

16 August 2007

File Ref: P29891

Doc No: OW-88721

Enquiries to: Kaycee Wall

Nelson Bell
PO Box 4580
MOUNT MAUNGANUI

FILE
P29891-

RESOURCE CONSENT	
Approved:	16/8/07
Appn No.	8495/1-2
Plan No.	8495/1-2
Date	16/8/07

Dear Sir,

NON-NOTIFIED APPLICATION FOR RESOURCE CONSENT
NOTICE OF DECISION – BELL, 85A WESTERN ROAD, NGONGOTAHA



I wish to advise that the following decision has been made under authority delegated to staff in respect of the above application:

- (a) That pursuant to Section 93(1) of the Resource Management Act 1991, the Rotorua District Council resolves that as the application is for a controlled activity and the adverse effects of the proposal will be minor the application need not be notified. The Council is satisfied after taking into due consideration the requirements of Section 94, 94A(a) and Section 94B that all parties who, in the opinion of Council, may be adversely affected have provided their written consent to the proposal. Council is also satisfied that no special circumstances exist that require notification of the consent application in accordance with Section 94C(2) of the Resource Management Act 1991.
- (b) That pursuant to Sections 34A, 104, 104A and 108 of the Resource Management Act 1991, the Rotorua District Council resolves to grant consent to the application by Nelson Bell to construct a utility shed 1.1 metres from the side and rear boundaries at 85A Western Road legally described as Lot 4 DPS 88642.

This consent is subject to the following conditions:

1. That a Planning Compliance Certificate issued before the use of the utility shed.
2. That the proposal proceeds in accordance with the application submitted by Nelson Bell and numbered 8495/1-2 by Council.

The reasons for this decision are that:

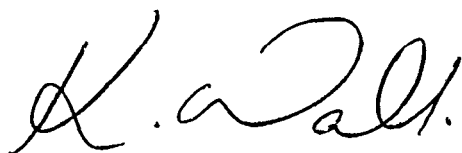
1. The site is zoned Residential B in the District Plan. Encroachment into the side and rear yard is a Controlled activity. As a Controlled activity the Council is satisfied that any adverse effects of the proposal are minor have been avoided.
2. The proposal is considered to be consistent with the relevant objectives & policies of the District Plan and the purposes and principles of the Resource Management Act 1991.

The applicants are advised that:

- (a) Council has no records of an archaeological site on this property. This may be due to one of two factors. Either, there are no sites present or there has not been an archaeological survey undertaken. Please be advised that both known and unknown archaeological sites are protected under the Historic Places Act 1993. If during the exercising of this consent any archaeological site is uncovered work must stop and permission be obtained from the Historic Places Trust under the provisions of either Section 11 or 12 of the Historic Places Act 1993.
- (b) A building application will need to be lodged before any work can take place for the construction of the garage.
- (c) The above consent lapses on the expiry of 5 years after the date of receiving this letter, unless the consent is given effect to.

If you have any questions, please do not hesitate to contact me.

Yours faithfully

A handwritten signature in black ink, appearing to read 'K. Wall'.

