

20 February 2007

Please Quote: P09611

Doc No: OW-76989

Lant Harris
177 Old Taupo Road
ROTORUA

PLANNING LAND USE CONSENT
COMPLIANCE CERTIFICATE

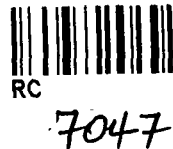
Property File Number: P09611

Resource Consent Number: 7047

Name of Consent Holder: Lant Harris

**Address of Property to which
the Consent refers:** 177 Old Taupo Road
Rotorua

Legal Description: Lot 11 DPS 5265



This Consent relates to the: Relocate dwelling 1 metre from the side boundary.

As at 20 February 2007 it is certified that:

All conditions have been complied with in accordance with the Land Use Consent decision dated 9 September 2006.

A handwritten signature in black ink, appearing to be 'Tracey May'.

Tracey May
Manager, Planning Services

per
Nigel Wharton
Director, Environmental Services

FILE

8 September 2005

File Ref: P09611

Doc No: OW-48980

Lant Harris
24 Exeter Road
ROTORUA

RESOURCE CONSENT	
Approved.....	9-9-05
Appn No.....	7047
Plan No.....	
Date.....	9-9-05

Dear Sir/Madam,

NON-NOTIFIED APPLICATION FOR RESOURCE CONSENT
NOTICE OF DECISION - L HARRIS - 177 OLD TAUPU ROAD

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

(a) **Decision regarding non notification of the application**

That pursuant to Section 93(1)(b) of the Resource Management Act 1991, the Rotorua District Council resolves that the adverse effects of the proposal will be minor and 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 no special circumstances exist that require notification of the consent application in accordance with Section 94C(2) of the Resource Management Act 1991.

(b) **Decision on the application**

That pursuant to Sections 34A, 104, 104B, 104D and 108 of the Resource Management Act 1991, the Rotorua District Council resolves to grant consent to the application by L Harris to construct an additional household unit within 1m of the side boundary at 177 Old Taupo Road, legally described as Lot 11 DP 5265.

This consent is subject to the following conditions:

1. All conditions relating to this resource consent must be met in full and a Planning Compliance Certificate issued prior to the occupation of the dwelling.
2. That the proposal proceeds in accordance with the application submitted numbered 7047 and dated 8/09/2005 except where modified by any conditions of this consent.

Financial contribution

3. That a financial contribution of \$ 1000 (GST inclusive) for reserves and heritage purposes be paid to Council within one month of receiving this consent. This amount has been assessed at 5% of the value of the land area exclusive to the additional dwelling.

Engineering

4. That all engineering works required to be undertaken to satisfy the conditions of this consent shall be carried out in accordance with the Rotorua Civil Engineering Industry Standard (RCEIS) and the District Plan, to the satisfaction of the District Engineer.
5. That prior to the occupation or use of either dwelling, the car parks, manoeuvring area and driveway shall be formed, drained, permanently surfaced and the car parks delineated.

The reasons for this decision are that:

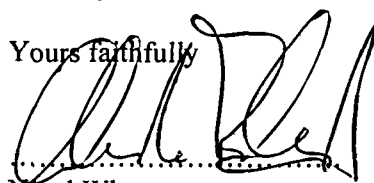
- 1. The site is zoned Residential B in the District Plan where an additional household unit within 1m of the side boundary is a Non Complying Activity. Council is satisfied that any adverse effects of the proposal are minor, have been avoided, or can be remedied or mitigated by the conditions of consent.**
- 2. The site is located adjacent to State Highway 5 (Old Taupo Road). Permanent surfacing of car parking and manoeuvring areas will mitigate any adverse effects of the proposal on the highway.**
- 3. 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.**
- 4. A financial contribution is payable in accordance with Appendix U of the District Plan towards the development of existing, and purchase of additional, land to enhance the amenity and heritage value of reserves.**

The applicants are advised that:

