HAURAKI DISTRICT COUNCIL

DELEGATED MATTERS

FOR THE PERIOD 1st APRIL to 1st JUNE 2009
<table>
<thead>
<tr>
<th>Pages</th>
<th>Doc. Ref.</th>
<th>Applicant</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>479439</td>
<td>R D Pratt</td>
<td>To extend timeframe for processing of objection to subdivision consent conditions.</td>
</tr>
<tr>
<td>2-4</td>
<td>483019</td>
<td>R D &amp; G E Young</td>
<td>To subdivide Part Mangawhero 1C2BA Block and Part Mangawhero 1C2B2 Block, 51 Mangawhero Road &amp; State Highway 27, Kaihere.</td>
</tr>
<tr>
<td>5-10</td>
<td>482863</td>
<td>P &amp; T O’Reilly</td>
<td>To subdivide Pt Lot 3 DP 5103, 11 Fisher Road, Netherton into three rural lots and to vary the landuse consent in conjunction with this.</td>
</tr>
<tr>
<td>11-18</td>
<td>485673</td>
<td>Mangatarata Developments Ltd</td>
<td>Objection to conditions of subdivision consent to subdivide Section 1 SO 60848, Lot 1 DPS 69060, Lots 1 and 2 DPS 81269, Lots 1 and 2 DPS 83989, Lot 1 Sec 1 Blk III Piako SD and Lot 2 DPS 69060, located at the intersection of Coxhead Road and State Highway 2, Mangatarata into 21 unit title lots, in 3 stages (Decision no. 2008/09-143 granted 2nd December 2008).</td>
</tr>
<tr>
<td>19-20</td>
<td>485225</td>
<td>NZ Transport Agency</td>
<td>Outline Plan proposal for Replacement of the Kopu Bridge.</td>
</tr>
<tr>
<td>21-22</td>
<td>485440</td>
<td>R A &amp; D E Underwood</td>
<td>To subdivide Section 2 SO 56901 and Lot 3 DP 312348, 54 Crown Hill Road, Karangahake into three rural lots.</td>
</tr>
<tr>
<td>23-24</td>
<td>487058</td>
<td>E TeAho for Thames Musical Theatre Inc</td>
<td>To erect a temporary sign on private property.</td>
</tr>
<tr>
<td>25-26</td>
<td>487151</td>
<td>P J &amp; P J McGaffin</td>
<td>To subdivide Lot 3 DPS 51629, 126 Campbell Road &amp; 102 Shelly Beach Road, Pipiroa to create two rural lots.</td>
</tr>
<tr>
<td>27</td>
<td>487754</td>
<td>R J Peake &amp; L M Hooks</td>
<td>To depart from the front yard requirement in conjunction with the erection of a dwelling on Lot 6 DP 360185, 30 Waitete Road, Waihi.</td>
</tr>
<tr>
<td>28-31</td>
<td>488193</td>
<td>J R M W van Beek</td>
<td>To subdivide Lot 5 DP 381182, 47 Mataura Road, Waihi to create three residential lots.</td>
</tr>
<tr>
<td>32-33</td>
<td>490153</td>
<td>Tourism Coromandel &amp; Totally Thames Inc</td>
<td>To erect two temporary signs on private property.</td>
</tr>
<tr>
<td>34</td>
<td>490233</td>
<td>E Holland</td>
<td>To cancel the amalgamation condition on plan DPS 78565 requiring that Lot 2 and Lot 3 be held in the same Certificate of Title for subdivision of 79 Bulltown Road, Waihi.</td>
</tr>
</tbody>
</table>
EVENT NO: RC-15580

DECISION NO: 2008/09-184

APPLICANT: R D Pratt

SUBJECT: To extend timeframe for processing of objection to subdivision consent conditions.

DECISION:

Under Section 37(1) of the Resource Management Act 1991 the Council hereby extends the time frame to make a decision on the objection to conditions to subdivide Section 476 Town of Waihi and Section 479 Town of Waihi, 84 Gladstone Road, Waihi by way of a boundary adjustment to allow the engineer’s recommendations to be incorporated into the staff report. The decision date has been extended from 23rd April 2009 to 20th May 2009.

DATE: 21st April 2009

SIGNED: [Signature]
EVENT NO: RC-15596

DECISION NO: 2008/09-189

APPLICANT: R D & G E Young

SUBJECT: To subdivide Part Mangawhero 1C2BA Block and Part Mangawhero 1C2B2 Block, 51 Mangawhero Road & State Highway 27, Kaihere.

DECISION:

That pursuant to Section 104A of the Resource Management Act 1991 the Hauraki District Council grant consent to this non-notified, controlled activity application to sub-divide Part Mangawhero No 1C No 2A Block and Part Mangawhero 1C2B2 Block into four lots located at State Highway 27 and 51 Mangawhero Road, Kaihere, on the grounds that:

- The proposed sub-division has no adverse effects on the environment that are more than minor.
- The proposed sub-division complies with the standards in the District Plan and is in accordance with the development anticipated for the zone.
- The proposed sub-division is in accordance with the rules for a controlled activity in the District Plan.

Subject to the following conditions:

1) That the sub-division shall be carried out in general accordance with the scheme plan drawing (reference no. F6539 - Young) by RMS Surveyors dated 10th March 2009, which has been signed and stamped approved.

Water

2) That pursuant to section 221 of the Resource Management Act 1991 a consent notice be registered on the Certificates of Title of Lots 1, 2 and 3 advising that the water reticulated to the lot from the Mangawhero Stream shall not be used for human consumption.

Electricity and Telecommunications

3) That the sub-divider shall provide power and telephone connections to Lots 1, 2 and 3 and written confirmation from the respective supply authorities that any required works have been carried out.

Access

4) That the existing vehicle entrance servicing the existing rights-of-way B and C be upgraded by the sub-divider in accordance with the New Zealand Transport Agency’s planning Policy Manual 2007 Diagram C standard with a 9 metre radius.

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5) That the internal access, rights-of-way A, B and C shall be constructed by the sub-divider in accordance with the appropriate standard as specified in 9.3.19.3 of the District Plan and NZS4404: 2004. In this case the appropriate standard is that for an internal access less than 250 metres in length, serving 1-2 lots in the rural zone. Note: There is no direct entrance to State Highway 27 from right-of-way A.

6) That the existing vehicle crossing at right-of-way H be up-graded to a Class B (Standard Rural Vehicle Entrance) as specified in Rule 9.3.3.3.E of the District Plan, by the sub-divider at the time of sub-division.

7) That the internal access, right-of-way H, shall be constructed by the sub-divider in accordance with the appropriate standard as specified in 9.3.19.3 of the District Plan and NZS4404: 2004. In this case the appropriate standard is that for an internal access less than 250 metres in length, serving 1-2 lots in the rural zone.

8) That the sight distance to the north along State Highway 27, from opposite the proposed rights-of-way (A, B and C) be maximized by removal of vegetation from the road reserve, on the inside of the curve.

**General Engineering**

9) That engineering drawings and specifications covering all engineering works shall be submitted to the Manager of Planning and Environmental Services prior to commencement of any work for consideration and approval by the District Engineer.

**Easements**

10) That the following easements shall be created:

<table>
<thead>
<tr>
<th>Purpose</th>
<th>Shown</th>
<th>Servient Tenement</th>
<th>Dominant Tenement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Right-of-Way</td>
<td>A</td>
<td>Lot 2 Hereon</td>
<td>Lot 1 Hereon</td>
</tr>
<tr>
<td>Right-of-Way, Right to Convey Water, Electricity, Telecom &amp; Computer Media</td>
<td>H</td>
<td>Lot 4 Hereon</td>
<td>Lot 3 Hereon</td>
</tr>
<tr>
<td>Right to Convey Water &amp; Electricity</td>
<td>I</td>
<td>Lot 3 Hereon</td>
<td>Lots 1, 2 &amp; 4 Hereon</td>
</tr>
<tr>
<td>G &amp; H</td>
<td></td>
<td>Lot 4 Hereon</td>
<td>Lots 1 &amp; 2 Hereon</td>
</tr>
<tr>
<td>F</td>
<td></td>
<td>Lot 2 Hereon</td>
<td>Lot 1 Hereon</td>
</tr>
</tbody>
</table>

**General**

11) That pursuant to Section 36(1)(b) of the Resource Management Act 1991, the applicant shall pay Council charges for receiving, processing and granting the Resource Consent.

12) That pursuant to Section 36(1) (c) of the Resource Management Act 1991 the applicant shall pay an administration fee of $95.00 for administration of the consent.