Kaycee Wall
for
Nigel Wharton
Director, Environmental Services

ABSCO ^{SNAP}77TITE UTILITY SHED ASSEMBLY INSTRUCTIONS

RESOURCE CONSENT

Approved MODEL - 3060UTK 16/8/07

Appn No. 8495

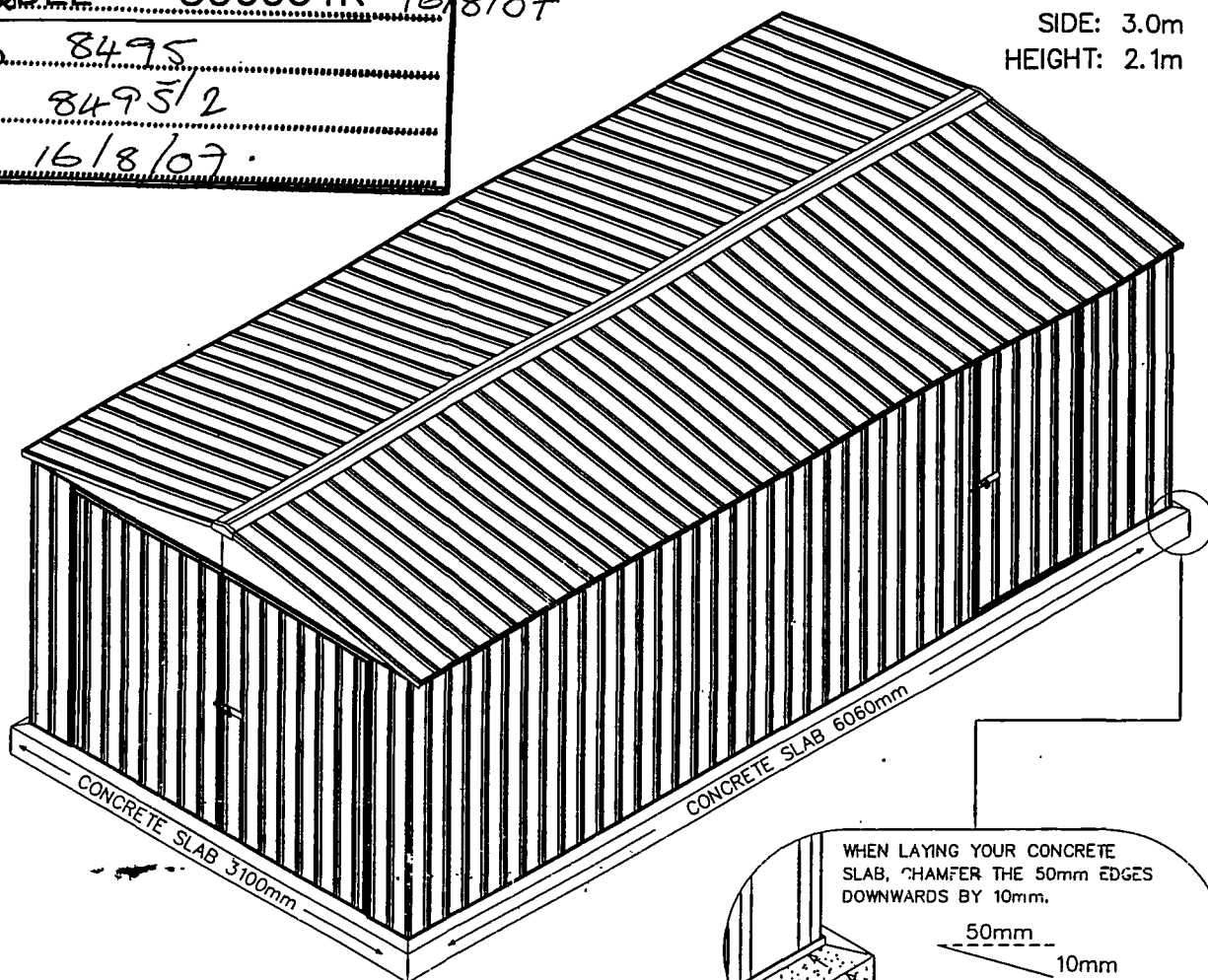
Plan No. 8495/2

Date 16/8/07

FRONT: 5.96m

SIDE: 3.0m

HEIGHT: 2.1m



WHEN LAYING YOUR CONCRETE SLAB, CHAMFER THE 50mm EDGES DOWNWARDS BY 10mm.

50mm
10mm

THIS WILL ENSURE THAT WATER RUN OFF IS KEPT CLEAR FROM YOUR SHED

SITE PREPARATION

- LOCAL AUTHORITY APPROVAL MUST BE OBTAINED PRIOR TO CONSTRUCTION OF THE SHED. ONCE YOU HAVE SELECTED YOUR SITE, DRAW UP A SITE PLAN AND LODGE YOUR APPLICATION.
- THE SITE FOR THE SHED MUST BE LEVEL. IT IS RECOMMENDED THAT THE SHED BE SET ON A CONCRETE SLAB AND ANCHORED DOWN APPROPRIATELY. (REFER PAGE 21 FOR DETAILS)
- ANCHOR SETS ARE NOT SUPPLIED AS STANDARD ITEMS WITH THIS PRODUCT.

GENERAL INSTRUCTIONS

- BEFORE COMMENCING ANY ASSEMBLY, READ THROUGH THESE INSTRUCTIONS IN DETAIL TO GAIN A THOROUGH UNDERSTANDING OF ASSEMBLY METHODS AND ASSOCIATED DETAILS
- UNPACK THE CARTONS AND CAREFULLY IDENTIFY AND CHECK OFF ALL THE PARTS AGAINST THE PARTS DESCRIBED AND ILLUSTRATED ON PAGES TWO, THREE AND FOUR.

CAUTION

- SOME PARTS MAY HAVE SHARP EDGES. IT IS ADVISABLE TO WEAR GLOVES WHEN HANDLING THESE ITEMS AND SAFETY GLASSES IF DRILLING HOLES
- DO NOT ERECT YOUR SHED IN WINDY CONDITIONS, AND ENSURE THAT THE SHED IS SECURELY ANCHORED TO A SOLID FOUNDATION IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED

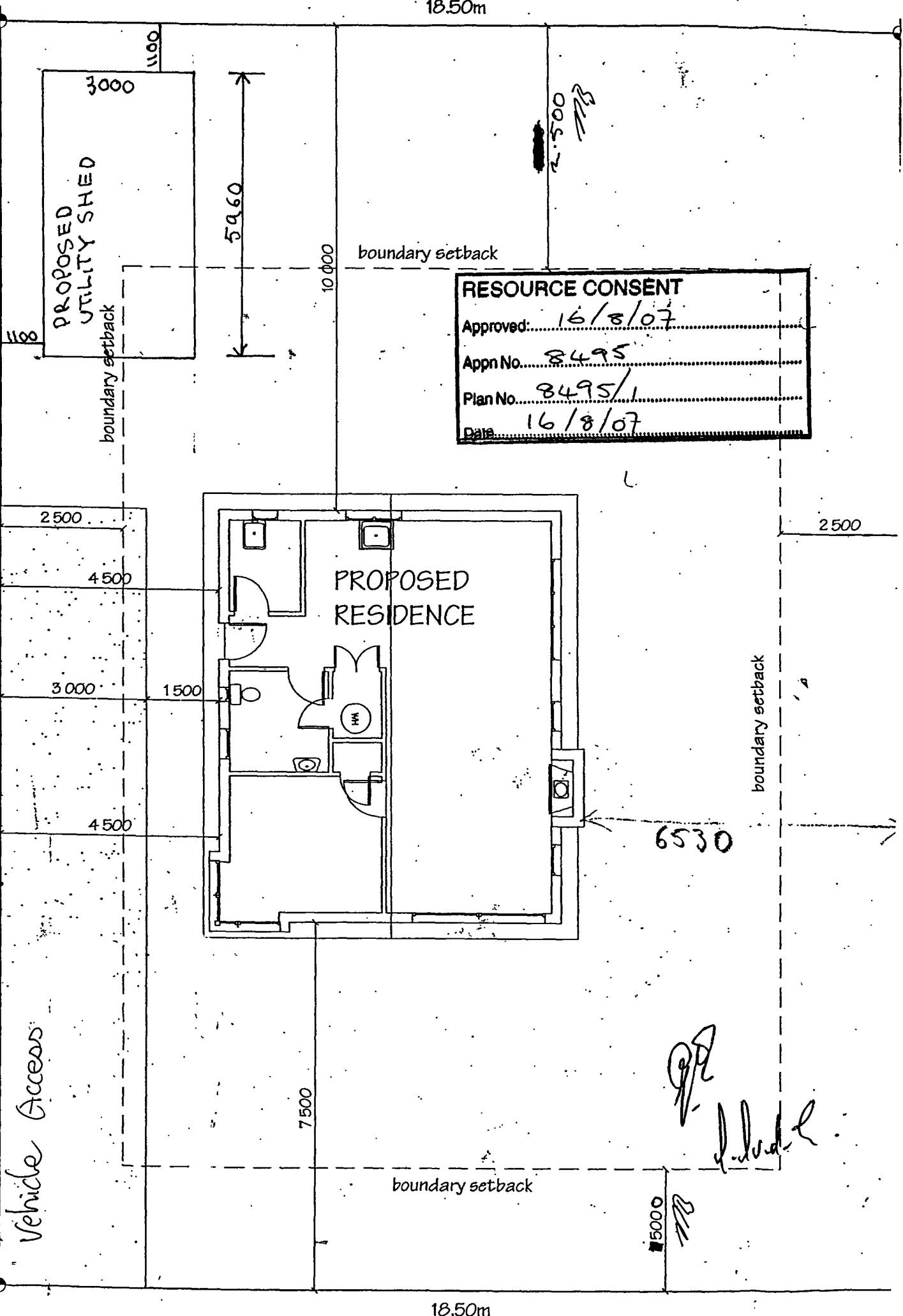
TOOLS REQUIRED

- TOOLS REQUIRED INCLUDE ELECTRIC OR CORDLESS DRILL, 10mm MASONRY DRILL BIT, 3mm DRILL BIT, 12mm DRILL BIT, SCREW DRIVER BIT, SMALL SHIFTING SPANNER, TIN SNIPS, STRINGLINE AND CHALK.

[Handwritten signature]

85A WESTERN RD.

18.50m



RESOURCE CONSENT

Approved: 16/8/07

Appn No. 8495

Plan No. 8495/1

Date 16/8/07

ROTORUA DISTRICT COUNCIL

REPORT TO: Director, Environmental Services **FILE NO:** P29891
FROM: Kaycee Wall **DATE:** 15 August 2007
Administration Assistant

Non-Notified Land Use Consent for Minor Accessory Buildings located in the side and/or rear yard

A. APPLICATION DETAILS:

Consent No.: 8495
Applicant: Nelson Bell
Location: 85A Western Road, Ngongotaha
Legal Description: Lot 4 DPS 88642

B. STATUTORY TIMEFRAMES:

Date application received 3/8/07
Time on hold for S92 requests
Reason further information requested
Working days

C. DESCRIPTION OF ACTIVITY:

To construct a utility shed 1.1 metres from the side and rear boundaries.

D. DISTRICT PLAN DETAILS:

Zone: Residential B **Activity Status:** Controlled
RMA Section: s34A, s104, and s108
Rules: R7.1.20

E. ASSESSMENT:

☒	Complied with or not	Comment
Required Fee Paid	☒	
Forms completed correctly	☒	
All info required provided	☒	
Parking & manoeuvring:	N/A	
All other performance standards met	☒	
Property file checked for caution / hazard / other relevant information, PIM read if one has been issued for the project.	☒	

Geyserview checked for services & geothermal map checked for proximity to geothermal sites	☒	
If on a newly created site check S224 granted	☒	
CT checked for easements / restrictions /other	☒	
Maori Consultation required by Maori Consultation Committee	N/A	
Objectives & policies met	☒	

F. SECTION 93, 94A, ASSESSMENT:

Assessment as to who may be adversely affected by the proposed activity – section 94, 94A	Reason why considered affected	Written approval given?
Owners & occupiers who may be adversely affected by the activity.	G & C Van den Eng, 85B Western Road	Yes
The reason why owners and occupiers of adjoining or abutting properties are not considered adversely affected in this case are:		
Other affected parties	No	
Is it unreasonable in the circumstances to seek the written approval of any of the affected parties?		

RECOMMENDATION:

Date: 15 August 2007

Please Quote: P29891

Enquiries to: Kaycee Wall

Nelson Bell
PO Box 4580
MOUNT MAUNGANUI

Dear Sir,

NON-NOTIFIED APPLICATION FOR RESOURCE CONSENT
NOTICE OF DECISION – BELL, 85A WESTERN ROAD, NGONGOTAHA

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- (b) That pursuant to Sections 34A, 104, 104A and 108 of the Resource Management Act 1991, the Rotorua District Council resolves to grant consent to the application by Nelson Bell to construct a utility shed 1.1 metres from the side and rear boundaries at 85A Western Road legally described as Lot 4 DPS 88642.

This consent is subject to the following conditions:

1. That a Planning Compliance Certificate issued before the use of the utility shed.
2. That the proposal proceeds in accordance with the application submitted by Nelson Bell and numbered 8495/1-2 by Council.

The reasons for this decision are that:

1. The site is zoned Residential B in the District Plan. Encroachment into the side and rear yard is a Controlled activity. As a Controlled activity the Council is satisfied that any adverse effects of the proposal are minor have been avoided.
2. The proposal is considered to be consistent with the relevant objectives & policies of the District Plan and the purposes and principles of the Resource Management Act 1991.

The applicants are advised that:

- (a) Council has no records of an archaeological site on this property. This may be due to one of two factors. Either, there are no sites present or there has not been an archaeological survey undertaken. Please be advised that both known and unknown archaeological sites are protected under the Historic Places Act 1993. If during the exercising of this consent any archaeological site is uncovered work must stop and permission be obtained from the Historic Places Trust under the provisions of either Section 11 or 12 of the Historic Places Act 1993.

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- (c) The above consent lapses on the expiry of 5 years after the date of receiving this letter, unless the consent is given effect to.

If you have any questions, please do not hesitate to contact me.