- (a) This consent does not permit any commercial use of these dwellings beyond that permitted by the District Plan.**
- (b) Should subdivision of the site be proposed in the future, individual servicing for each dwelling will be required in accordance with the District Plan and Rotorua Civil Engineering Industry Standards.**
- (c) Fulfilment of the conditions of this consent within the timeframe specified in the consent is necessary to carry out the proposal for which this consent relates. Your progress towards satisfying the conditions of consent will be monitored by Council's Monitoring & Compliance Officer. Please contact the Monitoring & Compliance Officer to schedule a final inspection when you have completed the conditions of consent so that a Planning Compliance Certificate can be issued.**
- (d) 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.**
- (e) If you are dissatisfied with any aspect of the decision, you have a right of objection to Council under section 357 of the Resource Management Act 1991. Please advise Council in writing stating the reasons for the objection and the preferred outcome within 15 working days of receiving this decision. If no objection is received it will be assumed that the applicant accepts this decision.**
- (f) 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 regarding this consent, please contact Kelly Woodward, Consultant Planner or the Duty Planner.

Yours faithfully



Nigel Wharton
Director, Environmental Services



Old Taupo Road

RESOURCE CONSENT
Approved.....9-9-05
Appn No.....7047
Plan No.....
Date.....9-9-05

Lot 10
DP 5265

building 1.0 m clear
of boundary

Peg

5.80

37.07 Bdy

Proposed
building

121m²

Legal Road

concrete footpath

kerb & channel

existing
concrete
driveway

26.48 Bdy

proposed
cobble

kerb & channel

concrete footpath

Lead plug
in concrete

Peg

26.48 Bdy

proposed
cobble

existing
building

60m²

4 # carpark

Lot 2
DPS85897

37.07 Bdy

Lot 21
DP 5265

Peg

Lot 20
DP 5265

Total Area 981m²
Proposed building 121m².
Proposed house is 24%
of 1/2 total Lot 11 area
full

This plan has been prepared in accordance
with an Agreement for the Provision of
Professional Services. This plan should not
be relied upon for any other purpose
without reference to and approval from
Canmap Hawley Ltd.



MOHREKA
PO Box 200
Ph. 07-547-5400
Fax 07-547-5402

Prepared for
Talk Mortgages Ltd

PRINTED: 1 JD 10/08/05

Proposed building on
Lot 11 DP5265

ARCHIVE
REFERENCE No:
6345-1
SHEET 1 OF 1 SHEETS
ORIGINAL 1 - 250

ROTORUA DISTRICT COUNCIL

REPORT TO: Director, Environmental Services **FILE NO:** P09611
FROM: Kelly Woodward **DATE:** 08 September 2005
Resource Management Planner **DATE REC'D:** 15 August 2005

Non-Notified Land Use Consent for Non-Complying Activities in Residential B Zone

A. APPLICATION DETAILS:

Consent No.: 7047
Applicant: L Harris
Location: 177 Old Taupo Road
Legal Description: Lot 11 DP5265

B. DESCRIPTION OF ACTIVITY:

The applicant proposed to relocate an additional dwelling to 177 Old Taupo Road. The relocated dwelling is located 1m from the side boundary.

C. PLAN DETAILS:

Zone: Residential B Activity Status: Non Complying
RMA Section: s34A, s104, and s108
Rules: R7.1.9; R7.2.3

D. SECTION 93, 94A, 104, 104D ASSESSMENT:

Assessment as to whether the adverse effects on the environment will be minor [other than any effect to which section 104(3)(b) applies] - Section 104D(a)

	Criteria or effect	Assessment	Whether effect minor	Extent of effect
	Part II matters	The proposal is considered to be in general accordance with the plan objectives, policies and rules. The proposal is therefore considered to be consistent with the purpose and principles of the Resource Management Act 1991 (RMA). Consultation with iwi: Maori consultation was not required by Council's Maori Consultation Committee.		
	Section 104 (1) matters	The proposal is not considered to have any adverse effects on the surrounding environment which are more than minor. The written approval of the owner and occupier of the adjoining site at 175 Old Taupo Road has been obtained and therefore any adverse effects on these persons shall be disregarded pursuant to section 104(1)(c) RMA.		