13) That pursuant to Section 36(1) (c) of the Resource Management Act 1991 the applicant shall pay all Council’s costs for monitoring this consent including all costs associated with the consideration and certification of plans and details associated with the consent as appropriate.

**ADVICE NOTES**
The developer shall pay a total of $7,472.00 plus GST as a development contribution for two additional rural Lots in accordance with the Hauraki District Council Development Contributions Policy (1st July 2008).

<table>
<thead>
<tr>
<th>Roading</th>
<th>Solid Waste</th>
<th>District Parks</th>
<th>Community Infra-Structure</th>
<th>Libraries</th>
<th>Water Supply</th>
<th>Waste water</th>
<th>Storm water</th>
<th>Land Drainage</th>
</tr>
</thead>
<tbody>
<tr>
<td>$5,246</td>
<td>$ 21</td>
<td>$ 418</td>
<td>$ 415</td>
<td>$134</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$1238</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$7,472</td>
</tr>
</tbody>
</table>

That 48 hours notice must be given for any engineering inspections that are required to be undertaken during engineering works. The letter giving acceptance to the Design Plans will indicate the inspections required. All requests in this regard must be directed to the Consents Engineer or alternatively the Business Unit Administrator, Ph: (07) 862 5609.

Before undertaking any physical work within the highway boundaries the sub-divider must liaise with the New Zealand Transport Agency’s (NZTA) consultant, who will further advise the sub-divider of the NZTA’s requirements. The NZTA’s consultant is:

Opus International Consultants
P.O. Box 91
Paeroa
Phone: (07) 862 7808
Attention: Mr John Kaczon

Due to the State Highway being in the vicinity of a limited access road, a notice pursuant to Section 93. of the Government Roading Powers Act 1989 will be required. Once the Hauraki District Council has approved the sub-division and the work required by NZTA, for this sub-division, has been completed to the satisfaction of the Regional Manager of NZTA the NZTA will recommend that the Minister of Transport approve the notice. The applicant should apply for the issue of the above notice, enclosing two copies of the following:

- The Hauraki District Council’s written approval and conditions; and
- The underlying Certificates of Title; and
- The Land Transfer Survey plan, including the number; and
- The number of the allocated titles.

Access: The construction of the vehicle entrances will require a vehicle crossing permit. Please contact Janet Tee at the Paeroa office on ph 07-862 8609 to proceed with the application for the permit before commencement of any work on the entrances.

Road Reserve: Any work undertaken in the road reserve will require a street opening permit and traffic management plan to be submitted for approval before work commences. Any enquiries regarding this procedure may be directed to Janet Tee at the Paeroa offices, Tel 07-862 8609.

Street Address: Please note that your street address may change as a result of the subdivision of your property. You will be advised at a later date if this is to be the case. Hauraki District Council follows the Standard New Zealand regulation governing the numbering of all rural and urban properties. This is to ensure the effective and efficient delivery of services and amongst them, emergency services such as Fire, Ambulance and Police etc. Should you have any further queries regarding this matter, please contact the Hauraki District Council.

DATE: 6th May 2009

SIGNED: [Signature]

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EVENT NO: RC-15600 & RC-15343

DECISION NO: 2008/09-188

APPLICANT: P & T O'Reilly

SUBJECT: To subdivide Pt Lot 3 DP 5103, 11 Fisher Road, Netherton into three rural lots and to vary the landuse consent in conjunction with this.

DECISION:

A. That pursuant to Section 104A of the Resource Management Act 1991 the Hauraki District Council grant consent to this discretionary activity application to subdivide Pt Lot 3 DP 5103, located at 11 Fisher Road, Netherton, into three lots, on the grounds that:

- The subdivision can comply with subdivision standards in the District Plan; and
- The proposed subdivision has no additional adverse effects on the environment that are more than minor or cannot be mitigated by appropriate conditions.

Subject to the following conditions:

1. The subdivision shall be carried out generally in accordance with the Dunwoodie and Green Surveyors Ltd Scheme Plan ref. 5555L, dated March 2009.

Access

2. The existing vehicle entrance servicing Lot 1 at sta 60 be permanently closed in accordance with the TNZ (NZTA) requirements as detailed in the TNZ correspondence - file reference 08-002-069, dated 29th October 2007.

3. That the existing entrance to Lot 2 shall be upgraded to a Class A (Standard Rural Heavy Vehicle) as specified in Rule 9.3.3.3.E of the District Plan.

Drainage

4. That the consent holder shall upgrade the existing drainage outlet (in easement B) serving Lot 2 in accordance with Performance Standard 9.3.20.3 of the District Plan to the satisfaction of the District Engineer, HDC.
Legal

5. That the following easements be created:

Memorandum of easements

<table>
<thead>
<tr>
<th>Purpose</th>
<th>Shown</th>
<th>Serv Ten</th>
<th>Dom Ten</th>
</tr>
</thead>
<tbody>
<tr>
<td>Right to Convey</td>
<td>A</td>
<td>Lot 2 Hereon</td>
<td>Lot 1 Hereon</td>
</tr>
<tr>
<td>Electricity</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Right to Drain</td>
<td>B</td>
<td>Lot 3 Hereon</td>
<td>Lot 2 Hereon</td>
</tr>
<tr>
<td>Water</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Power and Telephone

6. That the sub-divider shall provide power and telephone connections to Lot 3, or written confirmation from the respective supply authorities that these connections are available at the standard connection fee.

Building Setbacks

7. That pursuant to Section 221 of the Resource Management Act 1991 a consent notice shall be placed on the title of Lot 3 advising future owners that no dwelling or habitable building shall be constructed within 250m of the chicken broiler shed operation as illustrated on the Dunwoodie and Green Surveyors Ltd Scheme Plan (Ref: 5555L, dated March 2009).

8. That pursuant to Section 221 of the Resource Management Act 1991 a consent notice shall be placed on the title of Lot 2 advising future owners that there shall be no expansion of the chicken broiler shed operation (building footprint) to within 70m of the Lot 2 boundaries.

Landscaping/Screen Planting

9. That pursuant to Section 221 of the Resource Management Act 1991 a Consent Notice shall be placed on the title of Lot 2 advising that the existing shelterbelt located on Lot 2 to the west of the chicken broiler sheds as shown on the submitted Scheme Plan dated March 2009 (Ref: 5555L) shall be retained and maintained at all times, to the satisfaction of the Planning and Environmental Services Manager, or shall be replaced by a shelterbelt of an equivalent height and density to ensure that the broiler shed activity within Lot 2 is appropriately screened from any future dwelling erected to its west on Lot 3

General

10. That Engineering drawings and specifications covering all engineering works shall be submitted to the Manager of Planning and Environmental Services for consideration and approval prior to commencement of any work.

11. That three copies of ‘as-built’ plans shall be submitted to Council upon completion of the construction works showing the details required by NZS 4404:2004.

12. That pursuant to Section 36(1)(b) of the Resource Management Act 1991, the Applicant shall pay Council charges for receiving, processing and granting the Resource Consent.

13. That pursuant to Section 36(1)(c) of the Resource Management Act 1991 the applicant shall pay an administration fee of $95.00 for administration of the consent.
14. That pursuant to Section 36(1)(c) of the Resource Management Act 1991 the applicant shall pay all Council’s costs for monitoring this consent including all costs associated with the consideration and certification of plans and details associated with the consent as appropriate.

Advice Notes

- That the developer shall pay a total $7,505.00 plus GST as a development contribution for two additional rural Lots, in accordance with the Hauraki District Council Development Contributions Policy (1st July 2008).

<table>
<thead>
<tr>
<th>Roading</th>
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<th>Community Infa-Structure</th>
<th>Libraries</th>
<th>Water Supply</th>
<th>Vaste water</th>
<th>Storm water</th>
<th>Land Drainage</th>
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<tr>
<td>$5,246</td>
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<td>$418</td>
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<td>$134</td>
<td>$1,271</td>
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</tr>
</tbody>
</table>

- Entranceway culverts may be required for all entranceways gaining access to Fisher Road. The Culvert inverts shall be set 150mm below average drain invert or as directed by Council’s Drainage Overseer. The invert level of any culvert in a Council drain shall be as directed on site by Council’s Drainage Overseer, Mr Bruce (Goldy) Stephens, who shall be notified 48 hours prior to works being undertaken, and he will inspect the site with the applicant prior to installation. Mr Stephens can be contacted at Council’s Ngatea office on (07) 867 7011, or on mobile 027 281 6924.

- The proposed lots may be subject to short duration local flooding at times of storm events in excess of the drainage design standard. There is a risk of flooding of the area from flood events in the Waihou River in excess of the design standards of the Waihou Valley Scheme.