Yours faithfully

Kaycee Wall
for
Nigel Wharton
Director, Environmental Services

APPROVAL

Pursuant to Section 34A of the Resource Management Act 1991 and in accordance with the powers delegated to any two planners action together under the Rotorua District Council Delegation Manual (adopted 30 March 1999), we approved the above application.

Signed: Date:.....
Consent Manager

Signed: Date:.....
Reviewer

Non-Notified Resource Consent Approval Form

8495

File No: P29891

12018

RESOURCE CONSENT APPLICATIONAPPLICATION TYPE: Controlled-Miner

PLANNER: _____

APPLICANT DETAILSRECEIVED: 3-8-07Name: Bell, N

TARGET DATE:

2-8-07

Contact/Agent Address: _____

Agent Reference: _____

APPLICATIONSite Location: 85A Western Road Zoning: Residential BLocality: Ngongstaka Map No: 11Legal Description: Lot 4 DPS 88642Valuation Roll No: P29891 SA 70A/686Description of Application: Construct a utility shed 1.1m from
side & rear boundaries**FEES:**Fee: \$280.00 Date: _____ Initial: _____

Invoice: _____ Date: _____

Receipt: R82169 Date: 3-8-07**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

INFORMATIONComplete 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: _____

RESOURCE CONSENT VETTING AND FIELD NOTES

APPLICANT: Bell N DATE RECEIVED: 3-8-07
 ADDRESS: 85A Western Road
Ngarangataha TARGET DATE: 2-8-07

VETTING

Further Information Req. [Eng] YES/NO

Further Information Req. [Plan] YES/NO

Regional Council comment required YES/NO - If YES circle Env BOP or Env Waikato

Are the fees and code above correct YES/NO

Reserve Contribution Valuation Fees Required YES/NO Which Lots?

Monitoring Fee Required YES/NO

Circulate to: ALL/ENGINEERING/OTHER

Transit or DOC comment Required YES/NO

Maori Consultation Required YES/NO

CT or Maori Land Court Record Required YES/NO

VETTING AND SITE NOTES

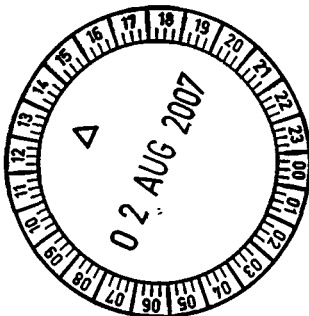
APPLICATION FOR RESOURCE CONSENT

pursuant to Section 88 of the Resource Management Act 1991



To:

Chief Executive
Rotorua District Council
Private Bag RO3029
ROTORUA



For office use only:

Application No:	
Property File No:	
Date Received: 3/8/07	By:
Status: C.M.	
Fees required / paid \$: 280	Appln: ☒ Monit: ☐ C/T: B. D. H. R.

Completing this form:

This form provides us with your contact details, details about your proposed activity and its actual and potential effects on the environment. Note that all information provided in your application is available to the public.

We recommend that you talk your proposal through with Council's Duty Planner before you fill in this form. Please contact the Planning Services Department on 07 348 4199 if you'd like to make an appointment to see the Duty Planner.

It is important that you answer all questions fully.

Application information

I, Nelson Bell apply for the following type(s) of resource consent:
(Full name)

- ☒ Land use
☐ Subdivision

Description of the proposed activity

Clearly state the aspects of the proposed activity that require consent under the District Plan, i.e. To erect a garage 1.5m from the side boundary as shown on the attached plan. Please phone and make an appointment with the Duty Planner if you are unsure as to what aspects of the project require consent.

To erect utility shed 1.1m from side and back boundary as shown on attached Plan

(Continue on a separate sheet if necessary)

Location of the proposed activity

The location of the proposed activity is as follows:

Street address: 85 Western rd Ngongotaha

Legal description: Lot No 4 DPS 88642

Any other information to assist identification of the property:

Describe the location as it is commonly known and in a way that will enable it to be easily identified including the name of any relevant stream, river, or other water body to which the application related, proximity to any well-known landmark if no street number.

Contact details

Applicant(s): Name(s) and postal address:

..... Business phone:.....
 Private phone:.....
 Fax number:.....

Applicant's Agent / Service name and postal address:

(if different from above): N. Bell Business phone: 0274 87 1128
Bx 4580 Private phone:.....
mt Mangam Fax number: 07 574 5822
 Email Bellcyh@xtra.co.nz

Property owner(s) & occupier(s) name(s) and postal address:

(if different from above):..... Business phone:.....
 Private phone:.....
 Fax number:.....

Information included

I attach:

- ☐ A completed environmental effect checklist
- ☐ An assessment of environmental effects in accordance with the Fourth Schedule of the Resource Management Act 1991, an assessment of environmental effects in the detail that corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

(Please check with Planning Services to see if an assessment over & above the environmental effects checklist is required for your proposal)

I attach, the following information required by the district plan, the regional plan, and the Resource Management Act 1991, or any regulations made under that Act:

- ☐ A completed information checklist and information required by the checklist
- ☐ Affected parties consent forms and plans signed by them.

(Please check with Planning Services if you are unsure who in Council's opinion may be affected by your proposal)

(Please ensure all owners and occupiers have provided consent, i.e. both husband and wife if jointly owned)

Do you require any other resource consents for this proposal?

- ☐ No additional resource consents are needed for the proposal
- ☐ The following additional resource consents are needed for the proposal and have /have not been applied for:

Additional information required for subdivision applications only

As this is an application for a subdivision consent, I attach information that is sufficient to adequately define:

- ☐ The position of all new boundaries; and
- ☐ The areas of all new allotments (not required for cross-lease or unit plan subdivision); and
- ☐ The locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips; and
- ☐ The locations and areas of land below mean high water springs of the sea, or any part of the bed of a river or lake, to be vested in the Crown or local authority under section 237A of the Resource Management Act 1991; and
- ☐ The locations and areas of land to be set aside as new roads.

