HAURAKI DISTRICT COUNCIL

RESOURCE MANAGEMENT ACT DECISIONS MADE UNDER DELEGATED AUTHORITY OF PLANNING AND REGULATORY DEPARTMENT

FOR THE PERIOD 1ST FEBRUARY to 1ST JUNE 2012
Delegated Matters from 1st February to 1st June 2012

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Decision Sheet
Resource Management Act 1991

Event number: LUSE-202.2011.00000098.001
Decision number: 2011/12 - 84
Applicant: D L & S E Hilson
Document reference: FRED Doc 841417

Subject: To locate a utility building and retain two garden sheds on Lot 2 DPS 88646 located 18A Walker Street, Waihi prior to the erection of a Residential Dwelling.

Decision:

That pursuant to Sections 104 and 104B of the Resource Management Act 1991 the Hauraki District Council grant consent to this non-notified Discretionary Activity application to locate a utility building and retain two garden sheds on Lot 2 DPS 86646 at 18A Walker Street, Waihi for the reasons:

• The proposal will result in all buildings being in accordance with the development standards of the zone and district-wide performance standards

• The adverse effects on the environment of locating a utility building on the lot and retaining two existing garden sheds would be no greater than the effects of developments that are Permitted Activity under the rules of the District Plan

• No person would be adversely affected

Subject to the following conditions:

1. That the activity is carried in general accordance with the version of the site plan by Modern Design Limited amended by hand and received on 9th January 2012, which has been stamped and signed approved.

2. That the lot shall not be used for overnight accommodation for more than 60 days in any calendar year, until a complying dwelling is constructed.

3. That within six months of the date of consent the shed shown as ‘2’ on the approved site plan shall be moved to a position at least 1.5 metres from the lot boundary and the carport shown as ‘3’ shall be demolished.

4. That pursuant to Section 36(1)(b) of the Resource Management Act 1991, the applicant shall pay Hauraki District Council charges for receiving, processing and granting the Resource Consent.
5. That pursuant to Section 36(1)(c) of the Resource Management Act 1991 the applicant shall pay Hauraki District Council an administration fee of $95.00 for administration of the consent.

6. That pursuant to Section 36(1)(c) of the Resource Management Act 1991 the applicant shall pay all Hauraki District 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:

- All drainage works will require a building consent.

- There are ongoing consent notice conditions pursuant to Section 221(1) of the Resource Management Act that require specific design of building foundations and stormwater disposal.

Date: 26th January 2012

SIGNED: [Signature]
Event number: LUSE-202.2012.00000004.001
Decision number: 2011/12 - 88
Applicant: Mr N R McGowan
Document reference: FRED Doc 845892
Subject: To depart from the daylight control standards of the Proposed Hauraki District Plan in conjunction with a dwelling to be relocated on Notational Site 2 at Section 99 Town of Waihi, 4 Johnston Street, Waihi.

Decision:

That pursuant to s.95A, 104 and s.104C of the Resource Management Act, consent is granted to this non-notified restricted discretionary activity to waive the daylight control standards in the Residential zone, for a proposed Dwelling to be relocated on to Notational Site 2 at Section 99 Town of Waihi, 4 Johnston Street, Waihi, for the following reasons:

- the applicant has provided the written approval of the adjacent landowner (and occupier if relevant) therefore the effects on this neighbour cannot be taken into account; and
- the effects on the environment are considered to be no more than minor.

Subject to the following conditions:

1. The location of the proposed activity is in accordance with the plans signed and stamped approved on 9th February 2012, reference Dwg No. 120125 Sheet No 2, No 3 & No 6, Proposed Relocation of Dwelling to 4 Johnston Street, Waihi.
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.

Advice Note:
Development Contribution calculation:

- As part of the subdivision process an invoice was issued total $6,192 plus GST as a capital development contributions for one additional allotment, in accordance with the Hauraki District Council Development Contributions Policy (1st July 2009).

<table>
<thead>
<tr>
<th>Roading</th>
<th>District Parks</th>
<th>Community Infrastructure</th>
<th>Libraries</th>
<th>Water Supply</th>
<th>Waste Water</th>
<th>Storm water</th>
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<td>$2,300</td>
<td>$ 358</td>
<td>$ 427</td>
<td>$191</td>
<td>$1,282</td>
<td>$1,231</td>
<td>$403</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>$6,192</strong></td>
</tr>
</tbody>
</table>

This Development Contribution amount will be required to be paid at the completion of the subdivision or the prior to the issue of the Code Compliance Certificate for the 2nd Dwelling, whichever application comes first.

**Date:** 9th February 2012

**SIGNED:** [Signature]
Event number: LUSE-202.2011.00000106.001
Decision number: 2011/12 - 87
Applicant: Chevron New Zealand
Document reference: FRED Doc 845868
For decommissioning and removal of an underground diesel storage tank and associated equipment and excavations at Lot 1, 2, 13 & 14 DP 1576, 2 Belmont Road, Paeroa.
Subject: For decommissioning and removal of an underground diesel storage tank and associated equipment and excavations at Lot 1, 2, 13 & 14 DP 1576, 2 Belmont Road, Paeroa.

Decision:

That pursuant to Sections 104 and 104D of the Resource Management Act 1991 the Hauraki District Council grants consent to this non-notified, non-complying activity application to carryout earthworks associated with the removal of an underground diesel storage tank at Caltex Moores Paeroa Service Station, within the site at 2 Belmont Road, Paeroa, legally described as Lot 1-2 and Lot 13-14 DP 1576, for the following reasons:

- The proposal will not result in environmental effects that are more than minor provided the conditions of consent are met, and any on-site contamination is correctly remediated.
- The works will only result in less than minor effects on adjoining parties provided the conditions of consent are met, and any on-site contamination is correctly remediated.
- The installation of the storage tanks and associated earthworks can be controlled by current accepted “Code of practice for the design, installation and operation of underground petroleum systems”;
- The proposal would not compromise the objectives and policies for the Industrial (light) zone.

1 PLANNING CONDITIONS

1. The activity shall be undertaken in general accordance with the plans submitted with the application, drawn by BD Group Design Ltd, Drawing Numbers: N06871-SCOPE Rev A; NO6871-AB01, Rev A; NO6871-AB02, Rev A; and, NO6871-D01, Rev A.
2 ENGINEERING CONDITIONS

Earthworks

2. The consent holder must ensure appropriate silt retention devices, as necessary, are in place to protect existing Council storm water reticulation from silt contamination generated by the proposed earthworks, as approved by the District Engineer, Hauraki District Council. The consent holder shall protect the proposed excavations to ensure that no adjacent surface run off inundates the excavations. These controls are required over the duration of the entire earthwork phase. All devices must be installed prior to any earthwork operation, maintained regularly and dismantled/removed once all disturbed ground areas have been reinstated or stabilised.

3. All work involving excavations must comply with the requirements in the HSE Act, the HSE Regulations and the Approved Code of Practise for Excavations and Shafts for Foundations.

4. The consent holder shall determined ground water levels and contamination prior to any earthworks associated with the tank excavation/extraction. If a ground water problem is identified then the consent holder shall commission a suitably qualified and experienced practitioner to determine the ground water quality and to provide the appropriate treatment of all contaminated discharge. These details shall be supplied to the Hauraki District Council District Engineer for approval prior to the commencement of any earthworks.

5. All earthwork operations shall be supervised by qualified Environmental engineer as approved by Hauraki District Council. The following earthwork operations procedures are required:

- The insitu soils around the existing tanks be tested for contaminants. All testing shall be in accordance with the Guidelines for Assessing and Managing Petroleum Hydrocarbons Contaminated Sites in New Zealand
- All contaminated cut to waste shall be transferred to a licensed waste disposal by an approved contractor experienced in this type of operation

6. That the consent holder shall make good any damage to the existing road infrastructure including existing foot paths to the satisfaction of the HDC District Engineer

7. That any soil spilled or tracked onto any public road during the earthworks and construction shall be removed from the road immediately.

8. The contractor shall erect on the perimeter of this development a suitable temporary fence that will secure the site and prevent access to both pedestrians and all non-construction vehicle traffic. Access from the public road to and from this site will be by gates positioned appropriately within this temporary fence. The gate positions must be located in safe positions. All details must be to the satisfaction of the HDC District Engineer.

9. A ‘tank-pull’ report and a Detailed Site Investigation Report must be submitted to the Hauraki District Council (by a suitably qualified and experienced practitioner) at the
conclusion of the soil removal and tank replacement, in accordance with the Petroleum Guidelines, within three months of completion of the activity.

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

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

12. That pursuant to Section 36(1)(c) of the Resource Management Act 1991 the applicant shall pay all Hauraki District 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.

3 ADVICE NOTES

General

- The consent holder shall take all measures, including the control of any contractors, during the earthworks and construction period, to ensure that:
  a. No earthworks or construction work are to be undertaken on Sundays or outside the hours between 7am to 6.00pm – Monday to Saturday.
  b. Noise levels are to comply with Section 9.4.1.3 Construction Noise of the Hauraki District Plan.
  c. Dust emissions do not create adverse effects beyond the boundary of the site. The contractor shall supply a detailed mitigation plan to treat dust if this becomes a problem
  d. That the site be monitored for objectionable odours during all phases of the proposed works with a photo-ionisation detector. The contractor shall supply a detailed mitigation plan to treat dust if this becomes a problem
- That the physical works within the state Highway will require the approval of New Zealand Transport Agency, pursuant to section 51 of the Transit NZ Act 1989. NZTA’s network consultant will be able to assist you in obtaining these consents. NZTA’s consultant is:

  Opus International
  PO Box 91
  PAEROA
  Attention John Kaczon
  Ph 07 862 7732

Date: 8th February 2012

SIGNED: 

[Signature]
Event number: LUSE-202.2011.00000104.001
Decision number: 2011/12 - 89
Applicant: Mr P S McNeil & Mrs A R McNeil
Document reference: FRED Doc 846278
Subject: To extend processing time.

Decision:

Under Section 37A (4) (b) (ii) of the Resource Management Act 1991 the Council hereby extends the time frame to make a decision on the application to construct a dwelling and separate garage building in breach of the 12m yard standard in the Rural Zone but no closer than 6m to front and side boundaries at Lot 11 DP 307529, Orokawa heights Road, Waihi on the basis that the applicant has agreed to an extension for a period that does not exceed twice the maximum period specified in the Act.

The Council has taken into account the interests of the persons affected by the extension, the applicant, pursuant to Section 37A (1) (a).

The Council has taken into account the interests of the community in achieving adequate assessment of the effects of the proposal pursuant to Section 37A (1) (b).

The Council has taken into account its duty to avoid unreasonable delay be extending the time limit by 2 days only per Section 37A (1) (c)

The decision date has been extended from 8th February 2011 to 10th February 2012.

Date: 8th February 2012

SIGNED: [Signature]
Event number: LUSE-202.2011.00000104.001
Decision number: 2011/12 - 90
Applicant: P S & A R McNeil
Document reference: FRED Doc 846573

To depart from yard requirements of the Proposed Hauraki District Plan in conjunction with the construction of a Dwelling and Accessory Building on Lot 11 DP 307529, Orokawa Heights Road, Waihi.

Subject:

Decision:

That pursuant to Sections 104 and 104C of the Resource Management Act 1991 the Hauraki District Council grant consent to this non-notified Restricted Discretionary Activity application to position a dwelling and an accessory building in breach of the 12 metre minimum yard standard for the Rural Zone on Lot 11 DP 307529 at Orokawa Heights Road, Waihi, for the reasons that:

- The owners of the neighbouring lots, Lots 10 and 12, have given their written approval
- No other person would be adversely affected
- The proposed orientation of the dwelling makes the best use of the high quality views afforded by the site
- The effects on the amenities of the site can be adequately mitigated by landscape planting

Subject to the following conditions:

1. That the activity is carried in general accordance with the plans by Landmark Homes dated 3 November 2011 that have been signed and stamped approved:
   - Site Plan
   - Floor Plan
   - Elevations
   - Garage Floor Plan and Elevations.

   In any event the minimum distance between any part of a building to any lot boundary shall be 6 metres.
2. That a set out certificate shall be provided to Council by a qualified surveyor prior to the foundations of any of the buildings being poured stating that the building is set out in accordance with the plans approved under Condition 1.

3. That a landscape planting plan that details the numbers of plants, species, and their size shall be approved by the Manager of Planning and Environmental Services and shall be implemented in the first planting season following the substantial erection of buildings.