R7.2	Performance Standard for permitted activities	The proposal infringes the side yard buffer performance standard. The proposal complies with all other performance standards for additional household units in the plan. There are not considered to be any adverse effects associated with the side yard infringement as effects on 175 Old Taupo Road shall be disregarded pursuant to s104(1)(c) RMA.		
	Financial contribution for reserves & heritage purposes	A financial contribution is payable at a rate of 5% of the value of the area to which the additional dwelling will have exclusive access. The proposed dwelling will have a half share of the site.		
R7.3.2.1	Design & external appearance of buildings, & structures	The proposed relocated dwelling is a 1900's villa from Mt Eden in Auckland. The applicant has stated that both the existing dwelling on the site and the villa will be completely refurbished.		
R7.3.2.2.	Landscape design & site layout	The site has a total area of 981m ² . The site layout will ensure adequate space for living areas and any landscaping proposed.		
R7.3.2.3	Location & design of vehicular & pedestrian access to & from the site	The existing driveway will provide access to both the existing and proposed dwelling. There is adequate space on the site and as shown on the site plan, for car parking and on site manoeuvring. The proposal has been assessed by Council's resource engineers and subject to the imposition of conditions the proposal will not have any adverse effects on the local roading network. For the reasons outlined above Transit New Zealand are not considered to be adversely affected by the proposal.		
R7.3.2.4	Parking & Manoeuvring	As above.		
R7.3.2.5	Management of minor adverse effects on the environment	There are not considered to be any more than minor adverse effects associated with the proposal.		

R7.3.2.6	Objectives & Policies, integrity of the plan	The proposal enables the continued use of the site for residential use. It is therefore considered to be in accordance with the objectives and policies of the plan.		
R7.3.2.7	Natural Hazards	The proposal will not have any affect on natural hazards.		

Assessment as to whether activity will not be contrary to the objectives & policies - Section 104D(b)

Objectives & policies	Comment if required	Whether contrary or not
Part Seven: Residential		
2.1 ISSUE ONE RESIDENTIAL ACTIVITY AND SUSTAINABLE USE OF NATURAL AND PHYSICAL RESOURCES 2.1.2 RESOURCE MANAGEMENT OBJECTIVE An urban environment in which natural and cultural heritage, urban amenity, access to the countryside and outstanding landscapes are maintained and which does not result in the loss of rural character or land with high productive potential 2.1.3.1 Policy: To consolidate residential growth within the Rotorua Urban Area in order to protect the natural heritage, the natural and rural character, outstanding landscapes, indigenous vegetation and wildlife habitats, archaeological sites and Maori cultural and spiritual values of the Lake Rotorua Basin. 2.1.3.2 Policy: To promote residential consolidation within the Rotorua Urban Area where such consolidation will not cause unacceptable adverse effects to the community. 2.1.3.3 Policy: To protect elements of natural heritage, the natural character of Lake Rotorua and its margins, outstanding landscapes, significant indigenous vegetation and wildlife habitats, archaeological sites and Maori cultural and spiritual values in the Rotorua Urban Area.	The proposal contributes to the consolidation of residential growth within an existing residential area. The proposal will have no more than minor adverse effects on the environment and is of a density anticipated by the plan. The proposal will not have an affect on the character and water quality of Lake Rotorua.	Not Contrary
ISSUE TWO INCREASING HOUSING DENSITY AND PRESERVATION OF AMENITY, AND RANGE OF RESIDENTIAL OPPORTUNITIES TO SUIT THE LIFESTYLES OF ROTORUA RESIDENTS 2.2.2 RESOURCE MANAGEMENT OBJECTIVE The amenity values and environmental quality of residential areas are maintained and enhanced and not unacceptably affected by higher density residential activity 2.2.3.1 Policy: To protect all elements of the amenity value of residential components of the Rotorua Urban Area. 2.2.3.2 Policy: To direct the process of residential consolidation occurring in the Rotorua Urban Area to those areas where infrastructure	Subject to the imposition of conditions the proposal will not have an adverse effect on the amenity and character of the residential environment in which it is located. A condition can be imposed requiring that all engineering works are carried out in accordance with the Rotorua Civil Engineering Industry Standard thereby mitigating any potential adverse effects of stormwater and sewage.	Not Contrary

