

Non-Notified Resource Consent Approval Form

FILE

P29265

Consent No 2995 Planning file No: 1999/350B Ass No:
Street address Te Weta Road
Legal address Lot 5 DPS 84898
Locality: Waikite Valley
Property File No's

29265
17066

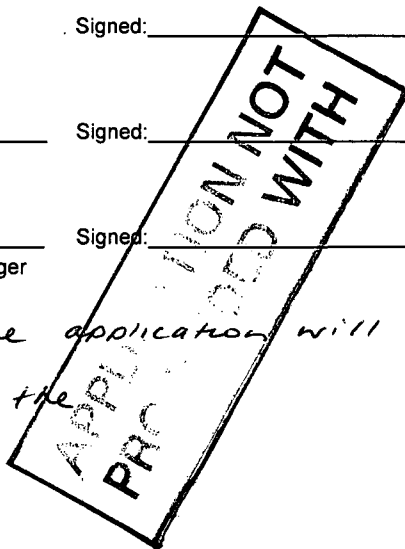
Applicant Name TBP & RA Coles
Application Type Land Use
Due Date 28/09/1999
Description of Application Additional household unit



I certify that this application can be considered under delegated authority as per Council's Delegation Manual

Planner Officer: Tina Maltby-Wells Signed: _____ Dated: _____
Supervisor / Peer Reviewer: _____ Signed: _____ Dated: _____
Approved: _____ Signed: _____ Dated: _____
Manager / Director / District Manager

→ CT not created ∴ the application will be for an additional h/h unit.
— doesn't have the



Andy - can you please take this consent over from Tim.

- It's on 8 working days
- may not need a consent see Jelia's note

INTERNAL MEMORANDUM

File No. 17066
Date 21.9.99

Urgent
As requested
For your information
For your comment
Please file
Please telephone
Please action

Subject Refund of fees

To: Creditors

Please refund fees to: Hedges Construction
PO Box 173
Rotorua

Reason: Resource consent ~~is~~ for TB & RA Coles -
620 Weta Road is not required.

Fees \$255 incl (code 235 8900 6775)
+ \$10.50 incl (code 111 3100 2215)
\$265.50

Authority: Melton Signature F. Nicholson
20-9-99 Designation planning



PAYMENT OF PLANNING FEES & CHARGES

FILE NO: P17066

TAX INVOICE TO BE MADE OUT TO:

NAME: Hodges Construction

ADDRESS: _____

RE: Te Weta Rd, Coles

NOTIFIED RESOURCE CONSENTS	235	8900	6776	\$.....
NON-NOTIFIED & CONTROLLED ACTIVITIES	235	8900	6775	\$ <u>255.00</u>
SALE OF MAPS/PHOTOCOPYING	235	8900	6738	\$.....
SALE OF DISTRICT PLANS	235	8900	6821	\$.....
SUBDIVISION & CROSSLEASE FEES (Incl. extensions, re approval, variations, Sec.226 Cert. esp. res. reduction, Sec. 223 & 224 Certs., ROWS, Objections to decisions)	235	8900	6972	\$.....
ENGINEERING FEES		361	6769	\$.....
RESERVES CONTRIBUTION	445	6000	6803	\$.....
LIQUOR LICENCE FEE	235	8900	6732	\$.....
OTHER CONSENTS (Incl. Cert. under Land Settlement Promotion and Land Acquisition Act)	235	8900	6732	\$.....
CERTIFICATE OF TITLE	111	3100	2215	\$ <u>10.50</u>

RECEIPT NO. 5529144 DATE 31-8-99 TOTAL \$ 265.50

RESOURCE CONSENT VETTING AND FIELD NOTES

APPLICANT: TBP + RA 1061

DATE RECEIVED: 31 Aug 99

ADDRESS: Te Weta Road
Waikite Valley

TARGET DATE: 28 Sept 99

VETTING

Further Information Req. [Eng]

YES/NO

Further Information Req. [Plan]

YES/NO

APPLICATION NOT
PROCEEDED WITH

VETTING AND SITE NOTES

Environment BOP

YES / NO

Environment Waikato

YES / NO

RESOURCE CONSENT APPLICATIONAPPLICATION TYPE: Controlled 199/350B

PLANNER: _____

APPLICANT DETAILSRECEIVED: 31 AUG 99Name: TBP & RA COLESTARGET DATE: 28SEP99Contact/Agent Address: Hodges Construction Ltd

