

## 12. WAITIKIRI GOLF CLUB SUBDIVISION

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Corporate Plan Output: Subdivisions	

The purpose of this report is to inform the Board of the Council's approval for subdivision consent of the Waitakiri Golf Club subdivision.

“The Council's decision of 28 October 1999 stated that on Lots 14-18 there was to be only one residential unit per site and on the part zoned Living One (Lots 1-13) there could be only one residential unit on ten allotments and a maximum of two residential units on three allotments.

There was much discussion at the Hearing about the density of the development over the whole site and it was agreed that as a mitigation effect that the number of sites allowed two units would be limited to three. The Panel was told that an amended plan could not be produced in time to show the Hearing the subdividing of the sections into the three extra sections.

After the decision was released I was approached by the Consultants for the developer stating that because of the request to protect the trees, especially 4 and 5, they would need to shift the right of way and also requesting to show the extra units as single allotments. I spoke to the Resource Management Officers Committee (two Subdivision Officers) and it was agreed that changing the plan still kept within the parameters of the condition of the approval. The new plan generally keeps within the same area as before. Enclosed are copies of both plans - February 1999 is the plan submitted at the Hearing and December 1999 is the amended plan.

The second plan is better in that it is forcing the houses to be built in different positions (ie Lots 9 and 10) and they are of a size that only one unit is able to be built on them. Note: that there are still only three allotments along the west boundary (Lots 1, 4 and 5).

I have also had comments about the width of Waitikiri Drive and the fact that the fence was being shifted back into Bottle Lake plantation. Enclosed is an engineering plan showing that the fence is being pushed back but is still on legal road and showing that the road will be formed to a width of 7.5 metres with a calming device at the end of the existing kerb and channel which has a carriageway width of 11.1 metres.

Waitikiri Golf Club pays for half of the upgrading of the kerb and channel, footpath, berm, shoulder works and street lighting along the frontage of the new subdivision. City Streets pay for the other half plus upgrading of the road where required.”

### **Chairperson's**

- Recommendations:**
1. That the information be received.
  2. That a copy of this report be sent to the Waitikiri Residents' Association.