- That all existing grass berms be reinstated (contoured, topsoiled and grassed) to the satisfaction of the District Engineer.

- The construction of the vehicle entrances will require a vehicle crossing permit. Please contact Janet Tee at the Paeroa office on ph 07 862 8609 to proceed with the application of the permit before commencement of any work on the entrances.

- Any work undertaken in the road reserve will require a street opening permit and traffic management plan to be submitted for approval before work commences. Any enquiries regarding this procedure may be directed to Janet Tee at the Paeroa offices, Tel 07-862 8609.

- Please note that your street address may change as a result of the subdivision of your property. You will be advised at a later date if this is to be the case. Hauraki District Council follows the Standard New Zealand regulation governing the numbering of all rural and urban properties. This is to ensure the effective and efficient delivery of services and amongst them, emergency services such as fire, ambulance and police etc. Should you have any further queries regarding this matter, please contact the Hauraki District Council.

B. That pursuant to Section 127 of the Resource Management Act 1991 Council agrees to amend resource consent decision no. 2002/03-153 (84.760.005) as follows:
THAT pursuant to Section 105 of the Resource Management Act 1991 Council grant consent to this non-notified discretionary activity application to establish and operate six chicken broiler sheds at Fisher Road, Netherton, described as Proposed Lot 2 of the pending subdivision (RC-15600), for the following reasons:

- The adverse effects of the proposal will be no more than minor, or can be mitigated.
- The written consent of surrounding property owners and occupiers has been obtained.
- The level of noise resulting from the broiler sheds operation is not expected to exceed the levels set out in the District Plan.

Conditions:

1. That the chicken broiler sheds be constructed in general accordance with the plans and information submitted with the application.

2. That there shall be no expansion of the chicken broiler shed operation (building footprint) to within 70m of the Lot 2 boundaries.

3. That the operational noise level ($L_{10}$) as measured at the notional boundary of any rural dwellings (other than on the subject property) shall not exceed the following:

<table>
<thead>
<tr>
<th>Monday – Saturday</th>
<th>$L_{10}$</th>
<th>$L_{max}$</th>
</tr>
</thead>
<tbody>
<tr>
<td>7.00am - 10.00pm</td>
<td>50dBA</td>
<td>NA</td>
</tr>
<tr>
<td>10.00pm - 7.00am</td>
<td>40dBA</td>
<td>75dBA</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Sunday and Public Holidays</th>
</tr>
</thead>
<tbody>
<tr>
<td>7.00am - 10.00pm</td>
</tr>
<tr>
<td>10.00pm - 7.00am</td>
</tr>
</tbody>
</table>

4. That construction noise on the site shall meet the limits recommended in, and be measured and assessed in accordance with NZS 6803P:1984.

5. That the applicant advise Te Kupenga O Ngati Hako Inc. at least 72 hours prior to earthworks commencing.

6. If any archaeological sites or remains are discovered during earthworks or construction on the site, work shall cease and the appropriate authorities (Historic Places Trust/ Te Kupenga O Ngati Hako Inc., Te Ruunanga A Iwi O Ngati Tamatera and Hauraki District Council) shall be notified immediately.

    Note: A discretionary activity resource consent as well as consent from the Historic Places Trust is required to destroy, damage, alter or modify an archaeological site.

7. That the consent holder shall submit a final management plan for the broiler shed operation prior to commencement of the operation, to the satisfaction of Hauraki District Council. The operation shall be conducted in accordance with the approved management plan, or amendments thereto pursuant to condition 7.

    Note: The Draft Management plan submitted with the application entitled “Odour and Dust Management Plan (ODM Plan) – Poultry Farm, Fisher Road, Netherton” is considered acceptable subject to the following changes:

    - Section 4.0 – Reference to “older litter” to be changed to “litter”.
    - With reference to discharge of wastewater (from shed washout), reference should be made to the buffer distances in section 9.3.7.3 – Non-Domestic Effluent Disposal, of the District Plan.
    - Section 6.0 – Add contact details of neighbouring occupiers.
    - Section 6.0 – For HDC change Russell Bierre to Glenn East.
8. Subsequent changes to the management plan shall be submitted to the Hauraki District Council for approval prior to the changes being implemented.

9. That a Class A (Standard Rural Heavy Vehicle Entrance) as specified in Rule 9.3.3.3.E of the District Plan be constructed by the consent holder at the entrance to the broiler sheds.

10. That the consent holder shall establish and maintain a register to record all complaints and concerns. The register shall include:

   a) the date, time and duration of the event;
   b) the location of the complainant when the event was detected;
   c) the weather conditions and wind direction at the broiler shed site when the event allegedly occurred; and
   d) the possible cause of the event; and
   e) any corrective action taken by the consent holder in response to the complaint.

   The register and recording shall be made available to the Hauraki District Council upon request.

11. That all on-site parking, manoeuvring and access areas shall be formed and constructed with an all-weather surface.

12. That prior to any clean fill being imported to the site, details be provided to Council of the nature and source of the fill, and the depth and compaction of the fill.

13. That the buildings be finished in a shade of green similar to that shown in the photographs of sheds submitted with the application.

14. That a stormwater management system be designed by an engineer that will avoid potential scour, erosion, ponding, or local flooding (on neighbouring properties) from stormwater concentrated as a result of the broiler shed development, to the satisfaction of the District Engineer.

   Note: Council drains and culverts in rural land drainage districts are designed to carry 38mm of runoff in 24 hours.

15. That the applicant shall install a double testable backflow preventer at the Council water meter.

   Note: Supply from the Council water reticulation to the property shall be restricted to 450 litres/ha/day. An application for supply exceeding the provided allocation may be considered by the District Engineer, subject to conditions to protect the security of supply for the applicant and other users.

16. That pursuant to Section 128 of the Resource Management Act 1991, the foregoing conditions may be reviewed in the sixth month after the first intake of birds, and twelve monthly thereafter if required for the purposes of:

   I. Assessing whether any further measures are required to ensure noise standards can be met.
   II. Ensuring the Best Practicable Option is adopted to control and minimise shed emissions.
   III. Assessing the adequacy of the stormwater disposal system to avoid scour, erosion, ponding, or local flooding of neighbouring properties as a result of the broiler shed development.
17. That Engineering drawings and specifications covering all engineering works shall be submitted to the Manager of Planning and Environmental Services for consideration and approval prior to the commencement of an work.

18. That three copies of “as built” plans be submitted to Council upon completion of construction, showing the details required by NZS 4404:1981.

19. That pursuant to Section 36(1)(b) of the Resource Management Act 1991, the Applicant shall pay Council charges for receiving, processing and granting the Resource Consent.

20. That pursuant to Section 36(1)(c) of the Resource Management Act 1991 the applicant shall pay an administration fee of $95.00 for administration of the consent.

21. That pursuant to Section 36(1)(c) of the Resource Management Act 1991 the applicant shall pay all Council’s costs for monitoring this consent including all costs associated with the consideration and certification of plans and details associated with the consent as appropriate.

Advice Notes:

- The subject land is wet land of low bearing capacity, and engineer designed foundations will be required for the buildings.

- The area may be subject to short duration local flooding at times of storm events in excess of the drainage design standard. There is a risk of flooding of the area from flood events in the Waihou River in excess of the standards of the Waihou Valley Scheme.

- The Council water supply is of a quality intended for stock watering purposes. Continuity of supply cannot be guaranteed. Due to pressure and flow limitations an assured supply for fire fighting purposes is not obtainable directly from the reticulation.

DATE: 5th May 2009

SIGNED: [Signature]
EVENT NO: RC-14879  
DECISION NO: 2008/09-195  
APPLICANT: Mangatarata Development Ltd  
SUBJECT: Objection to conditions of subdivision consent to subdivide Section 1 SO 60848, Lot 1 DPS 69060, Lots 1 and 2 DPS 81269, Lots 1 and 2 DPS 83989, Lot 1 Sec 1 Blk III Piako SD and Lot 2 DPS 69060, located at the intersection of Coxhead Road and State Highway 2, Mangatarata into 21 unit title lots, in 3 stages (Decision no. 2008/09-143 granted 2nd December 2008).

DECISION:

That pursuant to Section 357 of the Resource Management Act 1991 the objection to conditions 13 (Stage I), 12 (Stage II) and 12 (Stage III) be upheld and that these conditions be replaced with the following conditions:

Stage I

Condition 13 - That all the internal roads shall be paved and conform to NZS 4404:1981.