4. That the landscape planting carried out shall thereafter be maintained and replenished to the satisfaction of the Council.

5. That pursuant to Section 36(1)(b) of the Resource Management Act 1991, the applicant shall pay Hauraki District 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 Hauraki District Council 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 Hauraki District 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: 10\textsuperscript{th} February 2012

SIGNED:
Event number: SUBD-201.2012.00000001.001
Decision number: 2011/12 - 86
Applicant: A K Keehan & Mr M D Keehan
Document reference: FRED Doc 845851
Subject: To subdivide Lots 1 & 2 DP 406305, 9 Tavern Lane & 12 Kon Tiki Road, Whiritoa by way of a boundary adjustment.

Decision:
That pursuant to Sections 104 and 104A of the Resource Management Act 1991 the Hauraki District Council grant consent to this non-notified Controlled Activity application for subdivision by means of a boundary adjustment between Lot 1 DP 406305 and Lot 2 DP 406305 located at 9 Tavern Lane and 12 Kon Tiki Road, Whiritoa, for the reasons:

- The proposed boundary would create a yard at the rear of the existing house on Lot 1 DP 406305 and thereby improve the residential amenity of the lot.
- Both would comply with development standards
- There would not be any adverse effects on any person

Subject to the following conditions.

1. That the subdivision shall be carried out generally in accordance with the scheme plan by Alison Keehan, dated January 2012, which has been signed and stamped approved.

2. That pursuant to Section 36(1)(b) of the Resource Management Act 1991, the applicant shall pay Hauraki District 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 Hauraki District Council 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 Hauraki District 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: 8th February 2012

SIGNED: [Signature]
Decision Sheet
Resource Management Act 1991

Event number: LUSE-202.2012.00000006.001
Decision number: 2011/12 - 91
Applicant: Mr J A Yeates & P Gray-Yeates
Document reference: FRED Doc 846821

Subject: To depart from the daylight control standard of the Proposed Hauraki District Plan in conjunction with the construction of an addition to the existing dwelling located on Flat 2 DPS 58063 being a half share of Lot 7 DPS 13576, 32B Fishermans Bend, Whiritoa.

Decision:
That pursuant to s.95A, 104 and s.104C of the Resource Management Act, consent is granted to this non-notified restricted discretionary activity to waive daylight control standard in the Residential zone, located at Flat 2 DPS 58063 being a half share of Lot 7 DPS 13576, 32B Fishermans Bend, Whiritoa, for the following reasons:

- the applicant has provided the written approval of the adjacent landowner (and occupier if relevant) therefore the effects on this neighbour cannot be taken into account; and
- the effects on the environment are considered to be no more than minor.

Subject to the following conditions:

1. The location of the proposed activity is in accordance with the plans dated approved 13th February 2012, reference Aaron Grylls Design, Pages 0.00 of 11, 2.01 of 11 and 1.01 of 11, signed and stamped 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.

ADVICE NOTE:

Please note that this landuse consent does not update any defect on the Certificate of Title due to the additional building work; you should discuss this with your solicitor or a surveyor.

Date: 13th February 2012

SIGNED: [Signature]
Decision Sheet
Resource Management Act 1991

Event number: LUSE-202.2012.00000008.001
Decision number: 2011/12 - 93
Applicant: C B & P A Kershaw
Document reference: FRED Doc 851734
To depart from the side yard standard of the Proposed Hauraki District Plan in conjunction with the construction of a Garage on Lot 2 DPS 45443, 671 Awaiti Road, Netherton.

Subject:
Awaiti Road, Netherton.

Decision:

That pursuant to s.95A, 104 and s.104C of the Resource Management Act, consent is granted to this non-notified restricted discretionary activity to waive the side yard standard in the Rural zone in conjunction with the construction of a Garage, on Lot 2 DPS 45443, 671 Awaiti Road, Netherton, for the following reasons:

• the applicant has provided the written approval of the adjacent landowner (and occupier if relevant) therefore the effects on this neighbour cannot be taken into account; and
• the effects on the environment are considered to be no more than minor.

Subject to the following conditions:

1. The location of the proposed activity is in accordance with the plans dated approved 14th February 2012, reference Versatile Buildings, Sheet 1 and 2 and Pages 1 and 2 of 12, signed and stamped 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: 14th February 2012

SIGNED: [Signature]
Decision Sheet
Resource Management Act 1991

Event number: TSGN-040.2012.00000001.001
Decision number: 2011/12 - 95
Applicant: Turua Scout Group
Document reference: FRED Doc 858441
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 two temporary signs on private property, being G & H Bridle’s property on State Highway 25A, Orongo; and C W Nicholson’s property on Hauraki Road, Turua; to advertise the Turua Scout Group Event to be held on 1st April 2012, 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 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 signs 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: 16th February 2012

SIGNED: [Signature]
Decision Sheet
Resource Management Act 1991

Event number: SUBD-201.2011.00000096.001
Decision number: 2011/12 - 94
Applicant: Webster Farms Ltd
Document reference: FRED Doc 845907

To amend a decision for the application to subdivide, Part Section 14 Block II Waihou Survey, Part Section 12 Block II Waihou Survey, Part Section 15 Block II Waihou Survey, Lot 2 DPS 84300, Lot 5 DPS 89913, Lot 6 DPS 89913, Lot 2 DP 308162 and Section 25 Block II Waihou Survey into twelve general rural lots in three stages located at Bush Road, Opua Road and Horahia Road, Ngatea; original decision by delegated authority on 24th January 2012 (decision no. 2011/12-83).

Subject:

Decision:

That pursuant to Section 133A of the Resource Management Act 1991 the Hauraki District Council has issued an amended Consent to correct a minor mistake/defect in the consent whereby the conditions of Stage Two showed Right of Way ‘K’ in condition 2 whereas it should have been shown in condition 3 to line up with the Easement to be created table in condition 14.

That pursuant to Sections 104 and 104B of the Resource Management Act 1991 the Hauraki District Council grant consent to this non-notified Discretionary activity application to subdivide Part Section 14 Block II Waihou Survey, Part Section 12 Block II Waihou Survey, Part Section 15 Block II Waihou Survey, Lot 2 DPS 84300, Lot 5 DPS 89913, Lot 6 DPS 89913, Lot 2 DP 308162 and Section 25 Block II Waihou Survey into twelve general rural lots in three stages located at Bush Road, Opua Road and Horahia Road, Ngatea on the grounds that:

- The proposed subdivision has no adverse effects on the environment that are more than minor.
- The proposed subdivision is consistent with the Operative District Plans objectives and policies.
- The known archaeological sites, protected oak tree (TR087) and Significant Natural Area (T12UP66) located within the property will not be affected by the proposed subdivision due to their location with regard to the proposed boundaries and access.

Subject to the following conditions:
STAGE ONE

1. That the subdivision shall be carried out generally in accordance with the scheme plan drawn by Surveying Services dated 6/12/2011, Reference 93922.03, which has been signed and stamped approved.

Access

2. That the internal access for Right of Way ‘M’ shall be constructed in accordance with NZS 4404:2004 and the development standards of the Operative District Plan (1997):
   - 9m legal width
   - 4m carriageway width

3. That the existing access servicing ROW M be upgraded to a Class B Standard Farm Vehicle Entrance in a Rural Zone as specified in 8.4.3.3(e) of the Proposed District Plan (2010) in accordance with 8.4.3 of the Proposed District Plan (2010) and clause 3.11 Hauraki District Council Engineering Manual (2010) - Version 1.

Stormwater

4. That Lots 1, 3 and 5 be provided with an outlet to a Council drain. The drains and drainage easements shall be in accordance with section 8.5.5 of the Proposed District Plan (2010), to the satisfaction of the Engineering Services Manager.

Water

5. That the existing water reticulation from the water meter servicing Lots 1, 2, 3, 4, 5 and 12 be located at the time of subdivision. Any cross connections crossing another Lot shall be decommissioned at the time of subdivision, OR,

   Alternatively, an easement giving the right to convey water shall be created. Note: Shared water meters are not permitted as detailed in Rule 3.9.10 (b) Part 5 of Hauraki District Council Consolidated Bylaw.

Sewer:

6. The existing domestic effluent tank and disposal field for the existing dwelling on Lot 5 is to be located and shown to be contained within the Lot. If a 3 metre minimum setback from the new boundaries is not achieved then relocation is required. This shall be determined at the design plan stage. Note: If an effluent disposal system is altered, a Building Consent will be required.

General

7. That Engineering drawings and specifications covering all engineering works, as required, shall be submitted to the Planning and Environmental Services Manager for consideration and acceptance by the Engineering Services Manager prior to commencement of any work. (Note: Lot 5 septic tank location and ROW M details are required.).

Power and Telecommunications

8. That Council is provided with written confirmation from the telecommunication and power suppliers that new power and telephone services have been provided to the boundaries of Lots 1, 2, 3, 4, 5 and 12, OR written confirmation from the respective supply authorities that
Lots 1, 2, 3, 4, 5 and 12 have a pre-existing independent supply suitable to service a dwelling.

**Administrative**

9. 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.

10. 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.

11. 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.

**Easements**

12. That the following easements be created:

<table>
<thead>
<tr>
<th>SHOW N</th>
<th>PURPOSE</th>
<th>SERV.TEN</th>
<th>DOM.TEN</th>
</tr>
</thead>
<tbody>
<tr>
<td>M</td>
<td>Right of Way, Right to convey Water, Electricity, Telecommunications and Computer Media</td>
<td>Lot 4 Hereon</td>
<td>Lot 3 Hereon</td>
</tr>
<tr>
<td>L</td>
<td>Right to Drain Storm water</td>
<td>Lot 2 Hereon</td>
<td>Lot 1 Hereon</td>
</tr>
<tr>
<td>M</td>
<td>Right to Drain Storm water</td>
<td>Lot 4 Hereon</td>
<td>Lot 3 Hereon</td>
</tr>
<tr>
<td>N</td>
<td>Right to Drain Storm water</td>
<td>Lot 4 Hereon</td>
<td>Lot 5 Hereon</td>
</tr>
</tbody>
</table>

13. That easements shall be placed over any service which crosses one lot to serve another lot.

**Yards**

14. That the boundaries in Lots 1, 2, 3, 4, 5 and 12 shall be shown to meet the yard standards for rural buildings as specified in Section 5.7.5 of the Proposed Hauraki District Council Plan (2010).
Advice Notes

Development Contribution Calculation:

- That the subdivider shall pay a total $9,116 plus GST as a capital development contributions for two additional rural Lots, in accordance with the Hauraki DC Development Contributions Policy (1st July 2009).

<table>
<thead>
<tr>
<th>Roading</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>
</tr>
</thead>
<tbody>
<tr>
<td>$4,600</td>
<td>$ 716</td>
<td>$ 854</td>
<td>$382</td>
<td>$2,564</td>
<td>Nil</td>
<td>$Nil</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$9,116</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- 24 Hours notice must be given for the entrance 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 Development Engineer on 07-8625609.

- Any work undertaken in the road reserve will require a street opening permit and associated traffic management plan. This must be submitted for approval 10 working days prior to the commencement of any works. All enquiries in this regard must be directed to the Technical Services Business Unit Support Officer on 07-862 8609.

- Culvert inverts shall be set 150mm below average drain invert or as directed by Council’s Drainage Overseer. Council approval will be required for the installation of any culvert to be constructed in a Council drain. 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 office, 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 from flood events in the Waikou and Piako Rivers in excess of the design standards of the Waihou Valley Scheme and the Piako River Scheme.

- Any internal drainage work is to be carried out under a Building Consent

- 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.

- All existing grass berms and swale drains shall be reinstated (contoured, topsoiled and grassed) to the satisfactory of the District Engineer, Hauraki DC

- 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 accidental discoveries of archaeological sites by the consent holder or contractors shall follow the procedure below:
  - Work shall cease immediately at that place.
  - The contractor must shut down all machinery, secure the area and advise the Site Manager.
  - The Site Manager shall notify the Project Archaeologist (if relevant), the New Zealand Historic Places Trust Regional Archaeologist (if no authority has been granted) and if necessary the appropriate consent process shall be initiated.
  - If the site is of Maori origin the Site Manager shall also notify the appropriate iwi group/s to determine what further actions are appropriate to safeguard the site or its contents.
  - If skeletal remains are uncovered the Site Manager shall advise the Police.
  - Works affecting the archaeological site shall not resume until the New Zealand Historic Places Trust, the Police (if skeletal remains are involved) and iwi groups have each given the appropriate approval for work to continue.

