
Minutes of the Hearings Committee Meeting of
the Waimate District Council held in the Local
Government Centre, Queen Street, Waimate on
Thursday 19th July 2006 at 10.00am



Present

Councillor P F McIlraith (Chair)
His Worship the Mayor, Mr J G Coles, Councillor J S Gibson

In Attendance

Council:
Mr J Dunning (Planning Consultant, Davie Lovell-Smith)
Mr J D Larcombe (Administration Officer)

Applicant – Saatchi Corporation Limited
Mr P Rogers (Legal Council)
Mr D Todd (Environmental Consultant)
Mr M Allan (Senior Planner)

Submitter (Environment Canterbury)
Mr R B Willis (Senior Resource Management Planner)
Mr P Lees (Natural Hazards Officer)

Submitter R Cameron (Transit New Zealand)
Not in Attendance – Statement of Evidence Submitted.

Submitter A Hudson (Ontrack)
Not in Attendance – Statement of Evidence Submitted.

Submitter M Bakker (Royal Forest and Bird Protection Society of NZ Inc)
Not in Attendance – Statement of Evidence Submitted

Notified Application for Resource Consent – Subdivision and Land
Use - Consent Application RM051193 & RM051194
Galletleys Road, St Andrews Township, Waimate District

Legal Counsel For The Applicant
Mr P Rogers

Legal Council for the applicant presented the following submission in support of the application which detailed the following:

- The application
- Status of activities
- Site description

- The proposal
- Submissions
- Consultation effected party approvals
- Statutory considerations
- Assessment of effects
- The District Plan
- Precedent/integrity
- Other effects
- Submissions
- Conditions
- Evidence to be led

Advised Conclusion

The District Plan does not specify a minimum lot size for residential activity in the rural zone. If all standards in the Plan are met, there is no limit on the number of dwellings that may be constructed on each minimum 4ha allotment. The applicant's proposal to limit development to one dwelling per allotment after subdivision will therefore result in an outcome which is less intrusive in terms of amenity and character of the rural environment than a development which would be permitted by the Plan.

The grant of this application will not cause an integrity issue, because:

- a. the proposal does not run directly counter to the policies and objectives within the Waimate District Plan; and
- b. the District Plan does not contain a comprehensive inter-related series of policies and objectives which clearly focus on managing the adverse environment effects arising from scale, density, number and location of new building developments and activities so they do not significantly compromise rural character and landscape.

The public can gain access to the coast by virtue of the existing road network. Access to rivers will be enhanced as a consequence of the esplanade reserve.

On a close analysis of the provisions of the Waimate District Plan and based on an assessment of the permitted baseline approach this proposal can be seen to be in accord with both the District Plan and to give rise to a set of effects which are less than those that would arise or could arise from a permitted baseline activity.

Allowing for the proposed conditions of consent this application will not give rise to adverse effects on the environment, it is accordingly in keeping with the purpose of the Act and consent should be granted.

Senior Planner On Behalf Of The Applicant Mr M Allan

Mr M Allan, Senior Planner with the firm of Connell Wagner Ltd, presented the following submission in support of the application, advising on the following:

- Scope of evidence
- The proposal
- Written approval of affected persons
- District Plan provisions
- Submissions
- Section 104 Resource Management Act 1991
- Effects on the environment
- Objectives and policies
- New Zealand Coastal Policy Statement

- Regional Policy Statement
- Pt 11 of the Resource Management Act

Note: The meeting adjourned at 11.50am
 Note: The meeting re-convened at 12.45pm

Advised Conclusion

The Officer Report has recommended that consent be declined to the subdivision and subsequent erection of dwellings on the grounds that the proposal will have adverse effects on rural amenity values and will subject the community to natural hazards. I believe that the further investigations into the threat of coastal erosion and flooding effectively addresses the matters raised in the Officer Report and by submitters, and that the effects of the proposal will be no more than minor. Effluent and storm-water can be disposed of on the site, and the visual effects of the dwellings can be adequately mitigated through building controls and landscape treatment. In regards to the recommended conditions of consent in the Officer Report, the applicant is agreeable in most part to the imposition of these. For the Committee's benefit, I attach suggested amendments to these conditions that reflect my earlier discussion.

Based on the analysis set out above and the other evidence for the applicant, I consider the proposal satisfies the matters set out in section 104 of the Resource Management Act 1991 which are relevant to the granting of consent to the application. I believe the proposal will, on the whole, have only a minor effect on the environment, and will not be contrary to the objectives and policies of the District Plan. I am therefore of the opinion that this proposal meets the criteria set down in section 104(B) of the Act for the granting of resource consent to a discretionary activity.

Note: The meeting adjourned at 2.57pm
 Note: The meeting re-convened at 3.12pm

Environmental Consultant For The Applicant Mr D J Todd

Consultant to the Applicant, Mr D Todd, detailed the following submission in support of the application:

- Coastal description at the proposed development site
- Environment Canterbury coastal erosion hazard zones
- Review of profile data from Galletleys Road
- Alternative review erosion rates
- Calculation of coastal set-back position for buildings
- Coastal inundation hazards

Advised Conclusion

For the reasons outlined in this evidence I do not accept that the draft revised accurately define the level of risk from coastal erosion over the next 100 years, being too restrictive along the northern gravel ridge section of the proposed development site.

I consider that the coastal setbacks of 50m for the cliffed section of coast and 70m for the gravel ridge section of coast developed in this evidence adequately allow for long-

term coast retreat over the next 100 years including the erosional effects of predicted accelerated sea level rise.

The risks of sea water inundation are low, and can be adequately mitigated by the way of controls on floor levels.

Submitters

**Senior Resource Management Planner
Canterbury Regional Council
Mr R B Willis**

Mr Willis presented the following submission in opposition to the application:

- Role of Environment Canterbury
- Basis of opposition to the proposal
- Submission of Environment Canterbury
- Summary and Conclusion

Advised Conclusion

The proposal occupies an area assessed as presenting a very high level of hazard to any residential development. The property is subject to inundation from both the sea and waterways; the entire property is gradually being overrun by the inexorable march of coastal erosion processes. Climate change is likely to increase the extent of risk and rate of erosion of the coast at this site. Subdivision and residential development within this part of the coastal environment is considered to be inconsistent with the RMA, the New Zealand Coastal Policy Statement, Regional Policy and plans and with the Waimate District Plan.