14. That internal road B shall have a minimum paved width of 5.5 metres and internal road A shall have a minimum paved width of 3.5 metres, with passing bays as indicated in the application.

Stage II

Condition 12 - That all the internal roads shall be paved and conform to NZS 4404:1981.

13. That internal roads B and D shall have a minimum paved width of 5.5 metres and internal road C shall have a minimum paved width of 3.5 metres, with passing bays as indicated in the application.

Stage III

Condition 12 - That all the internal roads shall be paved and conform to NZS 4404:1981.

13. That internal road D shall have a minimum paved width of 5.5 metres and internal roads E and F shall have a minimum paved width of 3.5 metres, with passing bays as indicated in the application.

In relation to the correctness of the calculation of the CRFC payable (if it is), the property is currently in 3 titles – 2 of a significant size and 1 of 961m².

Rule 10.2.11.3 has been applied to this development.
“3) In all zones, where a resource consent is granted for a subdivision and/or development for residential purposes, a CRFC is payable for each allotment and/or dwelling unit, in accordance with the formula in Rule 5 below.”

On this basis the figure is correct. This part of the objection is not upheld.

As a consequential amendment, the advice notes on each stage relating to design plans and calculations, are deleted.

Note: Only the full Council can consider the application for the waiver of the Development Contributions. This matter has been passed to the District Engineer to action.

The conditions shall now read follows:

**Stage I – Units 1-4 and 22 and AU22A**

**Generally in accordance**

1. That all activities to which this consent relate shall be undertaken generally in accordance with the information contained in the application documents dated 11 November 1999 and 25 September 2000 describing a farm park with 21 lifestyle residential lots (including the existing house), and a balance farm lot, and the amended Spencer Holmes Ltd unit layout plan S08-0578-01 rev C State Highway 2 and Coxhead Road, Mangatarata.

2. That all the land which is the subject of this proposal (Sec 1 SO 60848, Lot 1 DPS 69060, Lots 1 & 2 DPS 81269, Lots 1 & 2 DPS 83989, Lot 1 Sec 1 Blk III Piako SD and Lot 2 DPS 69060) shall be subdivided to create not more than 21 house sites as “units”, with Unit 22 and its associated AU22A containing the existing farm house, to be held as the balance farm, with common property for the internal access and recreation area.

3. That there be no further subdivision of the land hereon in perpetuity.

4. That the applicant shall submit for the Council’s approval, which approval shall not be unreasonably withheld, prior to the issue of s.224 certificates, details of the structure (company, trust, body corporate etc.) which is to own the units, common property (including recreational area) and farm to ensure that the property is farmed productively in perpetuity. Council is to be satisfied that the rules of the body corporate are legally enforceable as between the owners and the body corporate and provide for all matters which might reasonably be expected to be dealt with in a rural lifestyle setting.

5. Where a unit title structure is employed, the rules of the body corporate shall include as a rule that may be altered only by unanimous resolution of the owners, that the owners shall comply with the conditions of this consent and that this rule is not to be altered or rescinded without the written consent of the Hauraki District Council.

6. That if the body corporate to be created on deposit of the unit plan ceases to exist or fails to carry out its obligations or duties under the Unit Titles Act or its rules, all obligations for compliance with the consent will be jointly and severally fulfilled by the owners of the land.

7. That a maximum of 5 units (including the existing house site and curtilage) be created on the land which is the subject to Stage I of this proposal.

8. That a maximum of one dwelling be permitted on Units 1-4 (inclusive) (house sites). The only dwelling permitted within Unit 22 shall be the existing farmhouse and no dwelling shall be erected on AU22A (the farm).

*Note: There is no Unit 5*

9. That a maximum of five units (including the existing house and curtilage) be created on the class I-III land. The total area of the four vacant units shall not exceed 2.5 hectares and the minimum area of the individual units shall be 2500m².
Services

10. That the subdivider shall provide power and telephone connections to all of the units. Where possible, the reticulation shall be located underground.

11. That on site sewage and stormwater disposal from the units shall be in accordance with the requirements of the Waikato Regional Council Plan and shall be subject to specific design.

Access

12. That a consent notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered on the titles of Units 1-4 and 22, stating that Unit 22 (the existing farm house) shall be the only house site that has vehicle access to/from SH 2.

13. That all the internal roads shall be paved and conform to NZS 4404:1981.

14. That internal road B shall have a minimum paved width of 5.5 metres and internal road A shall have a minimum paved width of 3.5 metres, with passing bays as indicated in the application.

15. The consent holder is to supply and install a Give Way sign and relevant painted delineation lines at the intersection of internal road shown on the scheme plan as common property and Coxhead Road.

16. The Give Way sign and painted delineation lines shall be maintained by the legal entity administering the common property.

17. That the consent holder shall upgrade Coxhead Road from the intersection with State Highway 2 to the intersection of internal road shown on the scheme plan as common property and Coxhead Road, in accordance NZS 4404:2004.

18. The intersection of the internal road shown on the amended Spencer Holmes Ltd unit layout plan as common property and Coxhead Road shall be designed and sealed in accordance with NZS 4404:2004 and shall be located a minimum of 50 metres from the intersection of State Highway 2 and Coxhead Road.

Landscape Planting

19. That if the existing trees that adjoin the frontage of the site are removed, they shall be replaced with appropriate vegetation that, when mature, can provide a similar amount of visual screening as the existing trees.

20. That a consent notice pursuant to Section 221 of the Resource Management Act 1991 be registered on the title of Unit 22A stating that a sufficient density of vegetation shall be retained at all times along the full length of the State Highway frontage to screen the headlights of vehicles using it from the State Highway, and to screen the dwellings on Units 1 to 4 from the State Highway.

Community Recreation Facilities Contribution

21. That a Community Recreation Facilities Contribution of $1935.86 plus GST, per house site for Units 1 to 4 (inclusive) be paid to Council.

Note: The Community Recreation Contribution Facility will only be payable if development contributions are waived.

General

21. That a consent notice pursuant to section 221 of the Resource Management Act 1991 shall be issued by the Council to secure the performance of conditions 2, 3, 5, 6, 7, 8, 11, 12, 19 and 24. The notices shall be registered at the developer’s expense against the Certificates of Title to be issued for the units stated in the aforementioned conditions.
22. That Engineering drawings and specifications covering all engineering works shall be submitted to the Manager of Planning and Environmental Services for consideration and acceptance by the District Engineer prior to commencement of any work.

23. That three copies of “as built” plans shall be submitted to Council upon completion of construction showing the details as required by NZS 4404:2004.

24. That should any features of archaeological, historical or cultural significance be discovered during any of the works to implement this resource consent, work in the direct area shall be discontinued and the Council, the Historic Places Trust and Tangata Whenua notified. Work in the direct area will not be able to continue until consent is granted to do so by the Council and the Historic Places Trust. Consent by the Council may be granted after the Council has considered an application under section 7.1 of the Operative District Plan.

25. That pursuant to Section 36(1)(b) of the Resource Management Act 1991, the Applicant shall pay Council charges for receiving, processing and granting the Resource Consent.

26. That pursuant to Section 36(1)(c) of the Resource Management Act 1991 the applicant shall pay an administration fee of $95.00 for administration of the consent.

27. That pursuant to Section 36(1)(c) of the Resource Management Act 1991 the applicant shall pay all Council’s costs for monitoring this consent including all costs associated with the consideration and certification of plans and details associated with the consent as appropriate.

Advice Notes:

- This consent does not authorise the provision of “organised” off road motor vehicle activities on site, as these were not mentioned in the application. Should a track be developed for this purpose a further resource consent shall first be obtained.

- That the subdivision shall pay a total of $12469 plus GST as a development contribution for Units 1-4 and 22, in accordance with the Hauraki District Council Developments Contribution Policy (1.7.2008).

- Please note that your street address may change as a result of the subdivision of your property. You will be advised at a later date if this is to be the case. Hauraki District Council follows the Standard New Zealand regulation governing the numbering of all rural and urban properties. This is to ensure the effective and efficient delivery of services and amongst them, emergency services such as fire, ambulance and police etc. Should you have any further queries regarding this matter, please contact the Hauraki District Council.

- Any work undertaken in the road reserve will require a street opening permit and traffic management plan to be submitted for approval before work commences. Any enquiries regarding this procedure may be directed to Janet Tee at the Paeroa offices, Tel 07-862 8609.

Stage II – Units 6-13

Generally in accordance

1. That all activities to which this consent relate shall be undertaken generally in accordance with the information contained in the application documents dated 11 November 1999 and 25 September 2000 describing a farm park with 21 lifestyle residential lots (including the existing house), and a balance farm lot, and the amended Spencer Holmes Ltd unit layout plan S08-0578-01 rev C State Highway 2 and Coxhead Road, Mangatarata.