STAGE TWO

1. That the subdivision shall be carried out generally in accordance with the scheme plan drawn by Surveying Services dated 6/12/2011, Reference 93922.03, which has been signed and stamped approved.

Access

2. That the internal access for Right of Way ‘E’ shall be constructed in accordance with NZS 4404:2004 and the development standards of the Operative District Plan (1997):
   - 12m legal width
   - 6m carriageway width
   - 3m carriageway seal

3. That the internal access for Right of Ways ‘F’ and ‘K’ shall be constructed in accordance with NZS 4404:2004 and the development standards of the Operative District Plan (1997):
   - 9m legal width
   - 4m carriageway width

4. That the existing access servicing Right of Way “E” be upgraded to a Class B Standard Farm Vehicle Entrance in a Rural Zone as specified in 8.4.3.3(e) of the Proposed District Plan (2010) in accordance with 8.4.3 of the Proposed District Plan (2010) and clause 3.11 Hauraki District Council Engineering Manual 2010 - Version 1.

Stormwater

5. That the proposed drain easements servicing Lots 8 and 9 (shown as easements B, C, G, H, I and J on the scheme plan) shall be upgraded in accordance with section 8.5.5 of the Proposed District Plan (2010), to the satisfaction of the Engineering Services Manager.

6. That Lot 6 be provided with an outlet to the Council drain, and that an easement be created over Lot 9 (shown as easement K on the scheme plan). The drain and drainage easement shall be in accordance with section 8.5.5 of the Proposed District Plan (2010) to the satisfaction of the Engineering Services Manager.
Water

7. That the existing water reticulation from the water meters servicing Lots 6, 8, 9, 10 and 11 be located at the time of subdivision. Any cross connections crossing another Lot shall be decommissioned at the time of subdivision, OR,

alternatively an easement giving the right to convey water shall be created. Note: Shared water meters are not permitted as detailed in Rule 3.9.10 (b) Part 5 of Hauraki District Council Consolidated Bylaw.

Sewer:

8. The existing domestic effluent tank and disposal field for the existing dwelling on Lot 11 is to be located and shown to be contained within the Lot If a 3 metre minimum setback from the new boundaries is not achieved then relocation is required. This shall be determined at the design plan stage. Note: If an effluent disposal system is altered, a Building Consent will be required.

General

9. That Engineering drawings and specifications covering all engineering works, as required, shall be submitted to the Planning and Environmental Services Manager for consideration and acceptance by the Engineering Services Manager prior to commencement of any work. (Note: Lot 11 septic tank location and ROW E and F details are required.)

Power and Telecommunications

10. That Council is provided with written confirmation from the telecommunication and power suppliers that new power and telephone services have been provided to the boundary of Lots 6, 8, 9, 10 and 11, OR written confirmation from the respective supply authorities that Lots 6, 8, 9, 10 and 11 have a pre-existing independent supply suitable to service a dwelling.

Administrative

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.
Easements

14. That the following easements be created:

<table>
<thead>
<tr>
<th>SHOW</th>
<th>PURPOSE</th>
<th>SERV.TEN</th>
<th>DOM.TEN</th>
</tr>
</thead>
<tbody>
<tr>
<td>E</td>
<td>Right of Way, Right to convey Water, Electricity, Telecommunications and Computer Media</td>
<td>Lot 9 Hereon</td>
<td>Lots 6 &amp; 8 Hereon</td>
</tr>
<tr>
<td>F, K</td>
<td>Right of Way, Right to convey Water, Electricity, Telecommunications and Computer Media</td>
<td>Lot 9 Hereon</td>
<td>Lot 8 Hereon</td>
</tr>
<tr>
<td>K</td>
<td>Right to Drain Storm water</td>
<td>Lot 9 Hereon</td>
<td>Lot 6 Hereon</td>
</tr>
<tr>
<td>E, F, K, O</td>
<td>Right to Convey Electricity</td>
<td>Lot 9 Hereon</td>
<td>Lot 1 DP 308162</td>
</tr>
</tbody>
</table>

15. That the following easement in gross be created:

<table>
<thead>
<tr>
<th>SHOW</th>
<th>PURPOSE</th>
<th>SERV.TEN</th>
<th>DOM.TEN</th>
</tr>
</thead>
<tbody>
<tr>
<td>B, I, J</td>
<td>Right to Drain Storm water</td>
<td>Lot 8 Hereon</td>
<td>Hauraki District Council</td>
</tr>
</tbody>
</table>

16. That easements shall be placed over any service which crosses one lot to serve another lot.

Yards

17. That the boundaries in Lots 6, 8, 9, 10 and 11 shall be shown to meet the yard standards for rural buildings as specified in Section 5.7.5 of the Proposed Hauraki District Council Plan (2010).

Advice Notes

Development Contribution Calculation:

- That the subdivider shall pay a total $9,116 plus GST as a capital development contributions for two additional rural Lots, in accordance with the Hauraki DC Development Contributions Policy (1st July 2009).

<table>
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<th>Storm water</th>
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<td>$2,564</td>
<td>Nil</td>
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</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>$9,116</strong></td>
</tr>
</tbody>
</table>

- 24 Hours notice must be given for the entrance 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 Development Engineer on 07-8625609.
• Any work undertaken in the road reserve will require a street opening permit and associated traffic management plan. This must be submitted for approval 10 working days prior to the commencement of any works. All enquiries in this regard must be directed to the Technical Services Business Unit Support Officer on 07-862 8609.

• Any drains and culverts shall be designed in accordance with the District Plan standards.

• Culvert inverts shall be set 150mm below average drain invert or as directed by Council’s Drainage Overseer. Council approval will be required for the installation of any culvert to be constructed in a Council drain. 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 office, 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 from flood events in the Waihou and Piako Rivers in excess of the design standards of the Waihou Valley Scheme and the Piako River Scheme.

• Any accidental discoveries of archaeological sites by the consent holder or contractors shall follow the procedure below:
  ✓ Work shall cease immediately at that place.
  ✓ The contractor must shut down all machinery, secure the area and advise the Site Manager.
  ✓ The Site Manager shall notify the Project Archaeologist (if relevant), the New Zealand Historic Places Trust Regional Archaeologist (if no authority has been granted) and if necessary the appropriate consent process shall be initiated.
  ✓ If the site is of Maori origin the Site Manager shall also notify the appropriate iwi group/s to determine what further actions are appropriate to safeguard the site or its contents.
  ✓ If skeletal remains are uncovered the Site Manager shall advise the Police.
  ✓ Works affecting the archaeological site shall not resume until the New Zealand Historic Places Trust, the Police (if skeletal remains are involved) and iwi groups have each given the appropriate approval for work to continue.

• Any internal drainage work is to be carried out under a Building Consent.

• 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.

• All existing grass berms and swale drains shall be reinstated (contoured, topsoiled and grassed) to the satisfactory of the District Engineer, Hauraki DC.

• Please note that any easement in gross documents are required to be prepared by Council’s lawyers at the subdivider’s cost. These may be prepared after the survey plan is approved. See “Requirements and Procedures for Legal Documentation”.

• 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.

STAGE THREE

1. That the subdivision shall be carried out generally in accordance with the scheme plan drawn by Surveying Services dated 6/12/2011, Reference 93922.03, which has been signed and stamped approved.

Water

2. That the existing water reticulation from the water meter servicing Lots 7 and 9 be located at the time of subdivision. Any cross connections crossing another Lot shall be decommissioned at the time of subdivision, OR,

alternatively an easement giving the right to convey water shall be created. Note: Shared water meters are not permitted as detailed in Rule 3.9.10 (b) Part 5 of Hauraki District Council Consolidated Bylaw.

Power and Telecommunications

3. That Council is provided with written confirmation from the telecommunication and power suppliers that new power and telephone services have been provided to the boundaries of Lots 7 and 9, OR written confirmation from the respective supply authorities that Lots 7 and 9 have a pre-existing independent supply suitable to service a dwelling.

Administrative

4. 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.

5. 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.

6. 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.
**Easements**

7. That the following easement be created:

<table>
<thead>
<tr>
<th>SHOW N</th>
<th>PURPOSE</th>
<th>SERV.TEN</th>
<th>DOM.TEN</th>
</tr>
</thead>
<tbody>
<tr>
<td>E</td>
<td>Right of Way, Right to convey Water, Electricity, Telecommunications and Computer Media</td>
<td>Lot 9 Hereon</td>
<td>Lot 7 Hereon</td>
</tr>
</tbody>
</table>

8. That the following easement in gross be created:

<table>
<thead>
<tr>
<th>SHOW N</th>
<th>PURPOSE</th>
<th>SERV.TEN</th>
<th>DOM.TEN</th>
</tr>
</thead>
<tbody>
<tr>
<td>C, G, H</td>
<td>Right to Drain Storm water</td>
<td>Lot 7 Hereon</td>
<td>Hauraki District Council</td>
</tr>
</tbody>
</table>

9. That easements shall be placed over any service which crosses one lot to serve another lot.

**Advice Notes**

- The proposed lot 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 from flood events in the Waihou and Piako Rivers in excess of the design standards of the Waihou Valley Scheme and the Piako River Scheme.

- Please note that any easement in gross documents are required to be prepared by Council’s lawyers at the subdivider’s cost. These may be prepared after the survey plan is approved. See “Requirements and Procedures for Legal Documentation”.

- 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 accidental discoveries of archaeological sites by the consent holder or contractors shall follow the procedure below:
  - Work shall cease immediately at that place.
  - The contractor must shut down all machinery, secure the area and advise the Site Manager.
  - The Site Manager shall notify the Project Archaeologist (if relevant), the New Zealand Historic Places Trust Regional Archaeologist (if no authority has been granted) and if necessary the appropriate consent process shall be initiated.
  - If the site is of Maori origin, the Site Manager shall also notify the appropriate iwi group/s to determine what further actions are appropriate to safeguard the site or its contents.
If skeletal remains are uncovered the Site Manager shall advise the Police.
Works affecting the archaeological site shall not resume until the New Zealand Historic Places Trust, the Police (if skeletal remains are involved) and iwi groups have each given the appropriate approval for work to continue.

Date: 15th February 2012

SIGNED: [Signature]
Decision Sheet
Resource Management Act 1991

Event number: SUBD-201.2011.00000093.002

Decision number: 2011/12 - 97

Applicant: G M & J G Jordan

Document reference: FRED Doc 860217

Subject: Variation to subdivision consent to subdivide Section 53 Blk VI Waihou SD and Section 50 Blk VI Waihou SD into four general rural lots in two stages located at 266 Awaiti Canal Road and 75 Makumaku Road, Kerepehi (original decision no. 2011/12-76 granted 13th December 2011).

Decision:

That pursuant to Sections 127 and 104B of the Resource Management Act 1991 the Hauraki District Council grants consent to this non-notified discretionary activity application to vary conditions 1 and 6 (Stage One) of resource consent (SUBD-201.2011.00000093.001) to subdivide Section 53 Blk VI Waihou SD and Section 50 Blk VI Waihou SD into four general rural lots in two stages located at 266 Awaiti Canal Road and 75 Makumaku Road, Kerepehi, on the grounds that:

- The proposed subdivision has no adverse effects on the environment that are more than minor.
- The proposed subdivision is consistent with the District Plan objectives and policies.

The amended conditions shall read as follows:

STAGE ONE

1. That the subdivision shall be carried out generally in accordance with the scheme plan titled “Proposed Stage 1 of Subdivision of Sections 53 and 50 Blk VI Waihou SD” drawn by Dunwoodie & Green Surveyors Ltd Dated January 2012, Reference 6039, which has been signed and stamped approved.

Telecommunications and Power

2. That Council is provided with written confirmation from the respective supply authorities that new power and telephone services have been provided to the boundary of Lot 1, OR written confirmation from the respective supply authorities that Lot 1 has a pre-existing independent supply suitable to service a dwelling.

3. That a consent notice shall be registered against the title of Lot 2 pursuant to Section 221 of the Resource Management Act 1991 stating that an extension/upgrade to the power
supply network is required to provide a suitable power connection point to Lot 2. If a connection is required, the cost of the extension/upgrade will be the responsibility of the landowner at the time.

**Access**

4. That pursuant to Section 221 of the Resource Management Act 1991 a consent notice be registered against the Certificate of Title for Lot 2 advising that upon application for any building consent, a Hauraki District Council approved vehicle crossing shall be constructed to provide access to Lot 2 from Awaiti Canal Road.