Section 106 of the RMA also provides the opportunity to decline the subdivision of land that may be subject to material damage by erosion or inundation, where the subsequent use of the land may accelerate, worsen or affect other land or structure(s) by erosion or inundation from any source, or may not have sufficient provision for legal and physical access. These attributes apply to the proposal.

Proposed mitigation measures to avoid inundation of dwellings will not address the on-going erosion of the property or risk of Tsunami, nor will they be responsive to climate change and long-term changes in coastal processes.

The application does not disclose the extent and nature of earthworks proposed on the property for the construction of the vehicle crossings, or for site filling. Consequently the effects of this activity are unable to be assessed.

The proposal includes the provision of Esplanade Strips along both waterways. While this approach is supported in principle, in such circumstances ECan seeks to ensure that areas subject to this encumbrance are fenced to exclude stock and do not conflict with public access.

The applicants have not established whether an adequate potable communal (or individual) water supply is available to the development. This is a fundamental necessity for the health and wellbeing of the proposed "community". In addition, the applicants have not established whether on-site effluent disposal is viable on the proposed allotments. The site is subject to a wide range of limitations that will challenge the ability of any system to function consistently and safely.

For the reasons set out in the submission, and consistent with the recommendation of the Reporting Planner, it is recommended that the proposal to subdivide and erect dwellings on the site at Galletleys Road, St Andrews, be declined.

**Natural Hazards Officer
Canterbury Regional Council
Mr P L Lees**

Mr Lees presented the following submission in opposition to the application:

- Introduction
- Site description
- Hazard management
- Hazards present at the site
- Summary

Advised Conclusion

It is clear that whilst flooding from both local streams and the sea do pose a hazard to this site, the greatest hazard present is coastal erosion. Present erosion rates indicate that 150m of land can be expected to be lost to the sea in the Northern five Lots (Proposed Lots 6-10) over the next 100 years and 40m will be lost to the sea for the same period in the Southern five Lots (Proposed Lots 1-5). In addition, forecast climate change and the resultant rise in sea levels and changing weather patterns are expected to increase these erosion rates by between 5-20%.

For these reasons, avoidance is the recommended option and the proposal should be declined.

**Councils Planning Consultant
Davie Lovell-Smith
Mr J Dunning**

Mr Dunning commented on the following for the due information of the Committee:

- There are no rural density rules and are an assumption in the plan. Environment Canterbury to monitor.
- Reality for the number of consents for units on the site.
- Rural amenity in terms of views required to be taken into consideration (environmental quality)
- Hazard lines have no statutory weight
- By way of application, all requested issues may not have been addressed, eg provision of water.
- Not unusual for applications to be staged
- Building consent process is controlled by Council
- Other matters sufficiently dealt with
- Appropriate for the panel to consider the revised plan
- In terms of recommended changes to conditions of consent, the planner has no issues
- Planners opinion regarding precedent is not revised
- Concern is not to undermine the integrity of the plan
- Particulars of another "like application" were advised for the information of the Committee
- Anticipated density is a discretionary activity – may or may not be anticipated by the plan
- Environmental effects for consideration
- Is density appropriate in the zone and does it sustain development.

Mr P Rogers For The Applicant

Verbal Right Of Reply

Relating to the issue of precedent (Kakanui Case) - The case was a “non complying” activity and therefore is not “like with like” – only broad brush similarities.

Consents before the Authority – No provision for all consents to be sought at the one time. Applicant advises further consents may be required – Location of dwellings and discharges yet to be addressed.

Words contained in the Plan are critical, and should be given their ordinary meaning.

Hazard line Issue – Planning instrument identifies these and this application meets the requirements. Methodology in applying the line is questionable.

Inundation Issue – The subject site shows no impact of any sort on the proposed building allotments.

Subdivision on the site is not prohibited.

Site – The integrity of the District Plan is not in peril. The application is consistent with the planning provisions.

Residential density is not limited in the plan.

Issue of public access to Esplanade – Applicant would establish a walkway or extension to the proposed Reserve.

Note: The meeting adjourned at 4.15pm

Note: The meeting reconvened on Friday 20 July 2006 at 4.30pm, at which time the committee made an on site visit.

Note: The meeting adjourned at 5.30pm

Submitters

R Cameron On Behalf of Transit New Zealand

Not In Attendance

The following submission in opposition to the application was forwarded for consideration:

- State Highways
- The consent application and Transit’s submission
- Planning Officers report
- Proposed stock truck effluent disposal facility

Advised Conclusion

Transit is satisfied that the recommended conditions in the Officer’s Report, specifically conditions 5(iv) and 6(iii) will adequately address any adverse effects on the state highway arising from the development.

Should the Panel be of a view to grant this resource consent, then Transit would seek these conditions form part of the consent.

A Hudson – RMA Advisor On Behalf Of Ontrack

Not In Attendance

The following submission in opposition to the application was forwarded for consideration:

- Proposal may raise reverse sensitivity and safety issues
- Close proximity of residential dwellings to the main south railway may lead to complaints regarding noise and vibration associated with the operation of trains.
- It is noted that the applicant has moved to mitigate Ontrack's reverse sensitivity concerns by way of an agreement to register a reverse sensitivity covenant against the proposed subdivided titles of Lots 112-115 DP 467.
- Saatchi Corporation's proposal raises significant safety concerns stock or pedestrians trespassing onto the railway corridor are at risk of being hit by an approaching train. Ontrack therefore requires the common cadastral boundary between the railway reserve and the Applicants land to be fenced.
- Noted that there is currently no formal access over the railway to Lots 112-115 DP 467.
- Galletleys Road is an informal crossing of the railway. Ontrack therefore requires Council to obtain a Deed of Grant pursuant to the Railways Act 2005 to formalise this crossing as a public level crossing.

Requested Decision

Ontrack requests Council to give consideration to its concerns when determining whether to approve or decline the application.