.....
 Signature of application (or person authorised to sign on behalf of applicant)

.....
 Date

Note to applicant:

You may apply for 2 or more resource consents that are needed for the same activity on the same form.



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:

- the type of effect (positive/negative/cumulative);
- the extent of the effect (geographic spread/duration/volume; and
- 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? | ☐ YES | ☒ NO |
| Is the land unstable or on a slope greater than 20°? | ☐ YES | ☒ NO |
| Is the site in or adjacent to a gully? | ☐ YES | ☒ NO |
| Is the site within 20 metres of a permanent watercourse? | ☐ YES | ☒ NO |
| Are there any geothermal features on the site? | ☐ YES | ☒ NO |
| Are there any geothermal bores on the site? | ☐ YES | ☒ NO |
| Has the site been subject to landfill? | ☐ YES | ☒ NO |
| Are there any other natural constraints to the site? | ☐ YES | ☒ NO |
| (If YES, what are they?) | SHOW ON PLAN | |

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

- | | | |
|---|------------------------------|--|
| 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 | | | |

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 *Less than minimal*

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.

(date) *24/7/07* *MB.* (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

WRITTEN APPROVAL OF AFFECTED PERSONS

DESTINATION

ROTORUA

Applicant Details

Full Name: NELSON BELLAddress of proposed activity: 85 A WESTERN RD

Brief description of proposed activity: (State exactly what has been agreed to, i.e., to erect a garage 1.5m from the side boundary with my property.)

TO ERECT UTILITY SHED 1.1M. FROM SIDE AND BACK
BOUNDARY AS SHOWN ON ATTACHED PLAN.

OFFICE USE

- P/file P1977
- Form checked for completeness: ☐
- Plan signed ☒
- All owners/occupiers ☒ Yes/No

Affected Person/s

Full name/s: GERARDAS - A.M. VAN DEN ENG & CATHARINA P. VAN DEN ENGPostal Address: PO Box 221 NEONGATANAPhone: 3574254Fax: 3574254

I/we are the OWNER(S) / ~~OCCUPIER(S)~~ of the property located at 85 B WESTERN RD
 [delete one]

☒ We have the authority to sign on behalf of the OWNER(S) / ~~OCCUPIER(S)~~ of the property located at _____
 [delete one]

PLEASE NOTE: In most instances the Council will require the approval of ALL legal owners and the occupiers of the affected property: e.g., consent from BOTH Mr and Mrs Smith is required, or all trustees.]

You should only sign below if you **fully understand** the proposal, and if you **support** or have **no opposition** to the proposal you have been asked to consider. You are under no obligation to sign this form. There is an information sheet on the back of this form for your information. Council will not accept conditional approvals. If you have conditions on your approval, these should be discussed and resolved with the applicant directly.

- 1 I/We have been given details of the full and final proposal including a copy of the application form, assessment of the environmental effects and plans.
- 2 I/We understand that the aspects of non-compliance with the Rotorua District Plan to which ~~we~~ we are giving ~~my~~ our written approval are as follows:
 - (a) AS ABOVE.
 - (b) _____
 - (c) _____
 (continue on back of this sheet if necessary)
- 3 I/We confirm that we have signed and dated the plans of the proposal and the assessment of environment effects prepared by the Applicant, and have attached the signed documents to this form.
- 4 I/We understand and accept that once I/we give my/our approval the Council cannot take account of any actual or potential effect of the activity and/or proposal upon me/us when considering the application and the fact that any such effect may occur shall not be relevant grounds upon which the Council may refuse to grant the application; and
- 5 Further, I/we understand that at any time before the final decision is made on the application, I/we may give notice in writing to the Council that this approval is withdrawn, under S104(4) of the Resource Management Act 1991.

Signed: [Signature]Dated: 2-8-07Signed: [Signature]

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE PLANNING SERVICES DEPARTMENT AT THE
 ROTORUA DISTRICT COUNCIL, PHONE (07) 348 4199

INFORMATION SHEET

SO YOU'RE AN AFFECTED PERSON...

WHAT DOES THIS MEAN?

It means your neighbour or someone in your area is undertaking an activity which:

- a) is not permitted as of right under the Rotorua District Plan, and
- b) could potentially have an effect on you.

This could include something like the size of a garage which is proposed to be closer to your shared boundary than permitted under the District Plan, or something larger, such as an outdoor stadium in your neighbourhood which may have noise and traffic impacts.

WHAT IS REQUIRED OF THE APPLICANT?

Council determines who may be affected by a proposal and it is then the applicant's role to approach each owner or occupier and:

- explain the application and what consent is sought for;
- show you plans of the proposal;
- show you an assessment of the environmental effects of the proposal (explain how the proposal may affect you).

WHAT IS REQUIRED OF YOU?

If you have **NO OBJECTIONS** to the proposal, then you may sign the documents to show that you consent. You will need to sign the affected parties form, the plans and the assessment of environmental effects.

Do not sign these documents unless you consent to the proposed activity as, if you have signed these forms, Council will not take into account any effect on you.

If you **OBJECT** to the proposal, then the person proposing the application may:

- withdraw the application
- change the application to meet your concerns
- decide to have the application notified

If the application is notified by Council, it gives you an opportunity to make a formal submission on the proposal and explain the reasons for your objection.

WHAT IF I CHANGE MY MIND?

If you decide to *support* the proposal, then you should contact the person proposing the development or Council as this may save the applicant from costly notification fees and procedures.

If you decide that you no longer support the proposal, you can withdraw your consent, but only up until the date of a hearing or when the consent has been granted by Council. Once the hearing has been held or the Council granted consent, you are not able to challenge Council's decision.

CAN I MAKE THE CONSENT CONDITIONAL?

No, you may not make your approval conditional on, for example, a particular roof colour being used. You may, however, make a private arrangement with your neighbour about such matters. Alternatively, they may change the plan or proposal to meet your requests.

WHAT IF I HAVE FURTHER QUESTIONS?