**Yards**

5. That the boundaries in Lots 1 and 2 shall be shown to meet the yard standards for rural buildings as specified in Section 5.7.5 of the Proposed Hauraki District Council Plan.

**Easements**

6. That the following easements be created:

<table>
<thead>
<tr>
<th>SHOWN</th>
<th>PURPOSE</th>
<th>SERV.TEN</th>
<th>DOM.TEN</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Right to Convey</td>
<td>Lot 2</td>
<td>Lot 1 hereon</td>
</tr>
<tr>
<td></td>
<td>Electricity</td>
<td>hereon</td>
<td></td>
</tr>
<tr>
<td>E &amp; G</td>
<td>Right to Drain</td>
<td>Lot 2</td>
<td>Lot 1 hereon</td>
</tr>
<tr>
<td></td>
<td>Water</td>
<td>hereon</td>
<td></td>
</tr>
</tbody>
</table>

**Drainage**

7. That Lot 1 be provided with an outlet for land drainage to the Council drain. An easement in favour of Lot 1 giving the right to convey storm water runoff is required over Lot 2. The drain and drainage easement shall be in accordance with section 9.3.20 of the Operative Hauraki District Plan (1997), to the satisfaction of the Planning and Environmental Services Manager.

**Sewer**

8. The existing domestic effluent tanks and disposal field for the existing dwelling on Lot 1 is to be located and shown to be contained within the Lot. If a 3 metre minimum setback from the new boundaries is not achieved then relocation is required. This shall be determined at the design plan stage. Note: If an effluent disposal system is altered a Building Consent will be required.

**General**

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

**Administrative**

10. 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.

11. 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.
12. 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**

**Development Contribution Calculation:**

- That the subdivider shall pay a total $4,558 plus GST as a capital development contributions for one additional rural Lot, in accordance with the Hauraki DC Development Contributions Policy (1st July 2009).

<table>
<thead>
<tr>
<th>Roading</th>
<th>District Parks</th>
<th>Community Infrastructure</th>
<th>Libraries</th>
<th>Water Supply</th>
<th>Waste Water</th>
<th>Storm water</th>
</tr>
</thead>
<tbody>
<tr>
<td>$2,300</td>
<td>$358</td>
<td>$427</td>
<td>$191</td>
<td>$1,282</td>
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<tr>
<td>TOTAL</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$4,558</td>
</tr>
</tbody>
</table>

- The existing vehicle crossing to Lot 1 should be upgraded to a class C Standard Residential Vehicle Entrance in Rural and Low Density Zones) as specified in 8.4.3.3(e) of the proposed 2010 District Plan (2010) in accordance with 8.4.3 of the proposed 2010 District Plan and clause 3.11 Hauraki District Council Engineering Manual 2010 - Version 1, under the Hauraki District Council Consolidated Bylaw. Note: vegetation clearing both sides of the entrance is required to achieve adequate sight lines.

- 24 Hours notice must be given for the entrance 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 Development Engineer on 07-8625609.

- Any work undertaken in the road reserve will require a street opening permit and associated traffic management plan. This must be submitted for approval 10 working days prior to the commencement of any works. All enquiries in this regard must be directed to the Technical Services Business Unit Support Officer on 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.

- Any drains and culverts shall be designed in accordance with the District Plan standards. Culvert inverts shall be set 150mm below average drain invert or as directed by Council’s Drainage Overseer. Council approval will be required for the installation of any culvert to be constructed in a Council drain. 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 office, 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 from flood events in the Awaiti Canal in excess of the design standards of the Piako River Scheme.

- Any internal drainage work is to be carried out under a Building Consent

- All existing grass berms and swale drains shall be reinstated (contoured, topsoiled and grassed) to the satisfactory of the District Engineer, Hauraki DC.
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.

STAGE TWO

1. That the subdivision shall be carried out generally in accordance with the scheme plan titled “Proposed Stage 2 of Subdivision of Sections 53 and 50 Blk VI Waihou SD” drawn by Dunwoodie & Green Surveyors Ltd Dated 9th November 2011, Reference 6039, which has been signed and stamped approved.

Telecommunications and Power

2. That Council is provided with written confirmation from the respective supply authorities that new power and telephone services have been provided to the boundary of Lot 3 and Lot 4, OR written confirmation from the respective supply authorities that Lot 3 and Lot 4 have a pre-existing independent supply suitable to service a dwelling.

Sewer

3. The existing domestic effluent tanks and disposal field for the existing dwelling on Lot 4 is to be located and shown to be contained within the Lot. If a 3 metre minimum setback from the new boundaries is not achieved then relocation is required. This shall be determined at the design plan stage. Note: If an effluent disposal system is altered a Building Consent will be required.

Water

4. That the existing water reticulation connection servicing Lots 3 and 4 be located. Separate water meters are required for both Lots. Both Lots shall be provided with a metered water connection at the road frontage, in accordance with the requirements of Hauraki District Council Engineering Manual 2010 - version 1: Volume 3, Part 6 and performance standard 8.5.3 of the proposed 2010 District Plan. The additional meter required shall be placed on the road frontage just inside the road reserve, approximately 0.5m from the property boundary or at a suitable location determined by Hauraki District Council at the time of installation. The connection, including meter, is to be installed by HDC at the cost of the consent holder.

General

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

6. That copies of “as built” plans shall be submitted to Council upon completion of construction as per Hauraki District Council Engineering Manual 2010 - version 1, Volume 3, section 18. As-built drawings and related verification documentation of all works are to comply with Volumes 3 and 4 of the Hauraki District Council Engineering Manual 2010 - version 1. Requirements are:
• As Built information shall include an electronic copy of the as built drawings in dxf format and is to be provided on CD/ DVD or via email.
• All utility features positioning shall comply with the Hauraki District Council Engineering Manual 2010 - version 1: Volume 2, Part 1, section 1.3.
• As part of the “As Built” documentation the developer provides Council with a detailed inventory of the new assets (new water meter) constructed as part of this consent. These are available from Technical Services, Hauraki District Council in the required spreadsheet format.
• The level of detail to be provided at the as built phase shall be to the satisfaction of the Hauraki District Council Engineering Services Manager.

Administrative

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

• The existing vehicle crossing to Lot 3 should be upgraded to a class A Standard Articulated Vehicle Entrance in a Rural Zone) as specified in 8.4.3.3(e) of the proposed 2010 District Plan (2010) in accordance with 8.4.3 of the proposed 2010 District Plan and clause 3.11 Hauraki District Council Engineering Manual 2010 - Version 1, under the Hauraki District Council Consolidated Bylaw.

• 24 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 Development Engineer on 07-8625609.

• Any work undertaken in the road reserve will require a street opening permit and associated traffic management plan. This must be submitted for approval 10 working days prior to the commencement of any works. All enquiries in this regard must be directed to the Technical Services Business Unit Support Officer on 07-862 8609.

• Any internal drainage work is to be carried out under a Building Consent

• Any drains and culverts shall be designed in accordance with the District Plan standards. Culvert inverts shall be set 150mm below average drain invert or as directed by Council’s Drainage Overseer. Council approval will be required for the installation of any culvert to be constructed in a Council drain. 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 office, 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 from flood events in the Awaiti Canal in excess of the design standards of the Piako River Scheme

• 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: 20th February 2012

SIGNED: [Signature]
Event number: SUBD-201.2011.00000101.001
Decision number: 2011/12 - 85
Applicant: Mr B I Dunlop & Mrs M M Dunlop
Document reference: FRED Doc 844884
Subject: To subdivide Lot 1 DPS 26912, Robinson Road, Hikutaia into three general rural lots.

Decision:
That pursuant to Sections 104 & 104A of the Resource Management Act 1991 the Hauraki District Council grant consent to this non-notified, controlled activity application to subdivide Lot 1 DPS 26912 into three general rural lots located at Robinson Road, Hikutaia on the grounds that:

- The proposed subdivision complies with the standards in the District Plan, and is in accordance with the development anticipated for the zone.
- The proposed subdivision is in accordance with the rules for a controlled activity in the Operative District Plan.

Subject to the following conditions:

1. That the subdivision shall be carried out generally in accordance with the scheme plan drawn by Surveying Services Ltd dated 19th December 2011, Reference 93713.30, which has been signed and stamped approved.

Access

2. That Lot 1 and 2 be serviced with a dual class B Standard Farm Vehicle Entrance in a Rural Zone. The entrance shall be constructed as specified in 8.4.3.3(e) of the Proposed District Plan (2010) in accordance with 8.4.3 of the Proposed District Plan (2010) and clause 3.11 of the Hauraki District Council Engineering Manual 2010 - Version 1. This shall be located on the Lot 1 and Lot 2 common boundary. The entrance finished surface level shall be raised approximately 300mm at a position 2.5m from the existing edge of seal (or as directed on site) to maximise the available sight distance to the west. The final level will determined by the Council’s Development Engineer at the time of the entrance set out.

Yards

3. That the boundaries of Lots 1, 2 and 3 shall be shown to meet the yard standards for rural buildings as specified in Section 5.7.5 of the Proposed Hauraki District Council Plan (2010).
Power and Telecommunications

4. That Council is provided with written confirmation from the telecommunication and power suppliers that new power and telephone services have been provided to the boundaries of Lots 1, 2 and 3.

Administrative

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

- That the subdivider shall pay a total $9,116 plus GST as a capital development contribution for two additional rural lots, in accordance with the Hauraki DC Development Contributions Policy (1st July 2009).

<table>
<thead>
<tr>
<th>Roading</th>
<th>District Parks</th>
<th>Community Infra-Structure</th>
<th>Libraries</th>
<th>Water Supply</th>
<th>Waste water</th>
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</table>

General

- 24 Hours notice must be given for the entrance 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 Development Engineer on 07-8625609.

- Any work undertaken in the road reserve will require a street opening permit and associated traffic management plan. This must be submitted for approval 10 working days prior to the commencement of any works. All enquiries in this regard must be directed to the Technical Services Business Unit Support Officer on 07-862 8609.

- Any drains and culverts shall be designed in accordance with the District Plan standards.

- Culvert inverts shall be set 150mm below average drain invert or as directed by Council’s Drainage Overseer. Council approval will be required for the installation of any culvert to be constructed in a Council drain. 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 office, 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.
- For Lots 1, 2 and 3 future individual lot connections to the existing Council water main will require the upgrade of the existing 25mm dia line. All works including Council processing is payable by the applicant.

Date: 7th February 2012

SIGNED: [Signature]
Decision Sheet
Resource Management Act 1991

Event number: LUSE-202.2012.00000005.001
Decision number: 2011/12 - 101
Applicant: Hauraki District Council
Document reference: FRED Doc 864618
To erect a fence in the Paeroa Flood Ponding Zone at Centennial Park, Towers Street, Paeroa.

Subject:

Decision:

That pursuant to Sections 104 and 104B of the Resource Management Act 1991 the Hauraki District Council grant consent to this non-notified Discretionary Activity application to erect a fence in the Paeroa Flood Ponding Zone on Part Lot 5 DPS 16959 located at Centennial Park, Paeroa, for the reasons:

- The proposed fence would have a negligible effect on the ponding capacity of the zone
- The cumulative effect of the works would be negligible
- There would not be any adverse effects of the activity on the environment of a more than minor nature

Subject to the following conditions.

1. That the activity shall be carried out in general accordance with the details of the application, and in particular with the comments of the Drainage Manager.

2. That the Council sewer shall be located and the fence shall be erected a minimum of 1.0 metres distance horizontally from the sewer.

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

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

5. That pursuant to Section 36(1)(c) of the Resource Management Act 1991 the applicant shall pay all Hauraki District 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: 5th March 2012

SIGNED: [Signature]
Event number: LUSE-202.2012.00000012.001
Decision number: 2011/12 - 104
Applicant: NZ Transport Agency
Document reference: FRED Doc 869222
To destroy or modify 500m² of Significant Natural Area S13P37 located with the Hauraki District Council Scenic Reserve, Kaihere Hill, State Highway 27, Kaihere (legally described as Lot 1 DPS 13932).
Subject: To destroy or modify 500m² of Significant Natural Area S13P37 located with the Hauraki District Council Scenic Reserve, Kaihere Hill, State Highway 27, Kaihere (legally described as Lot 1 DPS 13932).