M Bakker – Forest and Bird

Not In Attendance

Forest and Bird forwarded the following submission in opposition to the application:

- Protection of the streams and mudfish
- Protection of shore and wader birds in the area
- Landscape values/visual pollution form State Highway 1
- Access to the coast
- Future development

Note: The meeting reconvened on Wednesday 9 August 2006 at 1.03pm

Present

Councillor P F McIlraith (Chair)
Councillor J S Gibson
His Worship the Mayor, Mr J G Coles

In Attendance

Mr B Donaldson (Planning & Regulatory Manager)
Mrs P Harte (Planning Consultant)

Public Excluded

RESOLVED, THAT THE PUBLIC BE EXCLUDED FROM THE FOLLOWING PARTS OF THIS MEETING, NAMELY:

1. CONSIDERATION OF RESOURCE CONSENTS

Mov Cr McIlraith / Sec His Worship the Mayor

Carried.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987, for the passing of this resolution, are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for the passing of this resolution
1 Consideration of Resource Consents	To protect information which is subject to an obligation of confidence	48(1)(a)(i)

This resolution is made in reliance of Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987, and the particular interest or interests protected by Section 6 or Section 7 of that Act or Section 6 or Section 7 or Section 9 of the Official Information Act 1982, as the case may require, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public, are as follows:

Items 1	To protect information which is subject to an obligation of confidence.	7(2)(c)
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On Resuming

RESOLVED THAT THE DECISIONS MADE IN-COMMITTEE BE CONFIRMED AND MADE PUBLIC.

Mov His Worship the Mayor / Sec Cr Gibson

Carried.

THAT DECISIONS BEING:

SUBDIVISION CONSENT

THAT CONSENT BE GRANTED TO THE SUBDIVISION OF LOTS 113 AND 114, PART LOT 112 AND 115 DP 467 AND SHOWN ON CONNELL WAGNER LIMITED PLAN NO 23959 DRAWING NO 102 REV. B (HEREAFTER REFERRED TO AS THE SUBDIVISION CONSENT PLAN), THE APPLICATION RECEIVED BY THE WAIMATE DISTRICT COUNCIL DATED SEPTEMBER 2005 (VERSION 2), AND ADDITIONAL INFORMATION DATED 10 NOVEMBER 2005 EXCEPT WHERE MODIFIED BY THE FOLLOWING CONDITIONS OF CONSENT

1. THAT LOTS 8, 9 AND 10 SHALL BE HELD TOGETHER AS A SINGLE LOT FOR WHICH ONE TITLE ONLY WILL ISSUE.
2. THAT A ROAD SHALL BE FORMED AND VESTED IN COUNCIL ALONG THE WESTERN EDGE OF THE SUBDIVISION IN SUBSTITUTION FOR THE PROPOSED RIGHT OF WAY. THIS ROAD SHALL MEET THE FOLLOWING STANDARDS:
 - RURAL ROADS DESIGN AUSTRROADS 2003
 - NZS 4404:2004 LAND DEVELOPMENT AND SUBDIVISION ENGINEERING
 - ROAD RESERVE: 15 METRES
 - CARRIAGEWAY MINIMUM WIDTH: 6 METRES
 - FORMATION: METALLED CARRIAGEWAY
 - CULVERTS MATERIAL: RRJ REINFORCED CONCRETE
 - INTERSECTION SEALED 50M

THE BRIDGES OR CULVERTS OVER THE STREAMS SHALL MEET THE FOLLOWING STANDARDS:

- ANY CULVERTS INSTALLED ARE TO LAID TO DISSIPATE THE ENERGY AT THE CULVERT EXIT TO MINIMISE THE RISK OF EROSION AND SCOUR
 - ANY CULVERTS OF BRIDGES INSTALLED SHALL NOT REDUCE THE CROSS SECTIONAL AREA OF THE WATERWAY OR REDUCE THE FLOODWATER CARRYING CAPACITY OF THE WATERWAY
 - ANY CULVERTS OF BRIDGES SHALL BE INSTALLED IN SUCH A MANNER THAT THEY DO NOT DIRECT OR DEFLECT FLOODWATERS TOWARDS THE BANKS OF THE WATERWAY OR THE RAILWAY EMBANKMENT
 - ANY CULVERT OR BRIDGE SHALL NOT INCREASE THE RATE AT WHICH EROSION OF THE BED OR BANK OCCURS.
 - DESIGN AS PER TRANSIT BRIDGE MANUAL
 - LOADING 0.85 HN
 - SINGLE LANE 4.2M WIDTH
 - WATERWAY DESIGN 100 YEAR AVERAGE RECURRENCE INTERVAL
 - BRIDGE APPROACHES SEALED 50M EACH SIDE OF THE BRIDGE
3. THAT THE INFORMAL RAILWAY CROSSING CURRENTLY SERVING THE SITE OPPOSITE THE EXISTING FARM SHED ON PROPOSED LOT 4 BE CLOSED TO ALL VEHICULAR TRAFFIC OTHER THAN FOR EMERGENCY PURPOSES.
 4. THAT AN ESPLANADE STRIP OF 20 METRES WIDTH SHALL BE CREATED FROM MEAN HIGH WATER SPRINGS IN ACCORDANCE WITH SECTION 232 OF THE RESOURCE MANAGEMENT ACT 1991 TO PROVIDE FOR PUBLIC ACCESS ALONG THE COAST AND FOR RECREATIONAL PURPOSES.
 5. THAT THE ESPLANADE RESERVES BE CREATED WHICH ARE SHOWN AS LOTS 11 AND 12 ON CONNELL WAGNER PLAN 23959 DRAWING NO 104 REV B PROVIDED AT THE HEARING.
 6. THAT THE CONSENT HOLDER IN ACCORDANCE WITH THE GUIDELINES PROVIDED IN THE PUBLICATION BY THE MINISTRY FOR THE ENVIRONMENT ENTITLED "MANAGING WATERWAYS ON FARMS" SHALL UNDERTAKE PLANTING OF SUITABLE NATIVE SPECIES.

7. PRIOR TO THE CERTIFICATION PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 AND PRIOR TO THE COMMENCEMENT OF ANY WORKS ON THE LAND BEING SUBDIVIDED, THE APPLICANT SHALL PROVIDE TO THE WAIMATE DISTRICT COUNCIL FOR APPROVAL, COPIES OF SPECIFICATIONS, CALCULATIONS AND DESIGN PLANS NECESSARY TO DETAIL THE FOLLOWING WORKS:
 - i. ANY PRIVATE WATER PIPES CROSSING THE NEW DIVIDING BOUNDARIES OF THE NEW ALLOTMENTS SHALL BE CUT AND PLUGGED.
 - ii. THE SUBDIVIDER SHALL PROVIDE INDEPENDENT POTABLE WATER SUPPLY, ELECTRICAL POWER AND TELECOMMUNICATION SERVICES TO THE BOUNDARY OF LOTS 1 TO 7.
 - iii. THAT IF A REQUIREMENT FOR ANY EASEMENT FOR SERVICES IS INCURRED DURING THE SURVEY THEN THOSE EASEMENTS SHALL BE GRANTED OR RESERVED AND INCLUDED IN A MEMORANDUM OF EASEMENTS.
 - iv. A ROAD SHALL BE FORMED ALONG THE WESTERN EDGE OF THE SUBDIVISION IN SUBSTITUTION FOR THE PROPOSED RIGHT OF WAY. THIS ROAD SHALL MEET THE STANDARDS LISTED IN CONDITION 2.