If you have any concerns about signing an affected parties form, you should seek independent advice or contact a Council Planner for further clarification.



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier SA70A/686
Land Registration District South Auckland
Date Issued 31 May 2002

Prior References
SA1291/60

Estate	Fee Simple
Area	481 square metres more or less
Legal Description	Lot 4 Deposited Plan South Auckland 88642

Proprietors
Nelson Matthew Bell

Interests

Fencing Agreement in Transfer S117726 - 22.2.1957

Subject to a right to drain sewage over part marked D on DPS 88642 specified in Easement Certificate 5237989.6 - 31.5.2002 at 11:49 am

The easements specified in Easement Certificate 5237989.6 are subject to Section 243 (a) Resource Management Act 1991



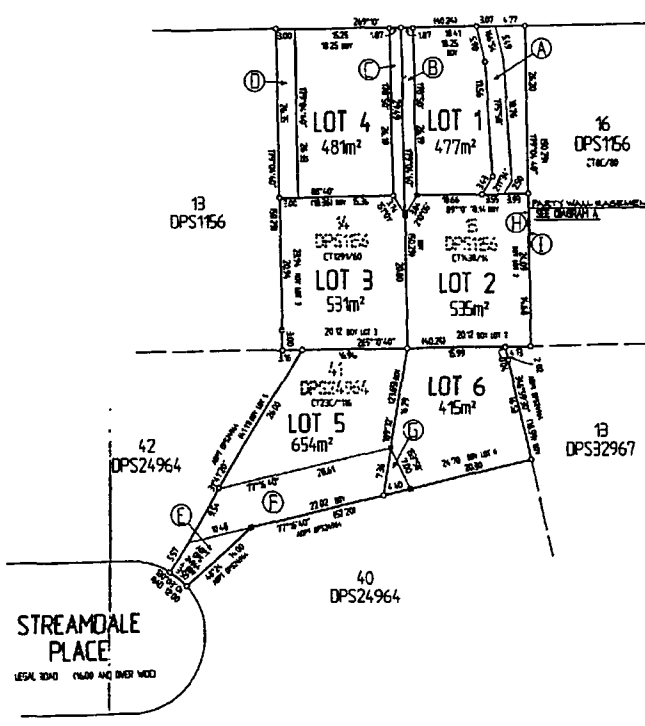
Doc ID: 510391651

WESTERN ROAD

LEGAL ROAD 20.12 MICE AND OVER

NEW (T) ALLOCATED

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6



SCHEDULE OF PROPOSED EASEMENTS

PURPOSE	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6
Party Wall		Lot 2	Lot 3	Lot 4	Lot 5	Lot 6

DIAGRAM A
NOT TO SCALE

MEMORANDUM OF EASEMENTS

PURPOSE	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6
Right to drain	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6
Right to drain	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 1
Right to drain	Lot 3	Lot 4	Lot 5	Lot 6	Lot 1	Lot 2
Right to drain	Lot 4	Lot 5	Lot 6	Lot 1	Lot 2	Lot 3
Right to drain	Lot 5	Lot 6	Lot 1	Lot 2	Lot 3	Lot 4
Right to drain	Lot 6	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5

APPROVALS

1 hereby certify that this plan was approved by the Rotorua District Council pursuant to Section 223 of the Resource Management Act 1991 on the 31st day of May 2000.

[Signature]
Principal Administrative Officer

Pursuant to Section 223(3)(b) of the Resource Management Act 1991, the Rotorua District Council has resolved that adequate access is provided to Lot 4 by way of a Right of Way over Lot 5 and that Section 223(3)(b) of the Resource Management Act 1991 is satisfied.

[Signature]
Principal Administrative Officer

MEMORANDUM OF EASEMENT IN CROSS

PURPOSE	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6
Right to drain	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6

CLASS OF SURVEY: 1

Total Area 309.3m²

Comprised in 38/1291/60, 1438/14, 38/1112, 82/60 (L.O.)

1. Fergus Campbell Cunningham being a person entitled to practice as a registered surveyor has surveyed the land shown on this plan and the survey is correct and the survey is in accordance with the Survey Act 1980 and the Survey Regulations 1980.

2. The survey is correct and the survey is in accordance with the Survey Act 1980 and the Survey Regulations 1980.

[Signature]
Registered Surveyor

Field Book p. 1
Reference Photo 38/1291/60, 1438/14, 38/1112, 82/60 (L.O.)