Decision:

That pursuant to Sections 104 and 104B of the Resource Management Act 1991 the Hauraki District Council grant consent to this non-notified, discretionary activity application to destroy or modify 500m² of Significant Natural Area S13P37, located within Hauraki District Council Scenic Reserve, Kaihere Hill, Patetonga, legally described as Lot 1 DPS 13932, for the following reasons:

- The effects on the environment are no more than minor; and
- Effects on the Significant Natural Area (S13P37) are limited to a small area and conditions can be imposed to mitigate the effects by re-vegetation of the slip and weed control.

Subject to the following conditions:

1) That the mitigation measures set out in Section 5 – Recommendations for re-vegetation and weed control from the report titled “Kaihere Hill MSE Wall Ecological Assessment” dated 19th January 2012, by Opus International Consultants Ltd (Reference: 2-69023.02) shall be implemented.

2) That the Councils Planning Department is advised 10 days prior to the commencement of the re-vegetation and weed control works.

3) Photo points shall be provided annually to Council to show re-vegetation and weed control works have been undertaken. The annual period will commence at the date Council is notified in accordance with Condition 3 above.

ADVICE NOTES

- This resource consent does not negate the need to apply for resource consent under any relevant Waikato Regional Council rules.

Date: 15th March 2012

SIGNED: [Signature]
Event number: LUSE-202.2012.0000015.001
Decision number: 2011/12 - 105
Applicant: Mr B C Skill & Mrs V A Skill
Document reference: FRED Doc 869777
Subject: To depart from Outdoor Living Court standard of the Operative District Plan in conjunction with the erection of a Dwelling with Covered Verandah to be located on Lot 15 DP 387918, 21 Dolphin Drive, Whiritoa.

Decision:

THAT pursuant to Sections 104 and 104B of the Resource Management Act 1991 the Hauraki District Council grants consent to this non-notified discretionary activity application to depart from the outdoor living court requirement at 21 Dolphin Drive, Whiritoa legally described as Lot 15 DPS 387918 for the following reasons:

• That the adverse effects, of providing a living court of less than eight metres diameter, are considered to be no more than minor; due to the small area of the encroachment.

• There is other space available for outdoor amenity and usage both on the property and nearby.

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

1. That the building and siting of the dwelling be carried out in accordance with the plans drawn by Evans Group Limited (pages 1-3) dated 23rd January 2012, which have been stamped 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: 19th March 2012

SIGNED: [Signature]
Decision Sheet
Resource Management Act 1991

Event number: SUBD-201.2012.0000007.001
Decision number: 2011/12 - 106
Applicant: Mr P Caldwell & Mrs C G Caldwell
Document reference: FRED Doc 870143
Subject: To update the cross lease plan for Flat 1 DPS 67293 on Lot 11 DPS 53041, 9A Cornwall Street, Waihi.

Decision:
That pursuant to sections 104 and 104B of the Resource Management Act 1991, the Hauraki District Council grant consent to this non-notified discretionary activity application to amend the cross lease plan for Flat 1 DPS 67293 on Lot 11 DPS 53041, located at 9a Cornwall Street, Waihi, on the grounds that:

- The proposal will not generate adverse effects that are more than minor; and
- The proposal complies with the majority of the relevant provisions of the Operative and Proposed Hauraki District Plans; and
- Building Consent has previously been granted authorising the building addition on Area A of the cross lease.

Subject to the following conditions:

1. That the cross lease update shall be carried out generally in accordance with the Waihi Land Surveyors Ltd scheme plan Ref 2426A drawn 07/03/2012, which has been signed and stamped 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: 20\textsuperscript{th} March 2012

SIGNED: 

Page 1
Event number: LUSE-202.2012.0000012.001
Decision number: 2011/12 - 110
Applicant: NZ Transport Agency
Document reference: FRED Doc 872481

To amend a decision for the application to destroy or modify 500m² of Significant Natural Area S13P37 located with the Hauraki District Council Scenic Reserve, Kaihere Hill, State Highway 27, Kaihere (legally described as Lot 1 DPS 13932 (original decision by delegated authority on 15th March 2012 decision no. 2011/12-104).

Subject: To amend a decision for the application to destroy or modify 500m² of Significant Natural Area S13P37 located with the Hauraki District Council Scenic Reserve, Kaihere Hill, State Highway 27, Kaihere (legally described as Lot 1 DPS 13932 (original decision by delegated authority on 15th March 2012 decision no. 2011/12-104).

Decision:

That pursuant to Section 133A of the Resource Management Act 1991 the Hauraki District Council has issued an amended Consent to correct a minor mistake/defect in the consent whereby condition no.3 referred to condition no. 3 above whereas it should have referred to condition no. 2 above. Accordingly the consent is amended by this decision as follows:

That pursuant to Sections 104 and 104B of the Resource Management Act 1991 the Hauraki District Council grant consent to this non-notified, discretionary activity application to destroy or modify 500m² of Significant Natural Area S13P37, located within Hauraki District Council Scenic Reserve, Kaihere Hill, Patetonga, legally described as Lot 1 DPS 13932, for the following reasons:

- The effects on the environment are no more than minor; and
- Effects on the Significant Natural Area (S13P37) are limited to a small area and conditions can be imposed to mitigate the effects by re-vegetation of the slip and weed control.

Subject to the following conditions:

1) That the mitigation measures set out in Section 5 – Recommendations for re-vegetation and weed control from the report titled “Kaihere Hill MSE Wall Ecological Assessment” dated 19th January 2012, by Opus International Consultants Ltd (Reference: 2-69023.02) shall be implemented.

2) That the Councils Planning Department is advised 10 days prior to the commencement of the re-vegetation and weed control works.
3) Photo points shall be provided annually to Council to show re-vegetation and weed control works have been undertaken. The annual period will commence at the date Council is notified in accordance with Condition 2 above.

ADVICE NOTES

- *This resource consent does not negate the need to apply for resource consent under any relevant Waikato Regional Council rules.*

Date: 29th March 2012

SIGNED: [Signature]
Decision Sheet
Resource Management Act 1991

Decision number: 2011/12 - 109
Applicant: Mr M S Kane & Mrs M S Kane
Document reference: FRED Doc 872258
Subject: To subdivide Section 36 Block II Waihou SD, 269 Bush Road, Kopuarahi into two general rural lots and to depart from the side yard standard in relation to the existing implement shed on proposed Lot 1.

Decision:
That pursuant to Section 104 & 104B of the Resource Management Act 1991 the Hauraki District Council grant consent to this non-notified Discretionary activity application to subdivide Section 36 Block II Waihou Survey District into two general rural lots located at 269 Bush Road, Kopuarahi and to depart from the side yard standard on the grounds that:

- The proposed subdivision has no adverse effects on the environment that are more than minor.
- The proposed subdivision is not contrary to the Objectives and Policies of the Operative Hauraki District Plan (1997).
- Effects on rural amenity are less than minor.

Subject to the following conditions:

1. That the subdivision shall be carried out generally in accordance with the scheme plan drawn by Dunwoodie & Green Surveyors Ltd dated January 2012, (Reference 6056), which has been signed and stamped approved.

Power and Telecommunications

2. That Council is provided with written confirmation from the respective supply authorities that new power and telephone services have been provided to the boundary of each lot, being Lots 1 and 2, or written confirmation from the respective supply authorities that Lots 1 and 2 have a pre-existing independent supply suitable to service a dwelling.

Yards

3. That the implement shed on Lot 1 shall be located a minimum 1.5m from the lot boundaries.
Administrative

4. 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.

5. 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.

6. 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

Development Contribution Calculation:

- That the subdivider shall pay a total $3,276 plus GST as a capital development contribution for one additional rural lot, in accordance with the Hauraki DC Development Contributions Policy (1st July 2011).

<table>
<thead>
<tr>
<th>Roading</th>
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</table>

General

- The existing vehicle crossing to Lot 1 should be upgraded to a Class C Standard Residential Vehicle Entrance in the Rural Zone as specified in 8.4.3.3(e) of the Proposed District Plan (2010) in accordance with 8.4.3 of the Proposed District Plan (2010) and clause 3.11 Hauraki District Council Engineering Manual (2010) - Version 1, under the Hauraki District Council Consolidated Bylaw.

- The existing vehicle crossing to Lot 2 should be upgraded to a Class A Standard Articulated Vehicle Entrance located within a Rural Zone as specified in 8.4.3.3(e) of the Proposed District Plan (2010) in accordance with 8.4.3 of the Proposed District Plan (2010) and clause 3.11 Hauraki District Council Engineering Manual (2010) - Version 1, under the Hauraki District Council Consolidated Bylaw.

- 24 Hours notice must be given for the entrance 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 Development Engineer on 07-8625609.

- Any work undertaken in the road reserve will require a street opening permit and associated traffic management plan. This must be submitted for approval 10 working days prior to the commencement of any works. All enquiries in this regard must be directed to the Technical Services Business Unit Support Officer on 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.

Date: 27th March 2012

SIGNED: [Signature]
Event number: LUSE-202.2012.0000027.001
Decision number: 2011/12 - 111
Applicant: Mrs E J Fisher & Mr M J Fisher
Document reference: FRED Doc 872855
To depart from the side yard standard of the Proposed Hauraki District Plan in conjunction with the construction of a Garage on Section 67 Block VI Waihou SD, 105 Kaikahu Road, Kerepehi.
Subject: Waihou SD, 105 Kaikahu Road, Kerepehi.

Decision:

That pursuant to s.95A, 104 and s.104C of the Resource Management Act, consent is granted to this non-notified restricted discretionary activity to waive the yard standard in the Rural Zone in conjunction with the construction of a garage on Section 67 Block VI Waihou SD, located at 105 Kaikahu Road, Kerepehi, for the following reasons:

- the applicant has provided the written approval of the adjacent landowner (and occupier if relevant) therefore the effects on this neighbour cannot be taken into account; and
- the effects on the environment are considered to be no more than minor.

Subject to the following conditions:

1. The location of the proposed activity is in accordance with the plans dated approved 29th March 2012, reference Site Plan & Elevations for M Fisher, signed and stamped 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.

Date: 29th March 2012

SIGNED: [Signature]
Event number: LUSE-202.2012.0000016.001
Decision number: 2011/12 - 112
Applicant: D K & P A Moller
Document reference: FRED Doc 873112
Subject: To operate a visitors accommodation activity within the site at 42 Poland Street, Waikino, legally described as Section 62 and Section 126 Block XIV OSD.

Decision:

That pursuant to Sections 104 and 104A of the Resource Management Act 1991 the Hauraki District Council grants consent to this non-notified, Controlled activity application to operate a visitor accommodation activity within the site at 42 Poland Street, Waikino, Waihi, legally described as Section 62 and Section 126 Block XIV, Ohinemuri Survey District for the following reasons:

- The proposal will result in environmental effects that are less than minor due to the low level of activity on the site associated with low maximum guest numbers (3) in the accommodation facility, and the density of development on the site being much less than the permitted baseline, which allows for establishment of a number of residential dwellings within the site.
- The total traffic volumes from the activity are very low, and all car-parking requirements of the activity can easily be accommodated within the site.

Consent is granted subject to the following conditions:

1. The activity shall be undertaken in accordance with the information supplied with the application, received 1st March 2012, and within the building shown on the plans drawn by Genesis Design labelled “Proposed new second dwelling at : 42 Polland St, Waikino, for: D & P Moller”.

2. That pursuant to Section 36(1)(b) of the Resource Management Act 1991, the applicant shall pay Hauraki District 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 Hauraki District Council 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 Hauraki District 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 March 2012

SIGNED: [Signature]
Event number: LUSE-202.2012.00000030.001
Decision number: 2011/12 - 114
Applicant: P J & L R Leach
Document reference: FRED Doc 875634
Subject: To depart from the side yard standard of the Proposed Hauraki District Plan in conjunction with the construction of a Storeroom on Sec 1 SO 318473, 176 Bulltown Road, Waihi.

Decision:

That pursuant to s.95A, 104 and s.104C of the Resource Management Act, consent is granted to this non-notified restricted discretionary activity to waive the yard standard in the Rural Zone in conjunction with the construction of a storeroom, located at 176 Bulltown Road, Waihi, being Section 1 SO 318473, for the following reasons:

- the applicant has provided the written approval of the adjacent landowner (and occupier if relevant) therefore the effects on this neighbour cannot be taken into account; and
- the effects on the environment are considered to be no more than minor.

Subject to the following conditions:

1. The location of the proposed activity is in accordance with the plans dated approved 11th April 2012, reference Site Plan, Elevations and Site Plan for Peter & Lois Leach, 176 Bulltown Road, Waihi Sheets No. 7, 10, & 4 of 21, signed and stamped 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: 10th April 2012

SIGNED: [Signature]
Decision number: 2011/12 - 113
Applicant: Mr K R Duffin & Mrs L M Duffin
Document reference: FRED Doc 875155
Subject: To extend processing time.