8. THAT PRIOR TO CERTIFICATION OF THE SURVEY PLAN PURSUANT TO SECTION 224(C) OF THE ACT, THE APPLICANT SHALL COMPLETE THE FOLLOWING:
 - i. THE SUBMISSION OF 'AS-BUILT' PLANS AND INFORMATION REQUIRED TO DETAIL ALL ENGINEERING WORKS COMPLETED IN RELATION TO OR IN ASSOCIATION WITH THIS SUBDIVISION.
 - ii. THE COMPLETION OF ALL WORKS DETAILED IN CONDITION 2 AND 7 ABOVE.
 - iii. THE INTERSECTION OF STATE HIGHWAY 1 AND GALLETLEYS ROAD SHALL BE MODIFIED AND UPGRADED TO COMPLY WITH TRANSIT NEW ZEALAND'S DIAGRAM D.
 - iv. THE CONSENT HOLDER SHALL UPGRADE AND SEAL TO COUNCIL'S STANDARDS GALLETLEYS ROAD BETWEEN THE INTERSECTION WITH STATE HIGHWAY 1 AND THE EASTERN EXTENT OF THE INTERSECTION OF THE ROAD TO VEST (IN SUBSTITUTION FOR THE PROPOSED RIGHT OF WAY).
 - v. THAT THE ESPLANADE RESERVE BE FENCED AT LEAST 5M FROM THE TOP OF EACH BANK OF LYALLDALE CREEK AND SPRINGBROOK CREEK BY THE APPLICANT.
 - vi. THAT THE CONSENT HOLDER IN ACCORDANCE WITH THE GUIDELINES PROVIDED IN THE PUBLICATION BY THE MINISTRY FOR THE ENVIRONMENT SHALL UNDERTAKE PLANTING OF SUITABLE NATIVE SPECIES ENTITLED "MANAGING WATERWAYS ON FARMS".
 - vii. THAT ALL SUBDIVISION, CONSTRUCTION AND EARTHWORKS, SHALL BE DESIGNED AND CARRIED OUT IN ACCORDANCE

WITH COUNCIL'S CODE OF PRACTICE AND TO PLANS APPROVED BY COUNCIL.

- viii. THAT A PLAN BE PREPARED SHOWING THE BUILDABLE AREAS, CLEARLY IDENTIFIED AS "BUILDABLE AREAS" FOR EACH OF LOTS 1, 2, 3, 4, 5, 6 AND 7. THE BUILDING PLATFORMS SHALL BE LOCATED AT LEAST 20M FROM ANY INTERNAL ALLOTMENT BOUNDARIES, EXCEPT FOR LOTS 1 AND 2 ON THE WESTERN BOUNDARY. LOT 1 MAY BE LOCATED UP TO 10M FROM THE WEST BOUNDARY AND LOT 2 UP TO 5 METRES FROM THE WESTERN BOUNDARY BEING THE ROAD BOUNDARY. NO BUILDING PLATFORMS SHALL EXTEND SEAWARD OF A 10M SETBACK FROM THE PROPOSED COASTAL HAZARD LINE 2 AS DETAILED BY ENVIRONMENT CANTERBURY AND AS SHOWN ON THE SUBDIVISION CONSENT PLAN. THE PLAN SHOWING THE BUILDABLE AREAS IS TO BE ATTACHED TO THE CERTIFICATES OF TITLE FOR EACH ALLOTMENT BY WAY OF A CONSENT NOTICE.
- ix. THAT A CONSENT NOTICE SHALL BE PREPARED TO BE REGISTERED ON THE CERTIFICATES OF TITLE FOR LOTS 1 – 7 FOR THE FOLLOWING ON GOING CONDITIONS:

"THAT NO MORE THAN ONE DWELLING SHALL BE ERECTED ON THIS LOT."

"THAT NO BUILDING INCLUDING SLEEP-OUTS OR ANY OTHER BUILDING, OTHER THAN THE DWELLING ON EACH SITE MAY BE USED FOR RESIDENTIAL ACCOMMODATION PURPOSES."

"THAT ANY DWELLING TO BE ERECTED ON THIS LOT SHALL BE LOCATED WHOLLY WITHIN THE BUILDING PLATFORM SHOWN ON THE PLAN ATTACHED TO THIS CONSENT NOTICE. ACCESSORY BUILDINGS ASSOCIATED WITH RESIDENTIAL ACTIVITY MAY LOCATE WITHIN 20M OF A BOUNDARY WITH AN ADJACENT TITLE AT A SETBACK DISTANCE AT LEAST EQUAL TO THE HEIGHT OF THE BUILDING AND LOCATED AT LEAST 10M WESTWARD OF:

- THE PROPOSED COASTAL HAZARD LINE 2 AS DETAILED BY ENVIRONMENT CANTERBURY A AT THE TIME OF ISSUE OF THIS CONSENT AND AS SHOWN ON THE SUBDIVISION CONSENT PLAN, AND
- THE COASTAL INUNDATION LINE AS PROPOSED BY ENVIRONMENT CANTERBURY AT THE TIME OF ISSUE OF THIS CONSENT AND SHOWN ON THE SUBDIVISION CONSENT PLAN."

"THAT ANY FUTURE WORKS, INCLUDING RELOCATION OF BUILDINGS REQUIRED TO ADDRESS ANY POTENTIAL EFFECTS OF COASTAL EROSION UPON BUILDINGS, STRUCTURES AND LAND ARE THE RESPONSIBILITY AND SHALL BE AT THE COST OF THE LANDOWNER AT THAT TIME. ALL SUCH WORKS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS OF THE DISTRICT COUNCIL AND THE REGIONAL COUNCIL OR THEIR SUCCESSORS."