2. That all the land which is the subject of this proposal (Sec 1 SO 60848, Lot 1 DPS 69060, Lots 1 & 2 DPS 81269, Lots 1 & 2 DPS 83989, Lot 1 Sec 1 Blk III Piako SD and Lot 2 DPS 69060) shall be subdivided to create not more than 21 house sites as “units”, with Unit 22 and its associated AU22A containing the existing farm house, to be held as the balance farm, with common property for the internal access and recreation area.

3. That there be no further subdivision of the land hereon in perpetuity.
4. That the applicant shall submit for the Council’s approval, which approval shall not be unreasonably withheld, prior to the issue of s.224 certificates, details of the structure (company, trust, body corporate etc.) which is to own the units, common property (including recreational area) and farm to ensure that the property is farmed productively in perpetuity. Council is to be satisfied that the rules of the body corporate are legally enforceable as between the owners and the body corporate and provide for all matters which might reasonably be expected to be dealt with in a rural lifestyle setting.

5. Where a unit title structure is employed, the rules of the body corporate shall include as a rule that may be altered only by unanimous resolution of the owners, that the owners shall comply with the conditions of this consent and that this rule is not to be altered or rescinded without the written consent of the Hauraki District Council.

6. That if the body corporate to be created on deposit of the unit plan ceases to exist or fails to carry out its obligations or duties under the Unit Titles Act or its rules, all obligations for compliance with the consent will be jointly and severally fulfilled by the owners of the land.

7. That a maximum of 8 units be created on the land which is the subject to Stage II of this proposal.

8. That a maximum of one dwelling be permitted on Units 6-13 (inclusive) (house sites).

9. That the total area of the units to be created on class IV-VI land shall not exceed 4 hectares and that the minimum area of the individual units shall be 2500m².

**Services**

10. That the subdivider shall provide power and telephone connections to all of the units. Where possible, the reticulation shall be located underground.

11. That on site sewage and stormwater disposal from the units shall be in accordance with the requirements of the Waikato Regional Plan and shall be subject to specific design.

**Access**

12. That all the internal roads shall be paved and conform to NZS 4404:1981.

13. That internal roads B and D shall have a minimum paved width of 5.5 metres and internal road C shall have a minimum paved width of 3.5 metres, with passing bays as indicated in the application.

14. The new bridge crossing the Mangatarata Stream shall be designed and constructed to a Class 1 Standard and the requirements of the Waikato Regional Plan. The bridge shall be certified by a Chartered Professional Engineer to the relevant New Zealand Standard.

*Note: A building consent will be required prior to the construction of the bridge*

**Landscape Planting**

15. That a landscape mitigation plan shall be submitted to Council’s Planning and Environmental Services Manager for approval. The landscape mitigation plan shall suitably screen any dwelling sites that are visible on the Western side of the ridge, from State Highway 2.

16. That the development shall proceed in accordance with the approved landscape mitigation plan as required by Condition 14 above, and that the approved landscaping put in place shall be established and maintained.

17. That pursuant to section 108(2) (b) and 108A of the Resource Management Act 1991; the consent holder shall enter into a bond agreement in favour of Council in respect of the management and maintenance of the landscaping works. The value of such bond is to be no less than $2,000.00 (GST inclusive) to cover the replacement of failed plantings.
18. The bond is to be prepared by the Council's solicitors at the cost of the consent holder and will contain such further or other terms as the Council may reasonably require and shall have either a cash surety to be deposited with the Council (with interest to accrue to the Council) or a guarantee from a New Zealand registered trading bank. The bond shall be required for a period of 18 months to cover the replacement of failed plantings.

**Community Recreation Facilities Contribution**

19. That a Community Recreation Facilities Contribution of $1935.86 plus GST, per house site for Units 6 to 13 (inclusive) be paid to Council.

*Note: The Community Recreation Contribution Facility will only be payable if development contributions are waived.*

**General**

20. That a consent notice pursuant to section 221 of the Resource Management Act 1991 shall be issued by the Council to secure the performance of conditions 2, 3, 5, 6, 7, 8, 11, 15 and 22. The notices shall be registered at the developer’s expense against the Certificates of Title to be issued for the units stated in the aforementioned conditions.

21. That Engineering drawings and specifications covering all engineering works shall be submitted to the Manager Planning & Environmental Services for consideration and acceptance by the District Engineer prior to commencement of any work.

22. That three copies of “as built” plans shall be submitted to Council upon completion of construction showing the details as required by NZS 4404:2004.

23. That should any features of archaeological, historical or cultural significance be discovered during any of the works to implement this resource consent, work in the direct area shall be discontinued and the Council, the Historic Places Trust and Tangata Whenua notified. Work in the direct area will not be able to continue until consent is granted to do so by the Council and the Historic Places Trust. Consent by the Council may be granted after the Council has considered an application under section 7.1 of the Operative District Plan.

24. That pursuant to Section 36(1)(b) of the Resource Management Act 1991, the Applicant shall pay Council charges for receiving, processing and granting the Resource Consent.

25. That pursuant to Section 36(1)(c) of the Resource Management Act 1991 the applicant shall pay an administration fee of $95.00 for administration of the consent.

26. That pursuant to Section 36(1)(c) of the Resource Management Act 1991 the applicant shall pay all Council's costs for monitoring this consent including all costs associated with the consideration and certification of plans and details associated with the consent as appropriate.

**Advice Notes:**

- This consent does not authorise the provision of “organised” off road motor vehicle activities on site, as these were not mentioned in the application. Should a track be developed for this purpose a further resource consent shall first be obtained.
- That the subdivider shall pay a total of $24,937.00 plus GST as a Development Contribution for Units 6-13, in accordance with the Hauraki District Council Development Contributions Policy (1/7/2008).

**Stage III - Unit 14-21**

**Generally in accordance**

1. That all activities to which this consent relate shall be undertaken generally in accordance with the information contained in the application documents dated 11 November 1999 and 25 September 2000 describing a farm park with 21 lifestyle residential lots (including the existing house), and a balance farm lot, and the amended Spencer Holmes Ltd unit layout plan S08-0578-01 rev C State Highway 2 and Coxhead Road, Mangatarata.
2. That all the land which is the subject of this proposal (Sec 1 SO 60848, Lot 1 DPS 69060, Lots 1 & 2 DPS 81269, Lots 1 & 2 DPS 83989, Lot 1 Sec 1 Blk III Piako SD and Lot 2 DPS 69060) shall be subdivided to create not more than 21 house sites as “units”, with Unit 22 and its associated AU22A containing the existing farm house, to be held as the balance farm, with common property for the internal access and recreation area.

3. That there be no further subdivision of the land hereon in perpetuity.

4. That the applicant shall submit for the Council’s approval, which approval shall not be unreasonably withheld, prior to the issue of s.224 certificates, details of the structure (company, trust, body corporate etc.) which is to own the units, common property (including recreational area) and farm to ensure that the property is farmed productively in perpetuity. Council is to be satisfied that the rules of the body corporate are legally enforceable as between the owners and the body corporate and provide for all matters which might reasonably be expected to be dealt with in a rural lifestyle setting.

5. Where a unit title structure is employed, the rules of the body corporate shall include as a rule that may be altered only by unanimous resolution of the owners, that the owners shall comply with the conditions of this consent and that this rule is not to be altered or rescinded without the written consent of the Hauraki District Council.

6. That if the body corporate to be created on deposit of the unit plan ceases to exist or fails to carry out its obligations or duties under the Unit Titles Act or its rules, all obligations for compliance with the consent will be jointly and severally fulfilled by the owners of the land.

7. That a maximum of 8 units be created on the land which is the subject to Stage III of this proposal.

8. That a maximum of one dwelling be permitted on Units 14-21 (inclusive) (house sites).

9. That the total area of the units to be created on class IV-VI land shall not exceed 4 hectares and that the minimum area of the individual units shall be 2500m².

**Services**

10. That the subdivider shall provide power and telephone connections to all of the units. Where possible, the reticulation shall be located underground.

11. That on site sewage and stormwater disposal from the units shall be in accordance with the requirements of the Waikato Regional Plan and shall be subject to specific design.

**Access**

12. That all the internal roads shall be paved and conform to NZS 4404:1981.

13. That internal road D shall have a minimum paved width of 5.5 metres and internal roads E and F shall have a minimum paved width of 3.5 metres, with passing bays as indicated in the application.