Decision:

Under Section 37A (4) (b) (ii) of the Resource Management Act 1991 the Council hereby extends the time frame to make a decision on the variation application to subdivide Pt Lot 1 DP 29968, Lot 2 DP 367719, Lots 1 & 2 DPS 78315, Secs 34, 36-38 Blk III Piako SD, Pts 1C2B2 Waitakaruru & Pt Waitakaruru 1A1B2C and D1 Blk and Pt Waitakaruru 1A1B2C and D1 Blk, 33 & 8 Back Miranda Road, Waitakaruru on the basis that the applicant has agreed to an extension for a period that does not exceed twice the maximum period specified in the Act. These circumstances relate to the application requiring approval from the District Land Registrar before the decision can be granted. The decision date has been extended from 5th April 2012 to 13th April 2012.

Date: 5th April 2012

SIGNED: [Signature]
## Decision Sheet

### Resource Management Act 1991

**Event number:** SUBD-201.2011.00000092.002  
**Decision number:** 2011/12 - 115  
**Applicant:** Mr K R Duffin & Mrs L M Duffin  
**Document reference:** FRED Doc 876304  
**Subject:** Variation to Stage One of Subdivision Consent to subdivide by means of boundary adjustments and amalgamations Part Lot 1 DP 29968, Lot 2 DP 367719, Lot 1-2 DPS 78315 and Section 38 Block III Piako Survey District, Section 34 and Section 36-37 Block III Piako Survey District, and Parts Waitakaruru 1A 1B 2C and D1 Block, 33 & 8 Back Miranda Road, Waitakaruru (Decision No. 2011/12 – 81 granted 5th January 2012).

### Decision:

That pursuant to Section 127, 104 and 104B of the Resource Management Act 1991 the Hauraki District Council **grant consent** to this non-notified application to change the conditions of the consent granted to Mr K R Duffin & Mrs L M Duffin (Decision No. 2011/12 – 81) to subdivide by means of boundary adjustments and amalgamations Part Lot 1 DP 29968, Lot 2 DP 367719, Lot 1-2 DPS 78315 and Section 38 Block III Piako Survey District, Section 34 and Section 36-37 Block III Piako Survey District, and Parts Waitakaruru 1A 1B 2C and D1 Block, located at Back Miranda Road, Waitakaruru for the following reasons:

- The changes are to effect a boundary adjustment at Stage 1 that could be accomplished as controlled activity if it were applied for independently of Stage 2.
- The change is an environmental improvement to Stage 1 as an under-sized lot is deleted.
- There are no adverse effects that are more than less than minor.
- The proposal accords with the objectives and policies of the Operative District Plan and the Proposed District Plan.
- There are not any persons who would be adversely affected.

At Stage 1 Condition 1 is changed from:

1. **The subdivision shall be carried out generally in accordance with Sheet 1 of the scheme plan by Dunwoodie & Green Surveyors, reference number 6037, dated November 2011, which has been stamped and signed as approved.**

To:
1. The subdivision shall be carried out generally in accordance with Sheet 1 of the scheme plan by Dunwoodie & Green Surveyors, reference number 6037, dated November 2011 and last amended on 7/3/2012, which has been stamped and signed as approved.

As a consequence of the change to Condition 1, Condition 2 is changed from:

2. That the following easements are created and the widths comply with the performance standards of the District Plan:

<table>
<thead>
<tr>
<th>Purpose</th>
<th>Shown as</th>
<th>Servient tenement</th>
<th>Grantee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Right to drain water</td>
<td>B</td>
<td>Lot 1</td>
<td>Hauraki District Council</td>
</tr>
<tr>
<td></td>
<td>C</td>
<td>Lot 2</td>
<td></td>
</tr>
<tr>
<td></td>
<td>D</td>
<td>Lot 3</td>
<td></td>
</tr>
<tr>
<td></td>
<td>E</td>
<td>Lot 4</td>
<td></td>
</tr>
</tbody>
</table>

To:

2. That the following easements are created and the widths comply with the performance standards of the District Plan:

<table>
<thead>
<tr>
<th>Purpose</th>
<th>Shown as</th>
<th>Servient tenement</th>
<th>Grantee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Right to drain water</td>
<td>C</td>
<td>Lot 2</td>
<td>Hauraki District Council</td>
</tr>
<tr>
<td></td>
<td>E</td>
<td>Lot 4</td>
<td></td>
</tr>
</tbody>
</table>

Another consequence of the change to Condition 1 is that Condition 4 is changed from:

4. That pursuant to Section 220(1)(b) and Section 220(2)(a) that Lots 1 and 2 shall be subject to a covenant entered into between the owner of the land and Hauraki District Council that the lots shall not, without the consent of the territorial authority, be transferred, leased, or otherwise disposed of except in conjunction with Part Waitakaruru 1A 1B 2C and D1 Block and Part 1A 1B 2C and D1 Block (CFR 392652).

To:

4. That Lot 2 hereon be transferred to the owner of Lot 2 DP 367719 (CFR 275174) and that one computer freehold register be issued to include all parcels (See Request No. 1061790).

As a further consequence Condition 1 of Stage 2 is changed to reflect the change to Stage 1 on the Stage 2 scheme plan. The condition is changed from:

1. That the subdivision shall be carried out generally in accordance with Sheet 2 of the scheme plan by Dunwoodie & Green Surveyors, reference number 6037, dated November 2011, which has been stamped and signed as approved.

To:

1. That the subdivision shall be carried out generally in accordance with Sheet 2 of the scheme plan by Dunwoodie & Green Surveyors, reference number 6037, dated November 2011 and last amended 23/3/2012, which has been stamped and signed as approved.

Following the changes to the conditions hereby granted the full conditions of the consent shall read:
Stage 1

1. The subdivision shall be carried out generally in accordance with Sheet 1 of the scheme plan by Dunwoodie & Green Surveyors, reference number 6037, dated November 2011 and last amended on 7/3/2012, which has been stamped and signed as approved.

2. That the following easements are created and the widths comply with the performance standards of the District Plan:

<table>
<thead>
<tr>
<th>Purpose</th>
<th>Shown as</th>
<th>Servient tenement</th>
<th>Grantee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Right to drain water</td>
<td>C</td>
<td>Lot 2</td>
<td>Hauraki District</td>
</tr>
<tr>
<td></td>
<td>E</td>
<td>Lot 4</td>
<td>Council</td>
</tr>
</tbody>
</table>

3. That the Council drain shall be fenced in accordance with the drain design standard of the District Plan.

4. That Lot 2 hereon be transferred to the owner of Lot 2 DP 367719 (CFR 275174) and that one computer freehold register be issued to include all parcels (See Request No. 1061790).

5. That pursuant to Section 36(1)(b) of the Resource Management Act 1991, the applicant shall pay Hauraki District 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 Hauraki District Council 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 Hauraki District 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

1. Any drains and culverts shall be designed in accordance with the District Plan standards. Culvert inverts shall be set 150mm below average drain invert or as directed by Council’s Drainage Overseer. Council approval will be required for the installation of any culvert to be constructed in a Council drain. 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 office, or on mobile 027 281 6924.

2. 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 from flood events in the Waitakaruru Stream Canal in excess of the design standards of the Waitakaruru Stream floodway.

Stage 2

1. That the subdivision shall be carried out generally in accordance with Sheet 2 of the scheme plan by Dunwoodie & Green Surveyors, reference number 6037, dated November 2011 and last amended 23/3/2012, which has been stamped and signed as approved.

2. That pursuant to Section 220 (1)(b)(ii) of the Resource Management Act 1991, that Lots 4 (Stage 1) and Lot 5 hereon be held in the one Computer Freehold Register;
And

That Lot 6 hereon be held with Part Waitakaruru 1C2B2 Block and Sections 34, 36 and Part Waitakaruru 1C2B2 Block (Residue CRF 40B/327) and that one Computer Freehold Register be issued to include all parcels;

And

That Lot 7 hereon be held with Lot 2 DPS 78315 (Residue CFR 60A/57) and that one Computer Freehold Register be issued to include all parcels (see Request 1041088.)

3. That pursuant to Section 221(1) of the Resource Management Act 1991 a consent notice shall be registered on the Computer Freehold Register of the lot formed by the amalgamation of Lot 2 DPS 78315 and Lot 7 to advise that the existing detention dam and spillway may be accessed by Hauraki District Council for maintenance works to be carried out and that any earthworks on the lot or other interference with the working of the detention dam and spillway may not be carried out without first obtaining the approval of the District Engineer.

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

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

6. That pursuant to Section 36(1)(c) of the Resource Management Act 1991 the applicant shall pay all Hauraki District 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

1. The proposed lots may be subject to short duration local flooding at times of storm events in excess of the drainage design standard.

2. 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: 12th April 2012

SIGNED: [Signature]
Event number: LUSE-202.2012.00000022.001
Decision number: 2011/12 - 116
Applicant: Mr M J Roberts & Mrs D E Roberts
Document reference: FRED Doc 877827
Subject: To establish and operate a commercial service (homestay/guesthouse accommodation) on a rural zoned property located at Lot 1 DPS 726 Blk XVI Piako SD, 16 Top Road, Patetonga.

Decision:

That pursuant to Section 104 & 104B of the Resource Management Act 1991 the Hauraki District Council grant consent to this non-notified discretionary activity application to establish and operate a commercial service (homestay/guesthouse accommodation) at 16 Top Road, Patetonga, legally described as Lot 1 DPS 726 Blk XVI Piako SD, for the following reasons:

➢ There will be no adverse effects of the proposal that will be more than minor.

➢ The proposal is well set back off the road and well separated from any neighboring residential buildings.

➢ There is no loss of productive land as a result of the activity.

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

1. That the activity be carried out generally in accordance with the Site Plan by Gisler Architects (ref: AL100) dated 16th February 2012 which has been stamped approved and supporting information submitted with the application dated 30th November 2011

2. Vegetation clearing is required at the existing entrance servicing the proposed commercial development to maintain minimum sight distances of 115m on the southern side and 90m on the northern side from an offset point 2.5m from the existing edge of seal along Top Road.

3. 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.

4. 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.
5. 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

Development Contribution

- That the developer shall pay a total $3,276 plus GST as a capital development contribution for the commercial activity associated with the guest accommodation conversion. This shall be in accordance with the Hauraki DC Development Contributions Policy (1st July 2011).

<table>
<thead>
<tr>
<th>Roading</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>
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<td>$2,300</td>
<td>$358</td>
<td>$427</td>
<td>$191</td>
<td>$Nil</td>
<td>$Nil</td>
<td>$Nil</td>
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<tr>
<td><strong>TOTAL</strong></td>
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<td></td>
<td></td>
<td></td>
<td>$3,276</td>
</tr>
</tbody>
</table>

General

- One sign of up to 1.5m² may be erected at the entrance to the property; any other or larger signs would require a resource consent.

- The existing vehicle crossing servicing this development should be upgraded to a Class B Standard Farm Vehicle Entrance in a Rural Zone as specified in 8.4.3.3(e) of the Proposed District Plan (2010) in accordance with 8.4.3 of the Proposed District Plan (2010) and clause 3.11 of the Hauraki District Council Engineering Manual 2010 - Version 1, under the Hauraki District Council Consolidated Bylaw. This should include the installation of a 300mm dia entrance culvert.

- 24 Hours notice must be given for the entrance 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 Development Engineer on 07-8625609.

- Any work undertaken in the road reserve will require a street opening permit and associated traffic management plan. This must be submitted for approval 10 working days prior to the commencement of any works. All enquiries in this regard must be directed to the Technical Services Business Unit Support Officer on 07-862 8609

Date: 16th April 2012

SIGNED:
Decision Sheet
Resource Management Act 1991

Event number: SUBD-201.2012.0000023.001
Decision number: 2011/12 - 117
Applicant: Mr G J Boyd & Mrs S M Boyd
Document reference: FRED Doc 878184
Subject: To subdivide Lot 1 DP 389251, 352 Woodlands Road, Waihi create two general rural lots.

Decision:
That pursuant to Sections 104 and 104B of the Resource Management Act 1991 the Hauraki District Council grant consent to this non-notified, discretionary activity application to subdivide Lot 1 DP 389251 into two general rural lots located at 352 Woodlands Road, Waihi on the grounds that:

- The proposed subdivision has no adverse effects on the environment that are more than minor.
- The proposed subdivision is not contrary to the Objectives and Policies of the Operative Hauraki District Plan (1997).