- x. THAT A CONSENT NOTICE SHALL BE PREPARED TO BE REGISTERED ON THE CERTIFICATES OF TITLE FOR LOTS 1-6 FOR THE FOLLOWING ON-GOING CONDITIONS:
 - xi. THAT ANY BUILDINGS LOCATED ON THIS LOT SHALL NOT EXCEED A HEIGHT OF 7.5M ABOVE THE GROUND LEVELS EXISTING AT THE TIME OF THE SUBDIVISION CONSENT."
 - xii. THAT A CONSENT NOTICE SHALL BE PREPARED TO BE REGISTERED ON THE CERTIFICATES OF TITLE FOR LOTS 7 FOR THE FOLLOWING ON GOING CONDITIONS:
 - xiii. "ALL HABITABLE BUILDINGS SHALL BE CONSTRUCTED WITH A MINIMUM FLOOR HEIGHT OF NO LESS THAN EITHER 6.5 METRES ABOVE MEAN SEA LEVEL"
 - xiv. "THAT ANY BUILDINGS LOCATED ON THIS LOT SHALL NOT EXCEED A HEIGHT OF 7.5M ABOVE THE MINIMUM GROUND LEVEL REQUIRED OF 6.5 METRES ABOVE MEAN SEA LEVEL."
9. THAT UNLESS IT IS OTHERWISE SPECIFIED IN THE CONDITIONS OF THIS CONSENT, COMPLIANCE WITH ANY MONITORING REQUIREMENT IMPOSED BY THIS CONSENT SHALL BE AT THE CONSENT HOLDER'S EXPENSE.
10. THAT THE CONSENT HOLDER SHALL PAY TO THE WAIMATE DISTRICT COUNCIL ALL REQUIRED ADMINISTRATIVE CHARGES FIXED BY THE COUNCIL PURSUANT TO SECTION 36 OF THE ACT IN RELATION TO:
- (A) THE ADMINISTRATION, MONITORING AND SUPERVISION OF THIS CONSENT; AND
 - (B) CHARGES AUTHORISED BY REGULATIONS.

ADVICE NOTES

RESOURCE CONSENTS FOR THE ON-SITE DISCHARGE OF STORMWATER AND SEWAGE MAY BE REQUIRED BY THE CANTERBURY REGIONAL COUNCIL OR ITS SUCCESSOR.

RESOURCE CONSENTS WILL BE REQUIRED FROM ENVIRONMENT CANTERBURY FOR ANY STRUCTURES OR EARTHWORKS IN OR NEAR A RIVERBED INCLUDING BRIDGES AND CULVERTS.

LAND USE CONSENT: DWELLINGS IN PROXIMITY TO PIG FARM
 AFTER HAVING REGARD TO SECTION 104, CONSENT IS GRANTED PURSUANT TO SECTION 104B OF THE RESOURCE MANAGEMENT ACT 1991 TO ALLOW NEW RESIDENTIAL UNITS TO BE ERECTED ON LOTS 1 AND 2 LOCATED WITHIN 500M OF AN EXISTING PIG FARM AND UP TO 10M FROM THE WEST BOUNDARY OF THE LOT, SUBJECT TO THE FOLLOWING CONDITION IMPOSED PURSUANT TO SECTION 108 OF THE ACT:

- (a) THAT THE ACTIVITY SHALL BE UNDERTAKEN IN GENERAL ACCORDANCE WITH THE PLANS PREPARED BY CONNELL WAGNER LIMITED, PROJECT NO. 23959, DRAWING NO. 102 REV B, AND THE APPLICATION RECEIVED BY THE WAIMATE DISTRICT COUNCIL DATED SEPTEMBER 2005 (VERSION 2), AND ADDITIONAL INFORMATION DATED 10 NOVEMBER 2005.

LAND USE CONSENT: DWELLINGS IN FLOOD AREA.
THAT CONSENT IS GRANTED FOR A RESIDENTIAL UNIT TO BE ERECTED ON LOT 7 SUBJECT TO THE FOLLOWING CONDITION IMPOSED PURSUANT TO SECTION 108 OF THE ACT:

- (a) THAT ANY FUTURE HABITABLE BUILDING ON LOTS 7 SHALL BE CONSTRUCTED WITH A MINIMUM FLOOR HEIGHT NO LESS THAN EITHER 6.5 METRES ABOVE MEAN SEA LEVEL.”

THAT CONSENT IS DECLINED FOR RESIDENTIAL UNITS TO BE ERECTED ON LOTS 8, 9 AND 10.

ADVICE NOTES:

- (a) AT THE TIME OF BUILDING CONSENT FOR THE NEW DWELLINGS/BUILDINGS, IN ACCORD WITH SECTION 74 OF THE BUILDING ACT 2004, THE COUNCIL MAY REQUIRE AN ENTRY ON THE RESPECTIVE CERTIFICATES OF TITLE THAT RECORDS THAT A BUILDING CONSENT HAS BEEN GRANTED UNDER SECTION 72 AND PARTICULARS THAT IDENTIFY THE NATURAL HAZARD CONCERNED. SECTION 392 OF THE BUILDING ACT 2004 WILL ALSO APPLY.
- (b) THIS SITE MAY CONTAIN ARCHAEOLOGICAL MATERIAL. UNDER THE HISTORIC PLACES ACT 1993, THE PERMISSION OF THE NZ HISTORIC PLACES TRUST MUST BE SOUGHT PRIOR TO THE MODIFICATION, DAMAGE OR DESTRUCTION OF ANY ARCHAEOLOGICAL SITE, WHETHER THE SITE IS UNRECORDED OR HAS BEEN PREVIOUSLY RECORDED. AN ARCHAEOLOGICAL SITE IS DESCRIBED IN THE ACT AS A PLACE ASSOCIATED WITH PRE-1900 HUMAN ACTIVITY, WHICH MAY PROVIDE EVIDENCE RELATING TO THE HISTORY OF NEW ZEALAND. SHOULD ARCHAEOLOGICAL MATERIAL BE DISCOVERED DURING SITE WORKS, ANY WORK AFFECTING THE MATERIAL MUST CEASE AND THE NZ HISTORIC PLACES TRUST MUST BE CONTACTED.

REASONS FOR DECISION

THE REASONS FOR THE DECISION ARE CONTAINED IN THE CONSIDERATION SECTION OF THE DECISION.

OTHER MATTERS

THE COSTS OF PROCESSING THE APPLICATION ARE CURRENTLY BEING ASSESSED AND YOU WILL BE ADVISED UNDER SEPARATE COVER.

