.2
Status Registered
Date & Time Lodged 29 August 2018 14:37
Lodged By Watson, Marcia Anne
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



| Affected Computer Registers | Land District |
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Annexure Schedule: Contains 2 Pages.

Signature

Signed by Nicholas James Wilson as Territorial Authority Representative on 28/08/2018 03:34 PM

***** End of Report *****



Consent Notice Pursuant to Section 221 Resource Management Act 1991

File Ref: S/B/11796

IN THE MATTER OF: Deposited Plan 503200

A N D

IN THE MATTER OF: Subdivision Consent pursuant to Sections 108, 220 and 221 of the Resource Management Act 1991.

I, CHRIS WATT, Authorised Officer of the Western Bay of Plenty District Council, hereby certify that by way of resolution passed under delegated authority on 24th November 2015, the following condition was imposed on the subdivision consent for Lot 151 Deposited Plan 328738:

THAT pursuant to section 221 of the Resource Management Act 1991 consent notices are registered against the titles of Lots 1-35 such that:

- a) any future building development, including the design of the building platform be in accordance with the recommendations of the geotechnical completion report reviewed by Elles Pearse-Danker of Stratum Consultants dated 13/06/2018 reference: 624935-M-E-C003 or subsequent geotechnical reports prepared by a Chartered Professional Engineer or Engineering Geologist, suitably experienced to the satisfaction of the Principal Administrative Officer

THAT pursuant to section 221 of the Resource Management act 1991 a consent notice shall be registered on the certificates of title for Lot 101 inclusive which states the following:

"This lot includes eight mitigation planting zones that are identified on Boffa Miskell Ltd Landscape Mitigation Plan, dated 23 October 2015, Revision 0. Planting within these areas should be maintained in accordance with the approved landscape plan at all times and any dead or dying trees or vegetation shall be immediately removed and replaced in the next planting season in a manner consistent with the landscape plan."

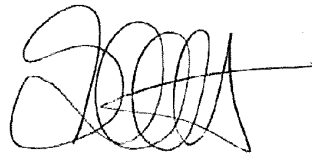
THAT pursuant to section 221 of the Resource Management act 1991 a consent notice shall be registered on the certificates of title for Lots 1 – 35 inclusive which states the following:

- a) "The finished colour of all building materials shall be limited to BS5252 colours and ensure that:

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- i) Reflectance values for roofs are no greater than 25%; and
 - ii) Reflectance values for walls are no greater than 35%.
- b) All buildings shall be limited to a height of 7 metres above ground level. Height shall be determined in accordance with the District Plan definition.
- c) Where lots share a common boundary with the golf course and Lot 100 (access Lot) any fence erected shall be no greater than 1.2 metres and shall be 50% *visually permeable* (as defined by the District Plan)."
- d) That all future *buildings/structures* (as defined by the District Plan) shall comply with the following Rules prescribed by Section 13 (Residential) of the District Plan ((unless otherwise superseded):
- (i) Rule 13.4.1(b) – Daylight
 - (ii) Rule 13.4.1(c) – Yards
 - (iii) Rule 13.4.1(d) – Maximum Building Coverage

Dated at Tauranga this 8th day of August 2018



Authorised Officer