capacity will not be compromised. 2.2.3.3 Policy: To provide a range of residential opportunities for Rotorua residents, reflecting their wide variety of lifestyles. 2.2.3.4 Policy: To promote activities that do not adversely affect the amenity values of the residential areas in which they are intended to be located. 2.2.3.5 Policy: To restrict activities in residential areas where the adverse effects of storm water and sewage cannot be remedied or mitigated. 2.2.3.6 Policy: To enhance the natural character and water quality of Lake Rotorua by the appropriate treatment and disposal of storm water from Residential Zones.		
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. Owner/Occupier 175 Old Taupo Road - Shane and Patricia Harris	The proposed dwelling will be relocated 1m from the side boundary in common with 175 Old Taupo Road.	Yes
The reason why owners and occupiers of adjoining or abutting properties are not considered adversely affected in this case are:	N/A	
Other affected parties	There are no other persons considered adversely affected by the proposal.	
Are there any parties to District Plan appeals that Council considered may be adversely affected by the activity?	N/A	
Is it unreasonable in the circumstances to seek the written approval of any of the affected parties?	N/A	

Section 93 & 94A assessment conclusion

The application be processed **without notice**, pursuant to Section 93 of the Act, because:

1. The consent authority is satisfied that the adverse effects of the activity on the environment will be minor;
2. All persons who, in the opinion of Council, may be adversely affected by the activity have given their written consent;
3. And no special circumstances exist which would require the application to be notified.

F.	<u>CONCLUSION</u> The applicant seeks to relocate a dwelling to 177 Old Taupo Road. The dwelling is the second dwelling on the site and is to be located 1m from the side boundary. Overall the proposal requires consent to a non-complying activity.
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	The written approval of the adjoining neighbour has been obtained. Subject to the imposition of conditions, there are considered to be no more than minor adverse effects associated with the proposal and the proposal is considered to be in general accordance with the objectives and policies of the plan. It is recommended that the application be granted consent.
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RECOMMENDATION:

Date: 08 September 2005

Please Quote: P09611

Lant Harris
24 Exeter Road
ROTORUA

Dear Sir/Madam,

NON-NOTIFIED APPLICATION FOR RESOURCE CONSENT
NOTICE OF DECISION - L HARRIS – 177 OLD TAUPU ROAD

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

(a) Decision regarding non notification of the application

That pursuant to Section 93(1)(b) of the Resource Management Act 1991, the Rotorua District Council resolves that the adverse effects of the proposal will be minor and 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 no special circumstances exist that require notification of the consent application in accordance with Section 94C(2) of the Resource Management Act 1991.

(b) Decision on the application

That pursuant to Sections 34A, 104, 104B, 104D and 108 of the Resource Management Act 1991, the Rotorua District Council resolves to grant consent to the application by L Harris to construct an additional household unit within 1m of the side boundary at 177 Old Taupo Road, legally described as Lot 11 DP 5265.

This consent is subject to the following conditions:

1. All conditions relating to this resource consent must be met in full and a Planning Compliance Certificate issued prior to the occupation of the dwelling.
2. That the proposal proceeds in accordance with the application submitted numbered 7047 and dated 8/09/2005 except where modified by any conditions of this consent.

Financial contribution

3. That a financial contribution of \$ 1000 (GST inclusive) for reserves and heritage purposes be paid to Council within one month of receiving this consent. This amount has been assessed at 5% of the value of the land area exclusive to the additional dwelling.

Engineering

4. That all engineering works required to be undertaken to satisfy the conditions of this consent shall be carried out in accordance with the Rotorua Civil Engineering Industry Standard (RCEIS) and the District Plan, to the satisfaction of the District Engineer.
5. That prior to the occupation or use of either dwelling, the car parks, manoeuvring area and driveway shall be formed, drained, permanently surfaced and the car parks delineated.