**Landscape Planting**

14. That a landscape mitigation plan shall be submitted to Council’s Environmental Services Manager for approval. The landscape mitigation plan shall suitably screen any dwelling sites that are visible on the Western side of the ridge, from State Highway 2.

15. That the development shall proceed in accordance with the approved landscape mitigation plan as required by Condition 13 above, and that the approved landscaping put in place shall be established and maintained.

16. That pursuant to section 108(2) (b) and 108A of the Resource Management Act 1991; the consent holder shall enter into a bond agreement in favour of Council in respect of the management and maintenance of the landscaping works. The value of such bond is to be no less than $2000.00 (GST inclusive) to cover the replacement of failed plantings.
17. The bond is to be prepared by the Council's solicitors at the cost of the consent holder and will contain such further or other terms as the Council may reasonably require and shall have either a cash surety to be deposited with the Council (with interest to accrue to the Council) or a guarantee from a New Zealand registered trading bank. The bond shall be required for a period of 18 months to cover the replacement of failed plantings.

Community Recreation Facilities Contribution

18. That a Community Recreation Facilities Contribution of $1935.86 plus GST, per house site for Units 14 to 21 (inclusive) be paid to Council.  

Note: The Community Recreation Contribution Facility will only payable if development contributions are waived.

General

19. That a consent notice pursuant to section 221 of the Resource Management Act 1991 shall be issued by the Council to secure the performance of conditions 2, 3, 5, 6, 7, 8, 11, 14, and 21. The notices shall be registered at the developer’s expense against the Certificates of Title to be issued for the units stated in the aforementioned conditions.

20. That Engineering drawings and specifications covering all engineering works shall be submitted to the Manager of Planning and Environmental Services for consideration and acceptance by the District Engineer prior to commencement of any work.

21. That three copies of “as built” plans shall be submitted to Council upon completion of construction showing the details as required by NZS 4404:2004.

22. That should any features of archaeological, historical or cultural significance be discovered during any of the works to implement this resource consent, work in the direct area shall be discontinued and the Council, the Historic Places Trust and Tangata Whenua notified. Work in the direct area will not be able to continue until consent is granted to do so by the Council and the Historic Places Trust. Consent by the Council may be granted after the Council has considered an application under section 7.1 of the Operative District Plan.

23. That pursuant to Section 36(1)(b) of the Resource Management Act 1991, the Applicant shall pay Council charges for receiving, processing and granting the Resource Consent.

24. That pursuant to Section 36(1)(c) of the Resource Management Act 1991 the applicant shall pay an administration fee of $95.00 for administration of the consent.

25. That pursuant to Section 36(1)(c) of the Resource Management Act 1991 the applicant shall pay all Council’s costs for monitoring this consent including all costs associated with the consideration and certification of plans and details associated with the consent as appropriate.

Advice Notes:

• This consent does not authorise the provision of “organised” off road motor vehicle activities on site, as these were not mentioned in the application. Should a track be developed for this purpose a further resource consent shall first be obtained.

• That the subdivider shall pay a total of $24937.00 plus GST as a Development Contribution for Units 14 to 21, in accordance with the Hauraki District Council Development Contributions Policy (1/7/2008).

DATE: ___________________________

SIGNED: ___________________________
Resource Management Act 1991

EVENT NO: RC-15605
DECISION: 2008/09-194
APPLICANT: NZ Transport Agency
SUBJECT: Outline Plan proposal for Replacement of the Kopu Bridge.

DECISION:

On 18 May 2009, pursuant to Section 176A of the Resource Management Act 1991, the Hauraki District Council accepts the Outline Plan proposal for the Kopu Bridge replacement on State Highway 25 (Orongo), subject to the following:

1) That the development proceeds in accordance with the plans and information provided with the application, namely:
   - Outline plan application, dated April 2009
   - Plans labeled SH25 Kopu Bridge Replacement (Civil’s) 3910148-C-102-3910148-C-106, 3910148-C-115, 116, 117 plus the relevant to Hauraki District Council of sheets 3910148-C-120 to 3910148-C-225 with the following alterations:
     a) that a permanent warning sign be erected on the western approach to the bridge to advise motorists of cyclists.
     b) that the Council land drainage drain to be culverted/relocated be reconstructed in accordance with the land drainage standard (see plan attached).

2) That New Zealand Transport Agency acknowledge the outstanding requirements of the conditions of the Notice of Requirement decision.

3) That New Zealand Transport Agency obtains the necessary consent under the Hauraki District Council Consolidated Bylaw – Part 7 (Land Drainage) before culverting/relocating the land drainage drain.

Reasons for the acceptance of the Outline Plan:

1) The proposed works are consistent with the site’s designation as road for state highway.

2) The requested changes will mitigate the effects of the construction and operation of the new Kopu Bridge.
3) The proposal is not contrary to the objectives and policies of the Hauraki District Council’s operative District Plan.

DATE: 18th May 2009

SIGNED: _____________________
EVENT NO: RC-15168

DECISION NO: 2008/09-193

APPLICANT: R A & D E Underwood

SUBJECT: To subdivide Section 2 SO 56901 and Lot 3 DP 312348, 54 Crown Hill Road, Karangahake into three rural lots.

DECISION:

THAT pursuant to Section 104B of the Resource Management Act 1991 the Hauraki District Council grant consent to this non-notified discretionary activity application to subdivide Section 2 SO 56901 and Lot 3 DP312348, located at 54 Crown Hill Road, Karangahake, into 3 lots on the grounds that:

- The proposed subdivision has no adverse effects on the environment that are more than minor;
- The section being subdivided has a title date post dating 26 September 2000 only because it was amalgamated with a lot from an adjoining subdivision, not because it was itself subdivided;
- The proposed subdivision will not compromise the relevant objectives and policies of the District Plan that seek to retain rural amenity and character.

Subject to the following conditions:

General:

1. The subdivision shall be carried out generally in accordance with the scheme plan submitted by Dunwoodie and Green Surveyors Ltd reference 5406L1 dated April 2009

2. That pursuant to section 221 of the Resource Management Act 1991 a consent notice be placed on the title of Lot 2 hereon stating that site works, foundations and stormwater disposal are to be designed in accordance with the report by Bert Kroon dated 4 July 2006 reference 5076 or an alternative design by a suitably qualified engineer.

3. That pursuant to section 221 of the Resource Management Act 1991 a consent notice be placed on the title of Lot 2 hereon stating that should any buildings or associated on site effluent disposal system be proposed to be constructed closer than 20m to the dump site indicated on the Dunwoodie and Green Surveyors scheme plan reference 5406L1 dated April 2009, that further investigation of the suitability of the site for building be undertaken.

4. The existing vehicle crossing to Lot 1 shall be upgraded to a Class B (Standard Rural Vehicle Entrance) as specified in Rule 9.3.3.3.E of the District Plan, under the Hauraki District Council Consolidated Bylaw.
5. The existing vehicle crossing to Lot 2 shall be upgraded to a Class C (Standard Rural Residential Vehicle Entrance) as specified in Rule 9.3.3.3.E of the District Plan, under the Hauraki District Council Consolidated Bylaw.

6. That the subdivider shall provide separate power and telephone connections to Lots 1 and 2. An easement shall be created over Lot 3 for the existing telephone and power connection to Lot 1.

7. That pursuant to Section 36(1)(b) of the Resource Management Act 1991, the Applicant shall pay Council charges for receiving, processing and granting the Resource Consent.

8. That pursuant to Section 36(1) (c) of the Resource Management Act 1991 the applicant shall pay an administration fee of $95.00 for administration of the consent.

9. That pursuant to Section 36(1) (c) of the Resource Management Act 1991 the applicant shall pay all Council’s costs for monitoring this consent including all costs associated with the consideration and certification of plans and details associated with the consent as appropriate.

Advice Notes:

- That the subdivider shall pay a total $7,472 plus GST as a development contribution for two additional rural Lots, in accordance with the Hauraki DC Development Contributions Policy (1st July 2008).

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<th>Solid Waste</th>
<th>District Parks</th>
<th>Community Infrastructure</th>
<th>Libraries</th>
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- Any work undertaken in the road reserve will require a street opening permit and traffic management plan be submitted for approval before work commences. Any enquiries regarding this procedure may be directed to Janet Tee at the Paeroa offices, Tel 07-862 8609.

- The construction of the vehicle entrance will require a vehicle crossing permit. Please contact Janet Tee at the Paeroa office on ph 07 862 8609 to proceed with the application of the permit before commencement of any work on the entrance.