Agent Reference: _____

APPLICATIONSite Location: 7E Weta Road Zoning: Rural ALocality: Waikite Valley Map No: _____Legal Description: LOT 5 DPS 84898Valuation Roll No: 07000/579.09Description of Application: An additional dwelling ?**FEES:**

Fee: _____ Date: _____ Initial: _____

Invoice: _____ Date: _____

Receipt: _____ Date: _____

RESERVE CONTRIBUTION

To Valuer: _____ To Applicant: _____

Assessed Value: _____

Received: _____

Paid: _____

VETTING**Planning**

Information Requested: _____

Information Received: _____

Resource Engineer

Information Requested: _____

Information Received: _____

Acknowledgement Letter: _____

NOTIFICATION

Application to be Non-Notified/Notified: _____

Reasons: _____

Section 94 Assessment Required: Yes/No

INFORMATION

Complete Resource Consent

Application (Section 88)

Complete Assessment/Effects

Fourth Schedule

DETAILS OF AFFECTED PERSONS

Location Plan

Adjoining property owners confirmed by
Council records at time of application:_____

_____Received pursuant to Section 88(4) of the
Resource Management Act 1991:

Date: _____ Signed: _____

APPLICATION NOT
PROCEEDED WITH

Resource Consent Application

under the Resource Management Act 1991

PLEASE FILL OUT ALL PARTS OF THIS FORM UNLESS OTHERWISE STATED
(Failure to do so may result in delays in processing your application.)

1. APPLICANT'S NAME AND ADDRESS

Applicant's name: T.B.P. & R.A. COLES

Applicant's postal address: TE WETA RD,
R.D. 1, ROTORUA

Contact name and address
(if different from above): HODGES CONSTRUCTION LTD,
P.O. BOX 473
ROTORUA.

Contact telephone number: 07-3476338 Fax: 3492013

2. OWNER AND OCCUPIER OF PROPERTY

Owner of property to which the
application relates:
(If different from applicant)

Name: as above

Address: _____

Occupier of property to which the
application relates:
(If different from applicant)

Name: _____

Address: _____

3. LOCATION OF ACTIVITY

Describe the location of the application to which this application relates in a way which will enable it to be readily identified (e.g. street address and legal description).

620 TE WETA ROAD
WAIKITE VALLEY
R.D. 1,
ROTORUA.
Sec 49 Bk V Ngongotaha S-D. Now 1015 APS 84898

ROTORUA
DISTRICT
COUNCIL



ENVIRONMENTAL
SERVICES

Private Bag 3029

Rotorua

Ph (07) 348 4199

Fax (07) 346 3143

Version: 1, Version Date: 31/03/2010

4. RESOURCE CONSENT INFORMATION

- a. I am applying for: ☒ Resource Consent
☐ Subdivision Consent
- b. List any other resource consents that you require from other consent authorities to carry out the proposed activity (e.g. discharge or water permit or resource consent from Environment BOP or Environment Waikato):

- c. Please provide a brief description of the activity to which this application relates:

CONSTRUCTION OF FARM MANAGER'S HOME

Attach any further sheets needed.

5. OTHER INFORMATION REQUIREMENTS

I have attached:

- ☒ A completed environmental effect checklist
- ☒ A plan/plans showing the location of the activity and what is proposed
- ☐ All required neighbours consent forms and plans signed by them
(Please check with the Planning Services Section to find out who you need to obtain consents from)
- ☐ An assessment of any effects that the proposed activity may have on the environment in accordance with Section 88 and the Fourth Schedule to the Act
(NOTE: this assessment is not always required - please check with Planning Services to find out if you need to complete one)

SUBDIVISION CONSENT APPLICATIONS ONLY

- ☐ I attach sufficient information in accordance with Section 219 of the Act to adequately define:
- The position of all new boundaries;
 - The areas of all new allotments (Not required for cross leases, company leases, or unit plans);
 - The location and areas of new reserves to be created, including any esplanade reserves to be set aside on a survey plan under Section 230 of the Act.
 - The location and areas of esplanade strips to be created under Section 232 of the Act;
 - The location and areas of any existing esplanade reserves, esplanade strips, or access strips;
 - The location and areas of land of any part of the bed of a river or lake which is to be vested in the Crown or local authority under Section 237A of the Act;
 - The location of any areas of land to be set aside as new road.