Examined *[Signature]* Correct

Approved as to Survey *[Signature]*
28/10/2001 Dep Chief Surveyor

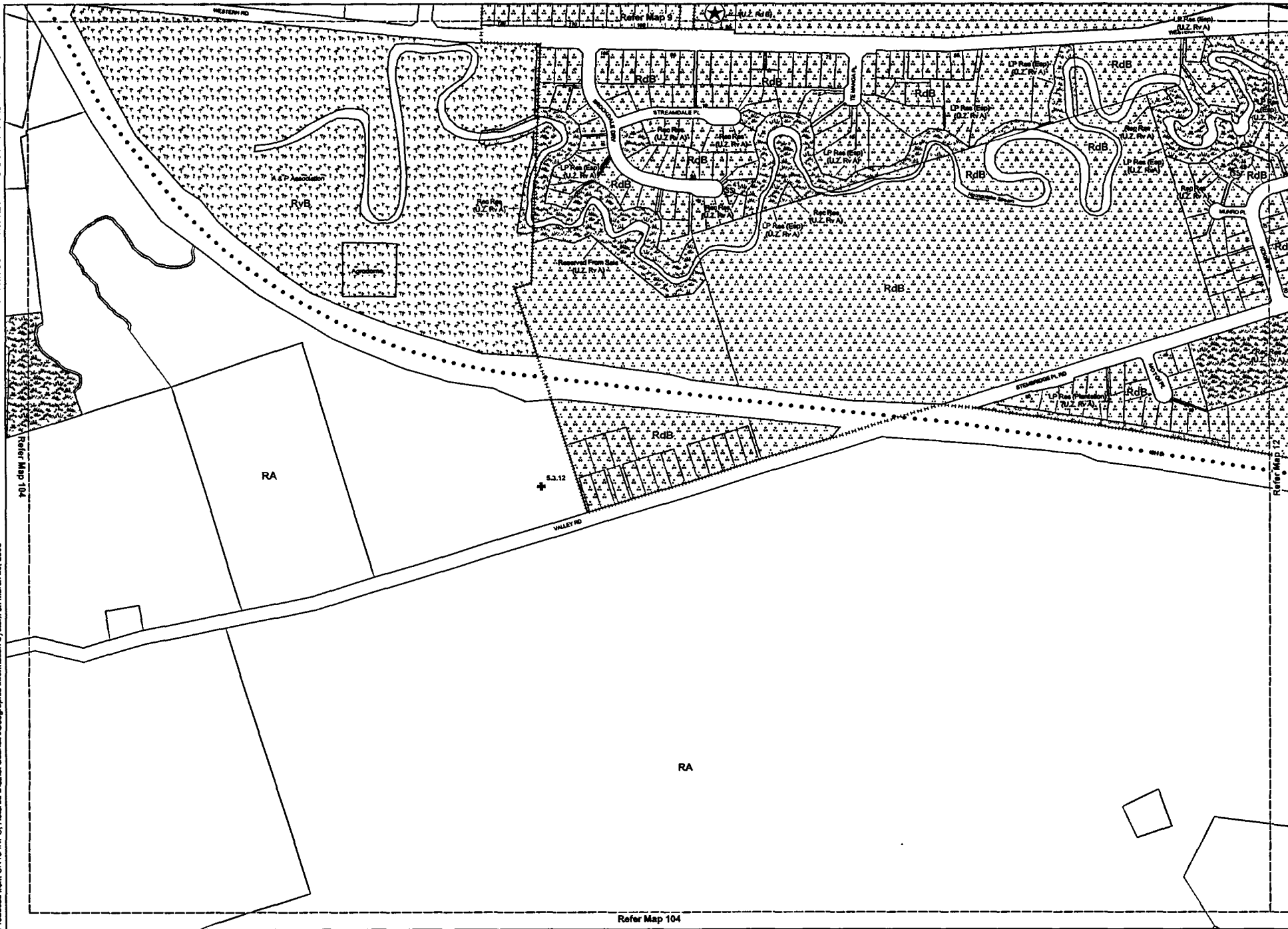
31st day of May 2000
Registrar-General of Land

DPS88642

LAND DISTRICT SOUTH AUCKLAND
Survey Blk. & Dist. XV ROTORUA
NZMS 261 Sheet U15 Rcd Map No. 2119/2120

**LOTS 1-6 BEING SUBDIVISION OF LOTS 4 & 5
DPS1156 AND LOT 41 DPS24964 & EASEMENT
OVER LOT 16 DPS1156.**

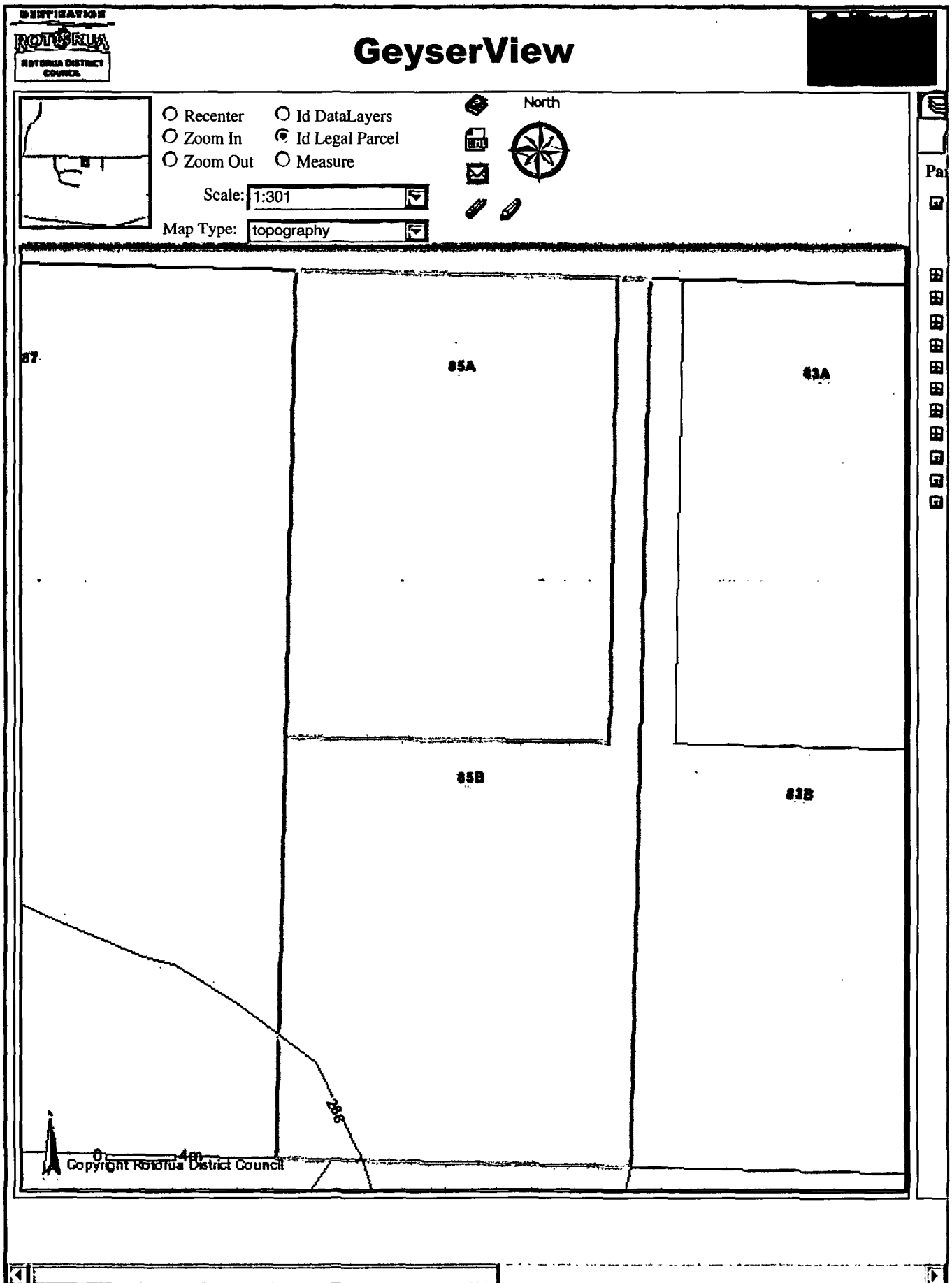
TERRITORIAL AUTHORITY ROTORUA DISTRICT
Surveyed by Canmap Hawley Ltd
Scale 1:400 Date APRIL 2000