Subject to the following conditions:

1. That the subdivision shall be carried out generally in accordance with the scheme plan drawn by Waihi Land Surveyors dated 5th March 2012, Reference 2347A, which has been signed and stamped approved.

2. Vegetation clearing is required at the existing ROW C entrance junction with Woodlands Rd on the northern approach. This will be to the satisfaction of the Engineering Services Manager.

3. That the internal access for ROW A shall be constructed by the subdivider in accordance with the appropriate standard as specified in 9.3.19.3 of the Operative 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: A 3m formation width is acceptable and minor metalling is required to restore the surface shape. This shall be to the satisfaction of the District Engineer.

4. That a consent notice shall be registered against the title of Lot 1 pursuant to Section 221 of the Resource Management Act 1991 stating that there are no power and telecommunication connections to Lot 1. If a power or telecommunication connection is required, the cost of the connection will be the responsibility of the then landowner.

5. That Council is provided with written confirmation from the respective supply authorities that new power and telephone services have been provided to the boundary of Lot 2, or written
confirmation from the respective supply authorities that Lot 2 has a pre-existing independent supply suitable to service a dwelling.

6. That a consent notice shall be registered against the titles of Lot 1 and Lot 2 pursuant to Section 221 of the Resource Management Act 1991 stating that the landowners shall undertake works on the existing bridge in accordance with the recommendations in the Mitchinson McGregor report dated 24th October 2006. Inspections are to be continued and carried out at five yearly intervals by a Chartered Professional Engineer and a report filed with Hauraki District Council in accordance with the Mitchinson McGregor Report dated 24th October 2006.

7. The subdivider shall provide an inspection report by a Chartered Professional Engineer on the existing bridge to the Council by the 12th September 2012 in accordance with the Mitchinson McGregor report dated 24th October 2006.

8. 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.

9. 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.

10. 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**

**Development Contribution Calculation:**

- That the subdivider shall pay a total $3,276 plus GST as a capital development contribution for one additional lot. This shall be in accordance with the Hauraki DC Development Contributions Policy (1st July 2011).

<table>
<thead>
<tr>
<th>Roading</th>
<th>District Parks</th>
<th>Community Infrastructure</th>
<th>Libraries</th>
<th>Water Supply</th>
<th>Waste water</th>
<th>Storm water</th>
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<tbody>
<tr>
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<td>$ 358</td>
<td>$ 427</td>
<td>$191</td>
<td>$Nil</td>
<td>$Nil</td>
<td>$Nil</td>
</tr>
</tbody>
</table>

**TOTAL** $3,276

**General**

- 24 Hours notice must be given for the entrance 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 Development Engineer on 07-8625609 (MOB 021 906244).

- Any work undertaken in the road reserve will require a street opening permit and associated traffic management plan. This must be submitted for approval 10 working days prior to the commencement of any works. All enquiries in this regard must be directed to the Technical Services Business Unit Support Officer on 07-862 8609 (MOB 021 906244).

- 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: 17th April 2012

SIGNED: [Signature]
Decision Sheet
Resource Management Act 1991

Event number: SUBD-201.2012.00000031.001
Decision number: 2011/12 - 1211
Applicant: Warpa Farms Ltd
Document reference: FRED Doc 893960
Subject: To subdivide Lot 7 DPS 59236 and Lots 1 & 3 DPS 35799, Samson Road & Rifle Range Road, Waihi by way of a boundary adjustment.

Decision:

A. SURRENDER OF EASEMENT:

That pursuant to Section 243(e) of the Resource Management Act 1991, Hauraki District Council cancel condition no. 1 of Decision No. S.P. 289 requiring the provision of a right-of-way easement shown as “A” on DPS 59236. Note: The approval of the dominant tenement would be required for the easement cancellation.

<table>
<thead>
<tr>
<th>SHOWN</th>
<th>PURPOSE</th>
<th>SERV.TEN</th>
<th>DOM.TEN</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Right of Way</td>
<td>Lot 7 hereon</td>
<td>Lots 1 &amp; 3 DPS 35799</td>
</tr>
</tbody>
</table>

B. That pursuant to Sections 104 and 104A of the Resource Management Act 1991 the Hauraki District Council grant consent to this non-notified, controlled activity application to subdivide by means of boundary adjustment by altering the boundary between Lot 7 DPS 59236 and Lots 1 & 3 DPS 35799 located at Samson Road and Rifle Range Road, Waihi, on the grounds that:

- Less than minor adverse effects or potential effects on the environment have been identified.
- The Significant Natural Area (T13UP159) will not be affected by the boundary adjustment as there will be no physical changes to the SNA due to the proposed boundary following an existing fence line.

Subject to the following conditions:

General

1. That the subdivision shall be carried out generally in accordance with the scheme plan drawn by Waihi Land Surveyors Ltd, dated 3rd April 2012 (ref:2448), which has been signed and stamped approved.
Water

2. Any cross connections crossing another Lot shall be decommissioned at the time of subdivision,

OR, Alternatively, an easement giving the right to convey water shall be created.

Administrative

3. 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.

4. 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.

5. 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 to Lot 1 should be upgraded to a class C Standard Residential Vehicle Entrance in a Rural Zone as specified in 8.4.3.3 of the proposed 2010 District Plan and section 3.11 of the Hauraki District Council Engineering Manual 2010 - Version 1, under the Hauraki District Council Consolidated Bylaw.

• The existing vehicle crossing to Lot 2 should be upgraded to a class C Standard Residential Vehicle Entrance in a Rural Zone as specified in 8.4.3.3 of the proposed 2010 District Plan and section 3.11 of the Hauraki District Council Engineering Manual 2010 - Version 1, under the Hauraki District Council Consolidated Bylaw.

• The construction of the vehicle entrances will require a vehicle crossing permit. Please contact Hauraki District Council’s Technical Services Unit Administrator 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.

• Any work undertaken in the road reserve will require a street opening permit and traffic management plan to be submitted for approval 10 working days prior to the commencement of any work. Any enquiries regarding this procedure may be directed to the Technical Services Unit Administrator at the Paeroa offices, Tel 07-862 8609.

• That 24 Hours notice must be given for any engineering inspections that are required to be undertaken during engineering works. Notice and any requests in this regard must be directed to the Development Engineer, on Ph: (07) 862 5609 or MOB 021 906 244.

• No power or phone connections have been provided to Lot 1 and Lot 2 under this boundary adjustment for the reason that there is no change to the use of the land and no power or phone connections were required under the previous subdivision of this land.

• 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.
• There is an existing Land Improvement Agreement pursuant to Section 30A Soil Conservation and Rivers Control Act 1941 on the subject property.

• Any land management activities which affect the Significant Natural Area T13UP159 and which are not otherwise provided for as permitted activities under section 6.2.5.2 of the Proposed District Plan may require a resource consent.

Date: 3rd May 2012

SIGNED: [Signature]
Decision Sheet
Resource Management Act 1991

Event number: LUSE-202.2012.00000029.001
Decision number: 2011/12 - 123
Applicant: Abron Ltd
Document reference: FRED Doc 894345

Subject: To display a promotional sign at 1931 State Highway 27, Patetonga (legally described as Section 47 BLK XIII Waihou SD).

Decision:

THAT pursuant to Sections 104 and 104B of the Resource Management Act 1991 the Hauraki District Council grants consent to this non-notified discretionary activity resource consent application to display one sign at the property of M & P Paterson located at 1931 State Highway 27, Patetonga legally described as Section 47 BLK XIII Waihou Survey District for the following reasons:

- The display of the sign will have adverse effects less than minor on the environment; and
- The proposal is generally in accordance with the objectives and policies of the District Plan; and
- All affected parties have given their written un-conditional consent.

Subject to the following conditions:

1. That the sign shall be located within the boundaries of Section 47 BLK XIII Waihou Survey District, in general accordance with the site plan dated 1st May 2012, which has been signed and stamped approved.

2. That the dimensions and design of the double sided sign shall be as shown in the photograph which has been signed and stamped approved and accompanying notes included in the application.

3. The Council gives notice of its intention to review the conditions of this consent under Section 128 of the Resource Management Act 1991, to address any adverse visual or amenity environmental effects which might arise as a result of the sign, on an annual basis. As a result of the review, Council may require the removal of the sign if in their opinion, the sign has become un-safe, poorly maintained, obsolete or detrimental in any way to the amenities of the area in which the sign is sited.
4. 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.

5. 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.

6. 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: 7th May 2012

SIGNED: [Signature]
Decision Sheet
Resource Management Act 1991

Event number: LUSE-202.2012.00000026.001
Decision number: 2011/12 - 124
Applicant: Gull New Zealand Ltd
Document reference: FRED Doc 894405
To replace an existing sign at the Gull Service Station located on Lots 25 & 26 DPS 1739, 44 Orchard West Road, Ngatea with an oversized sign and to carry out associated earthworks to install the sign.

Subject:
To replace an existing sign at the Gull Service Station located on Lots 25 & 26 DPS 1739, 44 Orchard West Road, Ngatea with an oversized sign and to carry out associated earthworks to install the sign.

Decision:
THAT pursuant to Sections 104 and 104B of the Resource Management Act 1991 the Hauraki District Council grants consent to this non-notified discretionary activity resource consent application to erect an oversized sign with 0.55m deep concrete foundations located at 44 Orchard West Road, Ngatea legally described as Lots 25 & 26 DPS 1739 for the following reasons:

• The display of the sign will not have any adverse effect on the environment that would be more than minor; and

• The effects of the earthworks will be less than minor, and

• The proposal is generally in accordance with the objectives and policies of the District Plan.

Subject to the following conditions:

1. That the sign shall be located within the boundaries of the subject site, in general accordance with the site plan titled “Pavement Reinstatement Plan” (ref:U05D), dated 7th March 2011, which has been signed and stamped approved.

2. That the location, dimensions and design of the double sided pylon sign shall be as shown in the elevation plans titled “ID Sign Details” (ref:S04C5) dated 26th March 2012 which has been signed and stamped approved.

3. The Council gives notice of its intention to review the conditions of this consent under Section 128 of the Resource Management Act 1991, to address any adverse visual or amenity environmental effects which might arise as a result of the sign, on an annual basis. As a result of the review, Council may require the removal of the sign if in their opinion, the sign has become un-safe, poorly maintained, obsolete or detrimental in any way to the amenities of the area in which the sign is sited.
4. The consent holder shall ensure that the sign lighting is installed, designed, shaded and arranged in order that the level of lighting measured on the boundaries of the site is no greater than 8.0 lux.

5. That all earthworks are to be undertaken in accordance with Part 2 of NZS4404:2004 and NZS 4431.

6. If applicable, all cut to waste materials shall be disposed of in an approved manner to an approved disposal area. This shall be to the satisfaction of the Engineering Services Manager, HDC.

7. That any soil spilled or tracked onto any public road during the earthworks and sign installation shall be removed from the road immediately.

8. That construction noise shall meet the limits recommended in, and be measured and assessed in accordance with NZS 6803P:1999 to meet Operative District Plan (1997) performance matter 9.4.1.3.

9. 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.

10. 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.

11. 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

- A building consent will be required for the sign foundations.

Date: 7th May 2012

SIGNED:
Event number: LUSE-202.2012.0000021.001
Decision number: 2011/12 - 120
Applicant: Hauraki District Council
Document reference: FRED Doc 888136
Subject: To install new public toilets on the Ngatea Domain, Orchard West Road, Ngatea (Lot 1 DPS 1986).

Decision:

Under Section 37A (4) (b) (ii) of the Resource Management Act 1991 the Council hereby extends the time frame to make a decision on the application to install new public toilets on the Ngatea Domain, Orchard West Road, Ngatea (Lot 1 DPS 1986) on the basis that the applicant has agreed to an extension for a period that does not exceed twice the maximum period specified in the Act.

The Council has taken into account the interests of the persons affected by the extension, the applicant, pursuant to Section 37A (1) (a).

The Council has taken into account the interests of the community in achieving adequate assessment of the effects of the proposal pursuant to Section 37A (1) (b).

The Council has taken into account its duty to avoid unreasonable delay by extending the time limit by 5 days only per Section 37A (1) (c).

The decision date has been extended from 27th April 2012 to 4th May 2012.