- Street Address: Please note that your street address may change as a result of the subdivision of your property. You will be advised at a later date if this is to be the case. Hauraki District Council follows the Standard New Zealand regulation governing the numbering of all rural and urban properties. This is to ensure the effective and efficient delivery of services and amongst them, emergency services such as Fire, Ambulance and Police etc. Should you have any further queries regarding this matter, please contact the Hauraki District Council.

DATE: 18th May 2009

SIGNED: [Signature]

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Resource Management Act 1991

EVENT NO: RC-Temp Sign

DECISION NO: 2008/09-199

APPLICANT: E TeAho for Thames Musical Theatre Inc

SUBJECT: To erect a temporary sign on private property.

DECISION:

That pursuant to Section 105 of the Resource Management Act, the Council grants consent to the application for the erection of a temporary sign on private property, being J Pinnell’s property on State Highway 25, Orongo; to advertise the production of The Sound of Music to be held on 20-27th June 2009, on the grounds that the effects are minor and will be mitigated with the imposition of appropriate conditions.

Subject to the following conditions:

1. The sign shall have a maximum area of 3m².

2. The sign shall be erected for no more than three months prior to the event and removed within seven days of the event.

3. That the written consent of the owner/occupier of the land be obtained.

4. The sign shall be located:

   a. A minimum of 300 metres from any major intersection (Arterial/StateHighway, Collector/Arterial);

   b. A minimum of 200 metres from any other intersection;

   c. A minimum of 50 metres from any other sign; and

   d. A minimum of 200 metres from any other road feature which requires full driver attention, such as sharp bends in the road

Advisory Note:

i. Particular attention needs to be paid to condition 3d in that the sign must be located a minimum of 200 metres from the Bridge and Stoplight.
ii. Council has also granted consent to other temporary signs on this property or nearby properties, which, if already erected, may necessitate you adjusting the location of your signs to comply with the 50-metre separation rule between signs.

iii. Any sign found to be in a position which is deemed to be dangerous to vehicle traffic will be removed by the controlling authority.

iv. Consent is for the erection of signs on private property only, and signs must not be erected on the road reserve.

DATE: 26th May 2009

SIGNED: 

M. van Steenbergen
Resource Management Act 1991

EVENT NO:  RC-15603

DECISION NO:  2008/09-200

APPLICANT:  P J & P J McGaffin

SUBJECT:  To subdivide Lot 3 DPS 51629, 126 Campbell Road & 102 Shelly Beach Road, Pipiroa to create two rural lots.

DECISION:

That pursuant to Section 104A of the Resource Management Act 1991 the Hauraki District Council grant consent to this non-notified Controlled Activity application to subdivide Lot 3 DPS 51629 into two lots located at Campbell Road and Shelly Beach Road, Pipiroa, on the grounds that the subdivision is in accordance with the rules for a controlled activity in the District Plan.

Subject to the following conditions:

1. That the subdivision shall be carried out generally in accordance with the scheme plan drawn by Philip Green of Dunwoodie & Green Surveyors dated 14th April 2009 and having reference number 5794, which has been signed and stamped approved.

2. That the area of Lot 1 shall be a minimum of 2500 square metres and maximum of 5000 square metres in area.

3. That the existing septic tank and tile line(s) that serve the house on Lot 1 shall be located and drawn on a plan to be submitted to Council in support of the application for the approval of the survey plan. There shall be a minimum distance of 3 metres between an effluent disposal line and any boundary.

4. That for Lot 1 either:
   a) The lot shall be provided with a drainage outlet to the Council land drain located on the eastern boundary of Lot 2 in compliance with the construction and easement provisions of section 9.3.20 of the District Plan

   Or:

   b) Confirmation is provided that Council’s Drainage Committee has taken over the existing roadside drain within Shelley Beach Rd after it has been upgraded by the applicant to comply with section 9.3.20 of the District Plan.

5. That pursuant to Section 36(1)(b) of the Resource Management Act 1991, the Applicant shall pay Council charges for receiving, processing and granting the Resource Consent.

6. That pursuant to Section 36(1) (c) of the Resource Management Act 1991 the applicant shall pay an administration fee of $95.00 for administration of the consent.
7. That pursuant to Section 36(1) (c) of the Resource Management Act 1991 the applicant shall pay all Council’s costs for monitoring this consent including all costs associated with the consideration and certification of plans and details associated with the consent as appropriate.

**Advice Notes**

- The existing vehicle crossing servicing the dwelling on Lot 2 should be upgraded under the Hauraki District Council Consolidated Bylaw to a Class C entrance (Standard Residential Vehicle Entrance) as specified in Rule 9.3.3.3.E of the District Plan.

- The construction of the vehicle entrances will require a vehicle crossing permit. Please contact Janet Tee at the Paeroa office on ph 07 862 8609 to proceed with the application of the permit before commencement of any work on the entrances.

- Any work undertaken in the road reserve will require a street opening permit and traffic management plan to be submitted for approval before work commences. Any enquiries regarding this procedure may be directed to Janet Tee at the Paeroa offices, Tel 07-862 8609.

DATE: 26th May 2009

**SIGNED:**

[Signature]

M. van Steenberghe
EVENT NO: RC-15606  
DECISION NO: 2008/09-201  
APPLICANT: R J Peake & L M Hooks  
SUBJECT: To depart from the front yard requirement in conjunction with the erection of a dwelling on Lot 6 DP 360185, 30 Waitete Road, Waihi.

DECISION:

THAT pursuant to Section 104B of the Resource Management Act 1991 the Hauraki District Council grants consent to this non-notified discretionary activity application to depart from the front yard performance standard requirement at 30 Waitete Road, Waihi, legally described as Lot 6 DP 360185 for the following reason:

- It is considered that the adverse effects of the proposal are considered no more than minor due to steep topography of the site, which drops down away from the front boundary, the low height (3.3 m) of the encroaching part of the building and its location a metre below road level, and all affected parties have approved the yard infringement.

Pursuant to Section 108 of the Act the following conditions shall apply:

1. That the positioning of the dwelling and attached garage be carried out in accordance with the following:
   - The plans submitted by Vectored Design Ltd dated May 2009 which have been signed and stamp approved.

2. That pursuant to Section 36(1)(b) of the Resource Management Act 1991, the Applicant shall pay Council charges for receiving, processing and granting the Resource Consent.

3. That pursuant to Section 36(1)(c) of the Resource Management Act 1991 the applicant shall pay an administration fee of $95.00 for administration of the consent.

4. That pursuant to Section 36(1)(c) of the Resource Management Act 1991 the applicant shall pay all Council’s costs for monitoring this consent including all costs associated with the consideration and certification of plans and details associated with the consent as appropriate.

DATE: 28th May 2009

SIGNED: M. van Steenbergen
EVENT NO:  RC-15610

DECISION NO:  2008/09-202

APPLICANT:  J R M W van Beek

SUBJECT:  To subdivide Lot 5 DP 381182, 47 Mataura Road, Waihi to create three residential lots.

DECISION:

That pursuant to Section 104B of the Resource Management Act 1991 the Hauraki District Council grant consent to this discretionary activity application to subdivide Lot 5 DP 381182, located at 47 Mataura Road, Waihi into three residential allotments, and to depart from the maximum right of way length requirement in performance standard 9.3.19.3 of the District Plan, on the grounds that:

- The extra lot will only be using the first 46m of the existing Right of Way;
- The proposal is consistent with the intensity, form and character anticipated for the residential environment;
- The lots can be adequately serviced provided that appropriate conditions are imposed.

Subject to the following conditions:

1) The subdivision shall be carried out generally in accordance with Graeme J D Harder Scheme Plan reference 09/13A dated April 2009.

Easements

2) That the following easements shall be created:

<table>
<thead>
<tr>
<th>Purpose</th>
<th>Shown</th>
<th>Servient Tenement</th>
<th>Dominant Tenement</th>
</tr>
</thead>
<tbody>
<tr>
<td>ROW &amp; Services</td>
<td>A</td>
<td>Lot 1 DP 361182</td>
<td>Lot 1</td>
</tr>
</tbody>
</table>

Water

3) That the subdivider shall provide Lots 1 and 3 with a metered water connection at the road frontage, in accordance with NZS 4404: 2004. The meters shall be placed on the road frontage just inside the road reserve, within 0.5m of the property boundary. The connections, including meters, are to be installed by HDC at the cost of the developer. Note: No work may be undertaken on the water mains by private contractors.

Sewer
4) That the subdivider shall provide Lots 1, 2 and 3 with a separate sewer connection in accordance with the requirements of NZS 4404: 2004 and performance standard 9.3.7 of the District Plan. The connections to the Council main are to be installed by HDC at the cost of the developer. The existing dwelling on Lot 2 shall be connected to the reticulation.