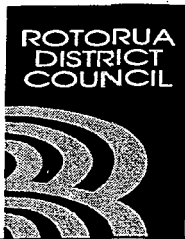
ROTORUA
DISTRICT
COUNCIL



T. B. Coles. M. Coles
Signature of applicant or person authorised
to sign on the applicants behalf

Date

16/8/99



RESOURCE MANAGEMENT ACT 1991

Environmental Effect Checklist For Land Use Consents

The effects of your proposed activity will be one of the key considerations when your application is assessed. This checklist has been compiled to assist you to prepare an application which will meet the requirements of the *Resource Management Act 1991*. Your application must be accompanied by this completed checklist.

Through consultation with Council staff and the affected parties, you should be able to identify the significant environmental effects which should be addressed in your application. We strongly recommend that you consult at an early stage. The formal process of the statutory application will be much smoother if you have done so.

Should you answer YES to any of the following questions, you may be required to provide an assessment of the effects from a professional person experienced in assessing the effects of your proposed activity, eg. soil engineer, or environmental health expert. This assessment should also accompany the application. If there is any doubt, discussions with Council staff may assist.

NOTE: Unless the question is clearly not applicable to the application, it is unacceptable to claim without any reason that the proposed activity will have no effect on the environment. Applications with such incomplete assessments will not be processed until the relevant information is provided.

The assessment should include but not be limited to:

- a) the type of effect (positive/negative/cumulative);
- b) the extent of the effect (geographic spread/duration/volume; and
- c) possible actions to reduce (avoid, remedy or mitigate) adverse effects.

1. Are any of the following natural constraints or hazards present on the site?

- Is there any stormwater or flood-flow path?
 - Is the land unstable or on a slope greater than 20°?
 - Is the site in or adjacent to a gully?
 - Is the site within 20 metres of a permanent watercourse?
 - Are there any geothermal features on the site?
 - Are there any geothermal bores on the site?
 - Has the site been subject to landfill?
 - Are there any other natural constraints to the site?
- (If YES, what are they?)

- | | |
|------------------------------|--|
| <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
- SHOW ON PLAN

2. Is there any waahi tapu or archaeological site present which may be affected by the proposed development?

- ☐ YES ☒ NO

Is there any historic or significant building, tree, object or site affected by the proposed development?

- ☐ YES ☒ NO

Note 1: The District Plan contains registers of the above features for reference, see Appendix A.

Note 2: If the above feature is registered under the *Historic Places Act 1993* the consent of the Historic Places Trust will be required. In addition a survey of archaeological sites, including registered, non-registered and NZAA listed and previously unlisted sites may be required to be undertaken.

DESCRIBE THE EFFECT OF THE PROPOSAL ON THE ABOVE FEATURE.

- Has the value of any of the above listed items been assessed and relevant parties consulted? ☐ N/A ☐ YES ☐ NO
- Does the proposed development affect tangata whenua? ☐ YES ☐ NO

If YES outline how you have taken account of the principles of the Treaty of Waitangi. See Part Five of the District Plan for an explanation of these principles.

SHOW ON PLAN

PTO..

3. Does the site or neighbouring site contain:

Any wildlife habitat, wetland or area of indigenous vegetation that could be affected by the proposed activity?

☐ YES ☒ NO

Any trees that will be affected by the proposed activity?

☐ YES ☒ NO
SHOW ON PLAN

4. Will the proposed development generate:

Any additional utility service requirements?

☐ YES ☒ NO

Any additional vehicular traffic?

☐ YES ☒ NO

Any additional noise?

☐ YES ☒ NO

Any dust that can drift beyond the site?

☐ YES ☒ NO

Any odour beyond the site?

☐ YES ☒ NO

Where 'YES' will the above be during the construction period?

☐ YES ☐ NO

Where 'YES' will the above be when the development is completed?

☐ YES ☐ NO

5. Will the property have direct access to a State Highway?

☐ YES ☒ NO

(If YES, the written comments of Transit New Zealand will be required for both existing and proposed vehicular access points)

6. Will the development produce any waste materials?

☐ YES ☒ NO

7. Will you be applying for a liquor licence in relation to this activity?

☐ YES ☒ NO

8. Will you be storing, using, transporting or disposing of any hazardous substance or contaminant?

☐ YES ☒ NO

Will any activity produce contaminated wash waters/effluent run off

☐ YES ☐ NO

9. Will the scale/size/use of your development have any adverse effect on the environment or the amenities of the neighbourhood and the resources and services already provided to support such a use?