Proposed Rotorua District Planning Map



- | | |
|-----------------------------------|-----------------------------|
| Reserve A (Public) | Residential B (Low Density) |
| Reserve B (Private and Community) | Rural A (General) |



Geyserview

ROTORUA DISTRICT COUNCIL

Scale: 1:301

Map Type: Default

Recenter
Zoom In
Zoom Out

Id DataLayers
Id Legal Parcel
Measure

North

87 85A 83A 85B 83B

Copyright Rotorua District Council



**PAYMENT OF PLANNING FEES & CHARGES - LAND USE CONSENTS
AS FROM 01 JULY 2007**

RECEIPT DETAILS:NAME OF PAYER: Nelson BellPOSTAL ADDRESS OF PAYER: 85 Northern Road. P.O. Box 4880
Mount MaunganuiAPPLICANT'S NAME: (If different from above) as above. 85 Northern Road.

ADDRESS OF APPLICATION: _____

		Fee \$(GST incl)
A. Notified Land Use (Code 235/50114/6722)		
1	Notified land use	*2000+A+M
2	Notified sign bond	50
3	Limited notified	*910 +A+M
4	Statutory Hearing fee	155
5	Additional consent fees, commissioning reports, peer review, photocopying and other costs related to consents	Actual costs
B. Non-notified Land Use (Code 235/50114/6734)		
6	Application for consents related to conservation, restoration, and protection of heritage buildings and features listed in Appendix A	No charge
7	Controlled CBD Design Guide	280
8	Controlled (Minors)	280
9	Controlled	420+M
10	Restricted/Limited discretionary	*490+M
11	Discretionary	*630+M
12	Non-complying	*630+M
13	Additional consent fees, commissioning reports, peer review, photocopying and other costs related to consents	Actual costs
C. Monitoring (Code 235/50114/6819)		
14	For all land use consents excluding Controlled CBD and Controlled (Minors), that require monitoring. See Footnote 3	*140+A
D. Related Land Use (Code 235/50114/6720)		
15	Extension of time (S125)	140
16	Cancellation of approval (S126)	140
17	Change/Variation to conditions of consent (S127)	*420+A+M
18	Review of consent conditions (S128)	*700+A
19	Compliance Certificates (S139)	*420+A
20	Existing use rights Certificates (S139A)	*560+A
21	Outline Plan approval (S176A)	*350+A
22	Planning Certificate (Sale of Liquor)	140
23	Overseas Investment, Motor Vehicle Dealers, and other certificates	140
24	Applications for street naming	280
25	Contribution to valuation for heritage and reserve purposes	55
26	Certificate of title	15
65	Financial contribution for reserve purposes (Code 410 30201 6356)	As valued

M = Monitoring charges @ \$140.00 per hour

A = Additional charges @ \$140.00 per hour

* = The fees stated are deposits, where additional charges will be in accordance with 'A' above. Additional costs will be incurred for additional processing and partial costs for independent assessments commissioned in relation to applications

RECEIPT NO. R 82169DATE: 3.8.07

TOTAL

\$ 280.

RESOURCE CONSENT COMPLIANCE CONDITION SIGN OFF FORM

APPLICANT: Nelson Bell

FILE NO: CP29891

ADDRESS: 85a Western Road, Ngongotaha

Consent for: shed 1.1m from the side & rear boundaries

Conditions complied with. PCC to be issued? Yes/No (circle one)

CONDITIONS TO BE INSPECTED AND SIGNED OFF:

CONDITION NUMBER	COMMENTS	DATE SIGNED OFF
This consent is subject to the following conditions: 1. That a Planning Compliance Certificate issued before the use of the utility shed. 2. That the proposal proceeds in accordance with the application submitted by Nelson Bell and numbered 8495/1-2 by Council.	Being Issued. ccc issued 26 Nov 07	BWZ 20/02/08

Final Sign Off:

Date: 20/02/08

Sign: BS

Brent Edwards
Compliance Officer

20 February 2008

Please Quote: P29891

Doc No: OW-99917

Nelson Bell
PO Box 4580
MOUNT MAUNGANUI

PLANNING LAND USE CONSENT
COMPLIANCE CERTIFICATE

Property File Number: P29891

Resource Consent Number: 8495

Name of Consent Holder: Nelson Bell

**Address of Property to which
the Consent refers:** 85A Western Road
Ngongotaha
Rotorua

Legal Description: Lot 4 DPS 88642

This Consent relates to the: Construction of a utility shed 1.1 metres from the side and rear boundaries.

As at 20 February 2008 it is certified that:

All conditions have been complied with in accordance with the Land Use Consent decision dated 16 August 2007.



Tracey May
Manager, Planning Services

per
Nigel Wharton
Director, Environmental Services