The meeting concluded at 4.36pm

Confirmed at a meeting of Council held
This 19th day of September 2006

Mayor

Report of such part of the Hearings Committee
Meeting of the Waimate District Council held on
Wednesday 9th August 2006



Taken with the public excluded pursuant to the provisions of the
Local Government Official Information and Meetings Act 1987.

Present

Councillor P F McIlraith (Chair)
Councillor J S Gibson
His Worship the Mayor, Mr J G Coles

In Attendance

Mr B Donaldson (Planning & Regulatory Manager)
Mrs P Harte (Council's Planning Consultant)

Decision

SUBDIVISION CONSENT

THAT CONSENT BE GRANTED TO THE SUBDIVISION OF LOTS 113 AND 114, PART LOT 112 AND 115 DP 467 AND SHOWN ON CONNELL WAGNER LIMITED PLAN NO 23959 DRAWING NO 102 REV. B (HEREAFTER REFERRED TO AS THE SUBDIVISION CONSENT PLAN), THE APPLICATION RECEIVED BY THE WAIMATE DISTRICT COUNCIL DATED SEPTEMBER 2005 (VERSION 2), AND ADDITIONAL INFORMATION DATED 10 NOVEMBER 2005 EXCEPT WHERE MODIFIED BY THE FOLLOWING CONDITIONS OF CONSENT

1. THAT LOTS 8, 9 AND 10 SHALL BE HELD TOGETHER AS A SINGLE LOT FOR WHICH ONE TITLE ONLY WILL ISSUE.
2. THAT A ROAD SHALL BE FORMED AND VESTED IN COUNCIL ALONG THE WESTERN EDGE OF THE SUBDIVISION IN SUBSTITUTION FOR THE PROPOSED RIGHT OF WAY. THIS ROAD SHALL MEET THE FOLLOWING STANDARDS:
 - RURAL ROADS DESIGN AUSTRROADS 2003
 - NZS 4404:2004 LAND DEVELOPMENT AND SUBDIVISION ENGINEERING
 - ROAD RESERVE: 15 METRES
 - CARRIAGEWAY MINIMUM WIDTH: 6 METRES
 - FORMATION: METALLED CARRIAGEWAY
 - CULVERTS MATERIAL: RRJ REINFORCED CONCRETE
 - INTERSECTION SEALED 50M

THE BRIDGES OR CULVERTS OVER THE STREAMS SHALL MEET THE FOLLOWING STANDARDS:

- ANY CULVERTS INSTALLED ARE TO LAID TO DISSIPATE THE ENERGY AT THE CULVERT EXIT TO MINIMISE THE RISK OF EROSION AND SCOUR
 - ANY CULVERTS OF BRIDGES INSTALLED SHALL NOT REDUCE THE CROSS SECTIONAL AREA OF THE WATERWAY OR REDUCE THE FLOODWATER CARRYING CAPACITY OF THE WATERWAY
 - ANY CULVERTS OF BRIDGES SHALL BE INSTALLED IN SUCH A MANNER THAT THEY DO NOT DIRECT OR DEFLECT FLOODWATERS TOWARDS THE BANKS OF THE WATERWAY OR THE RAILWAY EMBANKMENT
 - ANY CULVERT OR BRIDGE SHALL NOT INCREASE THE RATE AT WHICH EROSION OF THE BED OR BANK OCCURS.
 - DESIGN AS PER TRANSIT BRIDGE MANUAL
 - LOADING 0.85 HN
 - SINGLE LANE 4.2M WIDTH
 - WATERWAY DESIGN 100 YEAR AVERAGE RECURRENCE INTERVAL
 - BRIDGE APPROACHES SEALED 50M EACH SIDE OF THE BRIDGE
3. THAT THE INFORMAL RAILWAY CROSSING CURRENTLY SERVING THE SITE OPPOSITE THE EXISTING FARM SHED ON PROPOSED LOT 4 BE CLOSED TO ALL VEHICULAR TRAFFIC OTHER THAN FOR EMERGENCY PURPOSES.
 4. THAT AN ESPLANADE STRIP OF 20 METRES WIDTH SHALL BE CREATED FROM MEAN HIGH WATER SPRINGS IN ACCORDANCE WITH SECTION 232 OF THE RESOURCE MANAGEMENT ACT 1991 TO PROVIDE FOR PUBLIC ACCESS ALONG THE COAST AND FOR RECREATIONAL PURPOSES.
 5. THAT THE ESPLANADE RESERVES BE CREATED WHICH ARE SHOWN AS LOTS 11 AND 12 ON CONNELL WAGNER PLAN 23959 DRAWING NO 104 REV B PROVIDED AT THE HEARING.
 6. THAT THE CONSENT HOLDER IN ACCORDANCE WITH THE GUIDELINES PROVIDED IN THE PUBLICATION BY THE MINISTRY FOR THE ENVIRONMENT ENTITLED "MANAGING WATERWAYS ON FARMS" SHALL UNDERTAKE PLANTING OF SUITABLE NATIVE SPECIES.
 7. PRIOR TO THE CERTIFICATION PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 AND PRIOR TO THE COMMENCEMENT OF ANY WORKS ON THE LAND BEING SUBDIVIDED, THE APPLICANT SHALL PROVIDE TO THE WAIMATE DISTRICT COUNCIL FOR APPROVAL, COPIES OF SPECIFICATIONS, CALCULATIONS AND DESIGN PLANS NECESSARY TO DETAIL THE FOLLOWING WORKS:
 - i. ANY PRIVATE WATER PIPES CROSSING THE NEW DIVIDING BOUNDARIES OF THE NEW ALLOTMENTS SHALL BE CUT AND PLUGGED.
 - ii. THE SUBDIVIDER SHALL PROVIDE INDEPENDENT POTABLE WATER SUPPLY, ELECTRICAL POWER AND TELECOMMUNICATION SERVICES TO THE BOUNDARY OF LOTS 1 TO 7.