That pursuant to Sections 104 and 104A of the Resource Management Act 1991 the Hauraki District Council grant consent to this non-notified Controlled Activity application to install a public toilets building on Lot 1 DPS 1986 within Ngatea Domain, Ngatea for the reasons:

- The proposal complies with the rules for Controlled Activity land use.
- There would not be any adverse effects of the activity on the environment of a more than minor nature.
- The minor adverse environmental effects of the proposal in terms of reduction of existing landscape amenity is counter-balanced by the positive effects in providing convenience for Ngatea Domain users, particularly users of the children’s playground close by.

Subject to the following conditions
1. That the development is undertaken in general accordance with the details of the application and building consent approved site plan and foundation specifications (HDC Doc. No. 88140).

2. That 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.

3. That the consent holder shall provide the new toilet block with a separate sewer connection in accordance with the requirements of Hauraki District Council Engineering Manual 2010 - Version 1: Volume 2, Part 5 and Volume 3, Parts 4 & 5. The reticulation shall also be in accordance with performance standards of rule 8.5.1 of the Proposed District Plan (2010). The connection to the Council main is to be installed by the Council, or by a registered drainlayer approved by Council, at the cost of the consent holder.

4. That the consent holder shall reticulate the new toilet block for water supply in accordance with the requirements of Hauraki District Council Engineering Manual 2010 - version 1 Volume 3, Part 6 and performance standards of rule 8.5.3 of the Proposed District Plan (2010). The connection to the Council main is to be installed by Hauraki District Council at the cost of the consent holder.

5. 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.

6. That copies of As-built plans shall be submitted to Council upon completion of construction as per Hauraki District Council Engineering Manual 2010 - version 1, Volume 3, section 18. As-built drawings and related verification documentation of all works are to comply with Volumes 3 and 4 of the Hauraki District Council Engineering Manual 2010 - version 1. The requirements are:

- As-built information shall include an electronic copy of the as-built drawings in dxf format and is to be provided on CD/DVD or via email.

- All utility features positioning shall comply with the Hauraki District Council Engineering Manual 2010 - version 1: Volume 2, Part 1, section 1.3.

- As part of the As-built documentation a detailed inventory of the new assets constructed as part of this consent shall be provided. Inventories are available from Technical Services, Hauraki District Council in the required spreadsheet format.

7. That pursuant to Section 36(1)(b) of the Resource Management Act 1991, the applicant shall pay Hauraki District 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 Hauraki District Council 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 Hauraki District 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: 2nd May 2012

SIGNED: 

[Signature]

Delegated Matters
01/02/12 to 01/06/12
Page 75 of 86
Decision Sheet
Resource Management Act 1991

Event number: LUSE-202.2012.0000032.001
Decision number: 2011/12 - 125
Applicant: Hauraki North Rugby Football Club
Document reference: FRED Doc 894688
To Upgrade the Floodlights for the Hauraki North
Football Club at Ngatea Domain, State Highway 25,
Waitakaruru (legally described as Sections 12-14, 34 &
35 Blk II Waitakaruru Township).

Subject: To Upgrade the Floodlights for the Hauraki North
Football Club at Ngatea Domain, State Highway 25,
Waitakaruru (legally described as Sections 12-14, 34 &
35 Blk II Waitakaruru Township).

Decision:

A. Pursuant to Section 36(5) the Council remits the whole of the administrative charges
that would be payable under Section 36 in connection with the application.

B. That pursuant to Sections 104 and 104B of the Resource Management Act 1991 the
Hauraki District Council grant consent to this non-notified Discretionary Activity
application to upgrade the floodlights at the Hauraki North Rugby Football Club
ground in breach of the maximum height standard on land legally described as
Section 12, 13, 14, 34 & 35 Blk II Waitakaruru Township located at Waitakaruru
Domain, State Highway 25, Waitakaruru, for the reasons:

• The adverse effects on landscape, character and amenity would be less than minor
• The adverse effects on any person would be less than minor
• The resulting potential for night rugby being played would be permitted activity in the
Reserve (Active) Zone

Subject to the following conditions:

1. That the activity shall be carried out in general accordance with the details of the
application.

2. That the activity hereby permitted shall be carried out in compliance with the
performance standard for lighting set out in the Proposed District Plan (2010) and
so that the level of lighting measured horizontally or vertically at any point on or
above the boundary of Waitakaruru Domain shall be no greater than 8.0 lux.
3. That the floodlights hereby permitted shall comply with the Reserve (Active) Zone standard for the hours of use for floodlighting set out in the Proposed District Plan (2010), which is 08.00hr to 23.00hr Monday-Sunday.

Date: 7th May 2012

SIGNED: [Signature]
Event number: LUSE-202.2012.00000038.001
Decision number: 2011/12 – 127
Applicant: Bruce Francis McCulloch
Document reference: FRED Doc 896622
To depart from the side yard standard of the Proposed Hauraki District Plan in conjunction with the construction of a garage on Lot 8 DPS 46964, 19 Kaikahu Road, Kerepehi.
Subject: To depart from the side yard standard of the Proposed Hauraki District Plan in conjunction with the construction of a garage on Lot 8 DPS 46964, 19 Kaikahu Road, Kerepehi.

Decision:

That pursuant to s.95A, 104 and s.104C of the Resource Management Act, consent is granted to this non-notified restricted discretionary activity to waive the yard standard in the Residential Zone in conjunction with the construction of a garage, located at Lot 8 DPS 46964, 19 Kaikahu Road, Kerepehi, for the following reasons:

- the applicant has provided the written approval of the adjacent landowner (and occupier if relevant) therefore the effects on this neighbour cannot be taken into account; and
- the effects on the environment are considered to be no more than minor.

Subject to the following conditions:

1. The location of the proposed activity is in accordance with the plans dated approved 15th May 2012, reference Floor Plan, Site Plan, and Elevations for Mr Bruce McCulloch, 19 Kaikahu Road, Kerepehi - Sheets No. 7 & 10 of 24; Sheet 4 of 23, signed and stamped 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: 15th May 2012

SIGNED: [Signature]
Decision Sheet
Resource Management Act 1991

Event number: SUBD-201.2012.00000009.001
Decision number: 2011/2012 - 130
Applicant: P J M van der Weijden & C M Verkerk
Document reference: FRED Doc 904044
Subject: To subdivide Sec 93 Blk III Aroha SD, 591 Waitawheta Road, Waihi to create two lots in the Rural zone.

Decision:

Pursuant to Section 37A of the Resource Management Act 1991 the Council hereby extends the time frame to make a decision on the subdivision of Sec 93 Blk III Aroha SD, 591 Waitawheta Road, Waihi to create two lots rural lot on the basis that special circumstances apply (due to the scale and complexity of the matter) – the new site plan and further information supplied, required reassessment for engineering and planning issues.

The decision date has been extended from 4th May 2012 to 1st June 2012.

That pursuant to Sections 104 and 104B of the Resource Management Act 1991 the Hauraki District Council grant consent to this Discretionary Activity application to subdivide Section 93 Block III Aroha Survey District into two lots located at 591 Waitawheta Road, Waihi, for the reasons:

- the subdivision will not confer any additional permitted activity rights for residential development, and, therefore, there will not be any changes to rural landscape, character or amenity. There will not be any changes to access to the road or in the intensity of traffic.
- The land has already been fragmented to the extent that the existing lot is under-sized for commercial productive use as an independent farm unit. The existing land use is unlikely to change as a result of consent being granted.
- There are hardly any direct physical effects of the proposal. There would only be changes relating to boundaries, such as fences and hedges.
- No persons would be adversely affected by the subdivision.

Subject to the following conditions:
1. That the subdivision shall be carried out generally in accordance with the scheme plan drawn by Waihi Land Surveyors, dated 3rd May 2012 and having reference number 2445B, which has been signed and stamped approved.

2. That the following easements are 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</td>
<td>Lot 1</td>
</tr>
<tr>
<td>Electricity and Telecommunications</td>
<td>B</td>
<td>Lot 1</td>
<td>Lot 2</td>
</tr>
</tbody>
</table>

The minimum width of Right of Way Area A shall be 6.0 metres.

3. The existing vehicle crossing shall be upgraded to a Class C Standard Vehicle Entrance as specified in 8.4.3.3(e) of the Proposed District Plan and Clause 3.11 Hauraki District Council Engineering Manual 2010 - Version 1.

4. That the metalled track formation within Right of Way ‘A’ be upgraded to the satisfaction of the District Engineer.

5. 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.

6. That a solid fence of 1.8 metre minimum height shall be installed along the north eastern boundary of Right of Way ‘A’ to screen headlights. The fence may be removed upon the written approval of the District Engineer once screen hedging on Lot 2 has matured.

7. That pursuant to Section 36(1)(b) of the Resource Management Act 1991, the applicant shall pay Hauraki District 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 Hauraki District Council 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 Hauraki District 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

- 24 hours notice must be given for the entrance engineering inspections required to be undertaken during engineering works. The letter giving acceptance to the engineering plans will indicate the inspections required. All requests in this regard must be directed to the Development Engineer on 07-8625609 (MOB 021 906244).

- Any work undertaken in the road reserve will require a street opening permit and associated traffic management plan. This must be submitted for approval 10 working days prior to the commencement of any works. All enquiries in this regard must be directed to the Technical Services Business Unit Support Officer on 07-862 8609 (MOB 021 906244).
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: 29th May 2012

SIGNED: [Signature]
Decision Sheet
Resource Management Act 1991

Event number: SUBD-202.2012.0000037.001
Decision number: 2011/12 - 131
Applicant: Hauraki District Council
Document reference: FRED Doc 905040
To modify the existing Tanner’s Settling Ponds at Awaiti Canal Road, Kerepehi (Lot 1 DPS 29234) for use as part of the Kerepehi Water Treat Plan,
Subject: Kerepehi Town Road, Kerephi

Decision:
That pursuant to Sections 104 & 104B of the Resource Management Act 1991 the Hauraki District Council grant consent to this non-notified discretionary activity application to use Tanners Ponds for settling lagoons for the Kerepehi Water Treatment Plant, located at Awaiti Canal Road, legally described as Lot 1 DPS 29234, for the following reasons:

➢ There will be no adverse effects of the proposal that will be more than minor.
➢ There is no loss of productive land as a result of the activity.

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

1. That the activity be carried out generally in accordance with the Site Plan by Harrison Grierson Ltd titled “Sludge Ponds Plan” ref: 129544-WS500 dated 25th October 2011 which has been stamped approved and supporting information submitted with the application (HG ref:1014-129544-03) dated April 2012.

2. All waste materials from the settlement ponds shall be disposed of in an approved manner to an approved disposal area.

3. That any soil spilled or tracked onto any public road during the de-sludging activity shall be removed from the road immediately.

4. 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.

5. 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.

6. 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 resource consent does not negate the need to apply for resource consent under any relevant Waikato Regional Council rules.

- The pipe line from the Kerepehi Water Treatment Plant to the Tanners settling ponds does not need a resource consent. Please note however that the Kerepehi Domain as a whole is a listed Historic Area (HAU 157), and disturbance/earthworks should be minimised as much as possible. The listing includes the grounds themselves, as well as the buildings on the Domain.

Date: 28th May 2012

SIGNED: [Signature]
Decision Sheet
Resource Management Act 1991

Event number: LUSE-202.2012.0000010.001
Decision number: 2011/12 – 128
Applicant: Progressive Enterprises Ltd (Countdown)
Document reference: FRED Doc 899220
Subject: To erect a freestanding sign at the Countdown Supermarket, Rosemont Road, Waihi.

Decision:

That pursuant to Sections 104 and 104B of the Resource Management Act 1991 the Hauraki District Council grant consent to this publicly-notified discretionary activity application to replace a freestanding sign at the Countdown supermarket site at Rosemont Road, Waihi for the reasons:

- The proposed sign is a replacement sign
- There is reasonable need for the sign
- The adverse effects on amenity are not more than minor

Subject the following conditions.

1. That the sign is installed at the location shown in the application and in accordance with the drawing titled ‘CD Waihi Pylon Sign’, Drawing No. WAH A01, amendment 20 April 2012, which has been stamped approved.

2. That the sign replaces the existing pole-mounted sign on the site.

3. That the sign shall only be illuminated during the opening hours of the supermarket.

4. That the illumination of the sign shall not be animated and the intensity of the illumination shall be to the satisfaction of the Manager of Planning and Environment.

5. That the sign shall be maintained in a safe, clean and tidy state to the satisfaction of the Manager of Planning and Environment.

6. 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.

7. 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.
8. 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: 21st May 2012

SIGNED: [Signature]