☐ YES ☒ NO

10. Describe the visual effects of the proposed development

NEW DWELLING

To the best of my knowledge the answers on this form are correct. Where the answer is "YES" I have included an assessment from a recognised professional or addressed the issue in consultation with Council staff and have shown on a plan of the site those particular features.

30/8/99.
(date)

(Signature of applicant or agent for applicant)

ROTORUA DISTRICT COUNCIL, PRIVATE BAG RO 3029, ROTORUA, NEW ZEALAND
PH: 07 348 4199 FAX: 07 346 3143

File No: 6526010

**CHECKLIST FOR INFORMATION REQUIRED UNDER SECTION 30 OF THE
BUILDING ACT 1991 AND THE ROTORUA DISTRICT PLAN TO PROCESS A
PROJECT INFORMATION MEMORANDUM (PIM) APPLICATION**

This information is required to enable the application for a Project Information Memorandum (PIM) to be processed adequately. Should a Land Use Consent be required under the Rotorua District Plan, an Assessment of Environmental Effects (AEE) will be necessary and Council may make a further request for information under Section 92 of the Resource Management Act 1991.

i)	<u>Forms</u> Completed PIM form
ii)	<u>Certificate of Title</u> A copy of the Certificate of Title of the site not older than three months old (or all building work that alters the footprint of any existing building). Council can obtain a copy of the title and freehold cross lease or unit title land for a fee of \$10.50. if you wish Council to provide this service, please provide the legal description <u>Sec 43 Blk V Ngāigotaha RD</u> (Code for payment 111 3100 2215). Please note for Maori Land you will need to consult the Maori Land Court.
iii)	<u>Plans</u> Two sets of plans to scale including: <ol style="list-style-type: none"> A site plan showing all existing and proposed buildings, (if application is for an extension the entire building must be shown) Elevations of the proposed buildings showing height above natural ground level. Locality plan showing location of the site within the district including road name and north point. Dimensions of the building sufficient to clearly locate it on the property in relation to legal boundaries. Contours or ground level spot heights to accurately reflect the natural ground level of the sites to enable height above natural ground level to be determined and also levels above maximum controlled lake level when controlled, height above lake level or watercourse, including overland flow paths to be established. Details required to show information needed below.

CHECK		
Your Check		Office
Included in Appln	N/A	

Office		
Paid		<input type="checkbox"/>
Date CT Requested		<input type="checkbox"/>
Initial		<input type="checkbox"/>