- iii. THAT IF A REQUIREMENT FOR ANY EASEMENT FOR SERVICES IS INCURRED DURING THE SURVEY THEN THOSE EASEMENTS SHALL BE GRANTED OR RESERVED AND INCLUDED IN A MEMORANDUM OF EASEMENTS.
 - iv. A ROAD SHALL BE FORMED ALONG THE WESTERN EDGE OF THE SUBDIVISION IN SUBSTITUTION FOR THE PROPOSED RIGHT OF WAY. THIS ROAD SHALL MEET THE STANDARDS LISTED IN CONDITION 2.
8. THAT PRIOR TO CERTIFICATION OF THE SURVEY PLAN PURSUANT TO SECTION 224(C) OF THE ACT, THE APPLICANT SHALL COMPLETE THE FOLLOWING:
- i. THE SUBMISSION OF 'AS-BUILT' PLANS AND INFORMATION REQUIRED TO DETAIL ALL ENGINEERING WORKS COMPLETED IN RELATION TO OR IN ASSOCIATION WITH THIS SUBDIVISION.
 - ii. THE COMPLETION OF ALL WORKS DETAILED IN CONDITION 2 AND 7 ABOVE.
 - iii. THE INTERSECTION OF STATE HIGHWAY 1 AND GALLETLEYS ROAD SHALL BE MODIFIED AND UPGRADED TO COMPLY WITH TRANSIT NEW ZEALAND'S DIAGRAM D.
 - iv. THE CONSENT HOLDER SHALL UPGRADE AND SEAL TO COUNCIL'S STANDARDS GALLETLEYS ROAD BETWEEN THE INTERSECTION WITH STATE HIGHWAY 1 AND THE EASTERN EXTENT OF THE INTERSECTION OF THE ROAD TO VEST (IN SUBSTITUTION FOR THE PROPOSED RIGHT OF WAY).
 - v. THAT THE ESPLANADE RESERVE BE FENCED AT LEAST 5M FROM THE TOP OF EACH BANK OF LYALLDALE CREEK AND SPRINGBROOK CREEK BY THE APPLICANT.
 - vi. THAT THE CONSENT HOLDER IN ACCORDANCE WITH THE GUIDELINES PROVIDED IN THE PUBLICATION BY THE MINISTRY FOR THE ENVIRONMENT SHALL UNDERTAKE PLANTING OF SUITABLE NATIVE SPECIES ENTITLED "MANAGING WATERWAYS ON FARMS".
 - vii. THAT ALL SUBDIVISION, CONSTRUCTION AND EARTHWORKS, SHALL BE DESIGNED AND CARRIED OUT IN ACCORDANCE WITH COUNCIL'S CODE OF PRACTICE AND TO PLANS APPROVED BY COUNCIL.
 - viii. THAT A PLAN BE PREPARED SHOWING THE BUILDABLE AREAS, CLEARLY IDENTIFIED AS "BUILDABLE AREAS" FOR EACH OF LOTS 1, 2, 3, 4, 5, 6 AND 7. THE BUILDING PLATFORMS SHALL BE LOCATED AT LEAST 20M FROM ANY INTERNAL ALLOTMENT BOUNDARIES, EXCEPT FOR LOTS 1 AND 2 ON THE WESTERN BOUNDARY. LOT 1 MAY BE LOCATED UP TO 10M FROM THE WEST BOUNDARY AND LOT 2 UP TO 5 METRES FROM THE WESTERN BOUNDARY BEING THE ROAD BOUNDARY. NO BUILDING PLATFORMS SHALL EXTEND SEAWARD OF A 10M SETBACK FROM THE PROPOSED COASTAL HAZARD LINE 2 AS DETAILED BY ENVIRONMENT CANTERBURY AND AS SHOWN ON THE SUBDIVISION CONSENT PLAN. THE PLAN SHOWING THE BUILDABLE AREAS

IS TO BE ATTACHED TO THE CERTIFICATES OF TITLE FOR EACH ALLOTMENT BY WAY OF A CONSENT NOTICE.

- ix. THAT A CONSENT NOTICE SHALL BE PREPARED TO BE REGISTERED ON THE CERTIFICATES OF TITLE FOR LOTS 1 – 7 FOR THE FOLLOWING ON GOING CONDITIONS:

“THAT NO MORE THAN ONE DWELLING SHALL BE ERECTED ON THIS LOT.”

“THAT NO BUILDING INCLUDING SLEEP-OUTS OR ANY OTHER BUILDING, OTHER THAN THE DWELLING ON EACH SITE MAY BE USED FOR RESIDENTIAL ACCOMMODATION PURPOSES.”

“THAT ANY DWELLING TO BE ERECTED ON THIS LOT SHALL BE LOCATED WHOLLY WITHIN THE BUILDING PLATFORM SHOWN ON THE PLAN ATTACHED TO THIS CONSENT NOTICE. ACCESSORY BUILDINGS ASSOCIATED WITH RESIDENTIAL ACTIVITY MAY LOCATE WITHIN 20M OF A BOUNDARY WITH AN ADJACENT TITLE AT A SETBACK DISTANCE AT LEAST EQUAL TO THE HEIGHT OF THE BUILDING AND LOCATED AT LEAST 10M WESTWARD OF:

- THE PROPOSED COASTAL HAZARD LINE 2 AS DETAILED BY ENVIRONMENT CANTERBURY A AT THE TIME OF ISSUE OF THIS CONSENT AND AS SHOWN ON THE SUBDIVISION CONSENT PLAN, AND
- THE COASTAL INUNDATION LINE AS PROPOSED BY ENVIRONMENT CANTERBURY AT THE TIME OF ISSUE OF THIS CONSENT AND SHOWN ON THE SUBDIVISION CONSENT PLAN.”

“THAT ANY FUTURE WORKS, INCLUDING RELOCATION OF BUILDINGS REQUIRED TO ADDRESS ANY POTENTIAL EFFECTS OF COASTAL EROSION UPON BUILDINGS, STRUCTURES AND LAND ARE THE RESPONSIBILITY AND SHALL BE AT THE COST OF THE LANDOWNER AT THAT TIME. ALL SUCH WORKS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS OF THE DISTRICT COUNCIL AND THE REGIONAL COUNCIL OR THEIR SUCCESSORS.”

- x. THAT A CONSENT NOTICE SHALL BE PREPARED TO BE REGISTERED ON THE CERTIFICATES OF TITLE FOR LOTS 1-6 FOR THE FOLLOWING ON-GOING CONDITIONS:

- xi. THAT ANY BUILDINGS LOCATED ON THIS LOT SHALL NOT EXCEED A HEIGHT OF 7.5M ABOVE THE GROUND LEVELS EXISTING AT THE TIME OF THE SUBDIVISION CONSENT.”