5) That the length of sewer passing through Lot 1 and serving Lot 3 shall become a public sewer and be constructed in accordance with the requirements of NZS4404: 2004.

6) That the length of sewer passing through Lot 2 and serving Lots 1/ 3 shall become a public sewer and be constructed in accordance with the requirements of NZS4404: 2004. The connection to the Council mains is to be installed by HDC at the cost of the developer.

**Drainage**

7) That stormwater discharge from the existing building on Lot 2 is to be proved to be contained within the boundaries of the new smaller lot, or is to be replaced by an approved ‘on site’ soakage system designed by a suitably qualified person in accordance with the requirements of the New Zealand Building Code E1. *Note: All internal works to be carried out under a Building Consent*

8) That a consent notice pursuant to section 221 of the Resource Management Act 1991 be registered against the titles of Lots 1 and 3 advising that stormwater from the lots shall be disposed of in accordance with the report by EZE civil engineering consultants ltd dated 14th June 2006 (reference no. 27036), or an alternative ‘on site’ system as designed by a suitably qualified person in accordance with the requirements of the New Zealand Building Code E1. *Note: All internal works to be carried out under a Building Consent*

**Access**

9) That a Class F (Standard Unkerbed Residential Vehicle Entrance) as specified in Rule 9.3.3.3.E of the District Plan be constructed to Lot 2.

**Power and Telephone**

10) That the subdivider shall provide separate power and telephone connections to Lots 1 and 3.

**Engineering General**

11) That Engineering drawings and specifications covering all engineering works shall be submitted to the Manager of Planning and Environmental Services for consideration and acceptance by the Manager of Engineering Services prior to commencement of any work.

12) 48 Hours notice must be given for any engineering inspections that are required to be undertaken during engineering works. The letter giving acceptance to the Design Plans will indicate the inspections required. All requests in this regard must be directed to the Consents Engineer, Steve Lye or alternatively the Business Unit Administrator, Janet Tee both, on 07-8625609.

13) That copies of “as built” plans shall be submitted to Council upon completion of construction. As-built drawings of all works are to comply with NZS 4404: 2004, Schedule 1D, and all normal requirements as per Section 1.5.2. Section 2.11 is to be complied with for any geotechnical works. As Built information shall include an electronic copy of the as built drawings in dxf format and is to be provided on CD/ DVD. The format of this information is as per the requirements of the Hamilton City Development Manual Volume 4 Part 9 Appendix 7. This is available from:


Attention is drawn to the requirement for co-ordination of all utility features. All co-ordinates are to be presented in New Zealand Transverse Mercator Projection (NZTM2000). The vertical datum used is to be indicated.
14) That included as part of the “As Built” that the developer provides Council with a detailed inventory of the new assets (sewer, storm water and water utilities) constructed as part of this consent. This inventory shall include (as appropriate):

- Plant/ product specifications
- Component schedule (Note: The component cost is not required)
- Estimate product design life

*Note: The standard spreadsheet template in electronic format is available from Technical Services, HDC.*

15) The consent holder shall appoint a representative in respect of engineering works, through whom all correspondence, relating to engineering matters, will be undertaken by Council.

**General**

16) That the shed crossing the Lot 1 and 3 boundary, and the garage on Lot 2 be removed from the site or relocated clear of the building shape factor on any of Lots 1 to 3. *Note: This is to be carried out under a Building Consent which for the shed needs to include the removal of the sewer connection.*

17) That pursuant to Section 36(1)(b) of the Resource Management Act 1991, the Applicant shall pay Council charges for receiving, processing and granting the Resource Consent.

18) That pursuant to Section 36(1) (c) of the Resource Management Act 1991 the applicant shall pay an administration fee of $95.00 for administration of the consent.

19) That pursuant to Section 36(1) (c) of the Resource Management Act 1991 the applicant shall pay all Council’s costs for monitoring this consent including all costs associated with the consideration and certification of plans and details associated with the consent as appropriate.

**ADVICE NOTE**

**Development Contributions (Fred # 484023)**

- That the subdivider shall pay a total $13,068 plus GST as a development contribution for two additional Lots, in accordance with the Hauraki DC Development Contributions Policy (1st July 2008).

<table>
<thead>
<tr>
<th>Roading</th>
<th>Solid Waste</th>
<th>District Parks</th>
<th>Community Infrastructure</th>
<th>Libraries</th>
<th>Water Supply</th>
<th>Waste Water</th>
<th>Storm Water</th>
<th>Land Drainage</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>$5,246</td>
<td>$ 21</td>
<td>$ 418</td>
<td>$ 415</td>
<td>$134</td>
<td>$1,271</td>
<td>$3,803</td>
<td>$1,759</td>
<td>$nil</td>
<td>$13,068</td>
</tr>
</tbody>
</table>

**General**

- The existing water meter servicing Lot 2 should be relocated onto the road reserve, in accordance with NZS 4404: 2004. The meter should be placed on the road frontage just inside the road reserve, within 0.5m of the property boundary. This relocation would be undertaken by HDC at the cost of the developer.

- The existing vehicle crossing to Lot 3 should be upgraded to a Class F (Standard Residential Vehicle Entrance) as specified in Rule 9.3.3.3.E of the District Plan, under the Hauraki District Council Consolidated Bylaw.
• The construction of the vehicle entrances will require a vehicle crossing permit. Please contact Janet Tee at the Paeroa office on ph 07 862 8609 to proceed with the application of the permit before commencement of any work on the entrances.

• Any work undertaken in the road reserve will require a street opening permit and traffic management plan to be submitted for approval before work commences. Any enquiries regarding this procedure may be directed to Janet Tee at the Paeroa offices, Tel 07-862 8609.

• Street Address: Please note that your street address may change as a result of the subdivision of your property. You will be advised at a later date if this is to be the case. Hauraki District Council follows the Standard New Zealand regulation governing the numbering of all rural and urban properties. This is to ensure the effective and efficient delivery of services and amongst them, emergency services such as Fire, Ambulance and Police etc. Should you have any further queries regarding this matter, please contact the Hauraki District Council.

DATE: 28th May 2009

SIGNED: M. van Steenbergen
Resource Management Act 1991

EVENT NO: RC-Temp Sign
DECISION NO: 2008/09-205
APPLICANT: Tourism Coromandel & Totally Thames Inc
SUBJECT: To erect two temporary signs on private property.

DECISION:

That pursuant to Section 105 of the Resource Management Act, the Council grants consent to the application for the erection of a temporary sign on private property, being J Pinnell’s property on State Highway 25, Orongo; and M Batchelor’s property on State Highway 25, Orongo to advertise the Corporate Battle of the Bands to be held on Labour Weekend 2009, on the grounds that the effects are minor and will be mitigated with the imposition of appropriate conditions.

Subject to the following conditions:
1. The signs shall have a maximum area of 3m2.
2. The signs shall be erected no earlier than the 20th July 2009 and removed on or before the 20th day of October 2009.
3. That the written consent of the owners/occupiers of the land be obtained.
4. The sign shall be located:
   a. A minimum of 300 metres from any major intersection (Arterial/StateHighway, Collector/Arterial);
   b. A minimum of 200 metres from any other intersection;
   c. A minimum of 50 metres from any other sign; and
   d. A minimum of 200 metres from any other road feature which requires full driver attention, such as sharp bends in the road

Advisory Note:

i. Particular attention needs to be paid to condition 3d in that the sign must be located a minimum of 200 metres from the Bridge and Stoplight.
ii. Council has also granted consent to other temporary signs on this property or nearby properties, which, if already erected, may necessitate you adjusting the location of your signs to comply with the 50-metre separation rule between signs.

iii. Any sign found to be in a position which is deemed to be dangerous to vehicle traffic will be removed by the controlling authority.

iv. Consent is for the erection of signs on private property only, and signs must not be erected on the road reserve.

DATE: 10th June 2009

SIGNED: M. van Steenbergen
Resource Management Act 1991

EVENT NO: RC-15524

DECISION NO: 2008/09-206

APPLICANT: E Holland

SUBJECT: To cancel the amalgamation condition on plan DPS 78565 requiring that Lot 2 and Lot 3 be held in the same Certificate of Title for subdivision of 79 Bulltown Road, Waihi.

DECISION:

That pursuant to Section 241 (4) (b) the Resource Management Act 1991 Council cancel the following amalgamation condition:

7) That Lots 2 and 3 hereon be held in the same Certificate of Title.


DATE: 10th June 2009

SIGNED: M. van Steenbergen