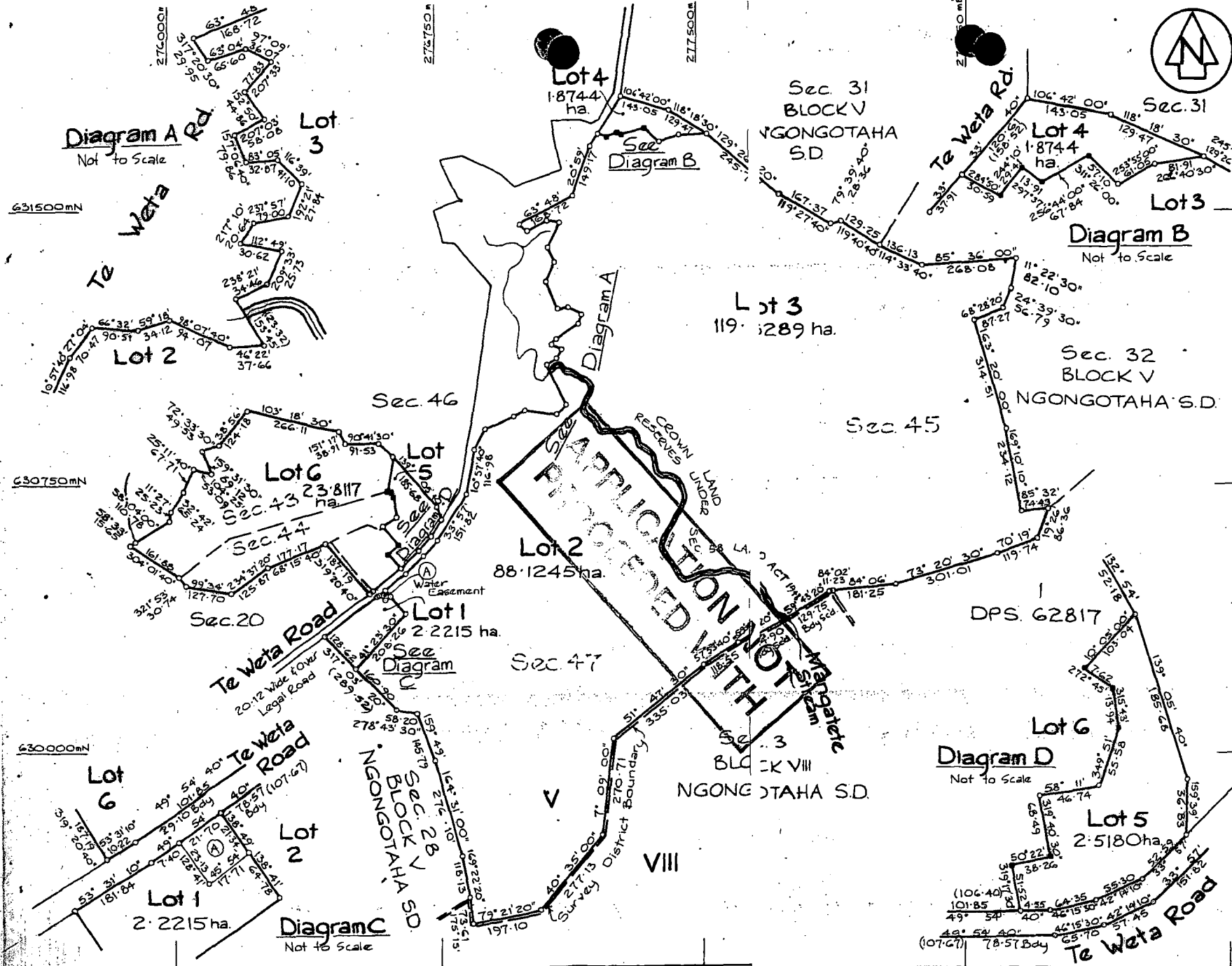


Diagram A
Not to Scale

Diagram B
Not to Scale

Diagram B
Not to Scale

Diagram C
Not to Scale

Diagram D
Not to Scale

LAND DISTRICT South Auckland
SURVEY BLK. & DIST. V Ngongotaha
NZMS 261 SHT U17 RECORD MAP No

Lots 1-6 being a subdivision of
Sections 43, 44, 45 & 46
Block V Ngongotaha S.D.

TERRITORIAL AUTHORITY Rotorua District
Surveyed by CANMAP CONSULTANTS
Scale 1:7500 Date April 1999

Approval
T.B.P. Coles R.A. Coles
REGISTERED OWNERS

I hereby certify that this plan was approved by the Rotorua District Council pursuant to Section 223 of the Resource Management Act 1991 on the 27th day of July 1999 and for the purposes of Section 224 of the Resource Management Act 1991, that some of the conditions of the subdivision consent have been complied with to the satisfaction of the said Council and that a consent notice has been issued in respect of those conditions that have not been complied with.

A. Hansen
Principal Administrative Officer

C's of T.	Allocated
Lot 1 C.T.	678/491
Lot 2 C.T.	678/492
Lot 3 C.T.	678/493
Lot 4 C.T.	678/494
Lot 5 C.T.	678/495
Lot 6 C.T.	678/496

SCHEDULE OF EASEMENT			
Purpose	Serv. Tene.	Shown	Dom. Tene.
Water	Lot 1	Ⓐ	Lots 2, 5 & 6

Total Area 237.8790 ha
Comprised in 678/491 & 678/492

I, Francis Campbell Gimming
Registered Surveyor and holder of an annual practising certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1968 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
Dated at Rotorua this 27th day of July 1999
Field Book p. 100-101 Traverse Book p. 100-101
Reference Plans S.O. 42243, S.O. 42249, S.O. 42250, S.O. 42251
Examined Correct

Approved as to Survey
...../...../..... Chief Surveyor

Deposited this day of 19

Registrar General of Land
File 4849
Received Instructions