- xii. THAT A CONSENT NOTICE SHALL BE PREPARED TO BE REGISTERED ON THE CERTIFICATES OF TITLE FOR LOTS 7 FOR THE FOLLOWING ON GOING CONDITIONS:

- xiii. “ALL HABITABLE BUILDINGS SHALL BE CONSTRUCTED WITH A MINIMUM FLOOR HEIGHT OF NO LESS THAN EITHER 6.5 METRES ABOVE MEAN SEA LEVEL”

- xiv. "THAT ANY BUILDINGS LOCATED ON THIS LOT SHALL NOT EXCEED A HEIGHT OF 7.5M ABOVE THE MINIMUM GROUND LEVEL REQUIRED OF 6.5 METRES ABOVE MEAN SEA LEVEL."
9. THAT UNLESS IT IS OTHERWISE SPECIFIED IN THE CONDITIONS OF THIS CONSENT, COMPLIANCE WITH ANY MONITORING REQUIREMENT IMPOSED BY THIS CONSENT SHALL BE AT THE CONSENT HOLDER'S EXPENSE.
10. THAT THE CONSENT HOLDER SHALL PAY TO THE WAIMATE DISTRICT COUNCIL ALL REQUIRED ADMINISTRATIVE CHARGES FIXED BY THE COUNCIL PURSUANT TO SECTION 36 OF THE ACT IN RELATION TO:
- (A) THE ADMINISTRATION, MONITORING AND SUPERVISION OF THIS CONSENT; AND
- (B) CHARGES AUTHORISED BY REGULATIONS.

ADVICE NOTES

RESOURCE CONSENTS FOR THE ON-SITE DISCHARGE OF STORMWATER AND SEWAGE MAY BE REQUIRED BY THE CANTERBURY REGIONAL COUNCIL OR ITS SUCCESSOR.

RESOURCE CONSENTS WILL BE REQUIRED FROM ENVIRONMENT CANTERBURY FOR ANY STRUCTURES OR EARTHWORKS IN OR NEAR A RIVERBED INCLUDING BRIDGES AND CULVERTS.

LAND USE CONSENT: DWELLINGS IN PROXIMITY TO PIG FARM
AFTER HAVING REGARD TO SECTION 104, CONSENT IS GRANTED PURSUANT TO SECTION 104B OF THE RESOURCE MANAGEMENT ACT 1991 TO ALLOW NEW RESIDENTIAL UNITS TO BE ERECTED ON LOTS 1 AND 2 LOCATED WITHIN 500M OF AN EXISTING PIG FARM AND UP TO 10M FROM THE WEST BOUNDARY OF THE LOT, SUBJECT TO THE FOLLOWING CONDITION IMPOSED PURSUANT TO SECTION 108 OF THE ACT:

- (a) THAT THE ACTIVITY SHALL BE UNDERTAKEN IN GENERAL ACCORDANCE WITH THE PLANS PREPARED BY CONNELL WAGNER LIMITED, PROJECT NO. 23959, DRAWING NO. 102 REV B, AND THE APPLICATION RECEIVED BY THE WAIMATE DISTRICT COUNCIL DATED SEPTEMBER 2005 (VERSION 2), AND ADDITIONAL INFORMATION DATED 10 NOVEMBER 2005.

LAND USE CONSENT: DWELLINGS IN FLOOD AREA.
THAT CONSENT IS GRANTED FOR A RESIDENTIAL UNIT TO BE ERECTED ON LOT 7 SUBJECT TO THE FOLLOWING CONDITION IMPOSED PURSUANT TO SECTION 108 OF THE ACT:

- (a) THAT ANY FUTURE HABITABLE BUILDING ON LOTS 7 SHALL BE CONSTRUCTED WITH A MINIMUM FLOOR HEIGHT NO LESS THAN EITHER 6.5 METRES ABOVE MEAN SEA LEVEL."

THAT CONSENT IS DECLINED FOR RESIDENTIAL UNITS TO BE ERECTED ON LOTS 8, 9 AND 10.

ADVICE NOTES:

- (c) AT THE TIME OF BUILDING CONSENT FOR THE NEW DWELLINGS/BUILDINGS, IN ACCORD WITH SECTION 74 OF THE BUILDING ACT 2004, THE COUNCIL MAY REQUIRE AN ENTRY ON THE RESPECTIVE CERTIFICATES OF TITLE THAT RECORDS THAT A BUILDING CONSENT HAS BEEN GRANTED UNDER SECTION 72 AND PARTICULARS THAT IDENTIFY THE NATURAL HAZARD CONCERNED. SECTION 392 OF THE BUILDING ACT 2004 WILL ALSO APPLY.

- (d) THIS SITE MAY CONTAIN ARCHAEOLOGICAL MATERIAL. UNDER THE HISTORIC PLACES ACT 1993, THE PERMISSION OF THE NZ HISTORIC PLACES TRUST MUST BE SOUGHT PRIOR TO THE MODIFICATION, DAMAGE OR DESTRUCTION OF ANY ARCHAEOLOGICAL SITE, WHETHER THE SITE IS UNRECORDED OR HAS BEEN PREVIOUSLY RECORDED. AN ARCHAEOLOGICAL SITE IS DESCRIBED IN THE ACT AS A PLACE ASSOCIATED WITH PRE-1900 HUMAN ACTIVITY, WHICH MAY PROVIDE EVIDENCE RELATING TO THE HISTORY OF NEW ZEALAND. SHOULD ARCHAEOLOGICAL MATERIAL BE DISCOVERED DURING SITE WORKS, ANY WORK AFFECTING THE MATERIAL MUST CEASE AND THE NZ HISTORIC PLACES TRUST MUST BE CONTACTED.

REASONS FOR DECISION

THE REASONS FOR THE DECISION ARE CONTAINED IN THE CONSIDERATION SECTION OF THE DECISION.

OTHER MATTERS

THE COSTS OF PROCESSING THE APPLICATION ARE CURRENTLY BEING ASSESSED AND YOU WILL BE ADVISED UNDER SEPARATE COVER.

Mov Cr Gibson / Sec His Worship the Mayor

Carried.

Note: Cr McClraith recorded his vote against the motion.

Public Re-Admitted

RESOLVED, THAT THE PUBLIC BE RE-ADMITTED.

Mov His Worship the Mayor / Sec Cr Gibson

Carried.

Confirmed at a meeting of Council held
This 19th day of September 2006

Mayor