The reasons for this decision are that:

1. The site is zoned Residential B in the District Plan where an additional household unit within 1m of the side boundary is a Non Complying Activity. Council is satisfied that any adverse effects of the proposal are minor, have been avoided, or can be remedied or mitigated by the conditions of consent.

2. **The site is located adjacent to State Highway 5 (Old Taupo Road). Permanent surfacing of car parking and manoeuvring areas will mitigate any adverse effects of the proposal on the highway.**
3. **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.**
4. **A financial contribution is payable in accordance with Appendix U of the District Plan towards the development of existing, and purchase of additional, land to enhance the amenity and heritage value of reserves.**

The applicants are advised that:

- (a) This consent does not permit any commercial use of these dwellings beyond that permitted by the District Plan.
- (b) Should subdivision of the site be proposed in the future, individual servicing for each dwelling will be required in accordance with the District Plan and Rotorua Civil Engineering Industry Standards.
- (c) Fulfilment of the conditions of this consent within the timeframe specified in the consent is necessary to carry out the proposal for which this consent relates. Your progress towards satisfying the conditions of consent will be monitored by Council's Monitoring & Compliance Officer. Please contact the Monitoring & Compliance Officer to schedule a final inspection when you have completed the conditions of consent so that a Planning Compliance Certificate can be issued.
- (d) 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.
- (e) If you are dissatisfied with any aspect of the decision, you have a right of objection to Council under section 357 of the Resource Management Act 1991. Please advise Council in writing stating the reasons for the objection and the preferred outcome within 15 working days of receiving this decision. If no objection is received it will be assumed that the applicant accepts this decision.
- (f) The above consent lapses on the expiry of 5 years after the date of receiving this letter, unless the consent is given effect to.

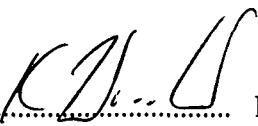
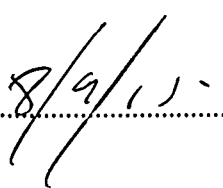
If you have any questions regarding this consent, please contact Kelly Woodward, Consultant Planner or the Duty Planner.

Yours faithfully

.....
Nigel Wharton
Director, Environmental Services

RECOMMENDATION

It is recommended that the above decision be approved.

Signed:  Date: 
Consent Manager

APPROVAL

Pursuant to section 34A of the Resource Management Act 1991 and in accordance with the powers delegated to me under the Rotorua District Council Delegation Manual, I approved the above application.

Signed for and on behalf of the
Rotorua District Council

..... Date:
Nigel Wharton
Director, Environmental Services

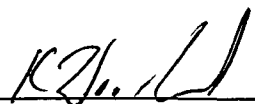
10665

Non-Notified Resource Consent Approval Form

Consent No 7047 Planning file No: 7047 Ass No:
Street address 177 Old Taupo Road
Legal address Lot 11 DP 5265
Locality: Utuhina
Property File No's 09611
Applicant Name Harris L
Application Type Land Use
Due Date 12/09/2005
Description of Application Relocate a dwelling 1.0m from the side boundary.

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

Planner Officer: Kelly Woodward

Signed:  Dated 8/9/05

Supervisor / Peer Reviewer: A Nicholls

Signed:  Dated 8.9.05

Approved: CHARLES ROBERTS
Manager / Director / District Manager

Signed:  Dated 9/9/05

MEMORANDUM

DATE: 22 AUGUST 2005

File Ref: P09611
Doc No: IT-26169

TO: KELLY WOODWARD, CONSULTANT PLANNER

FROM: MEGAN HILL, CONSENTS ENGINEER

SUBJECT: LAND USE CONSENT 177 OLD TAUPO RD L HARRIS

Engineering Conditions:

1. That all engineering works required to be undertaken to satisfy the conditions of this consent shall be carried out in accordance with the Rotorua Civil Engineering Industry Standard (RCEIS) and the District Plan, to the satisfaction of the District Engineer.
2. That prior to occupation or use of either dwelling, the car parks, manoeuvring area and driveway shall be formed, drained, permanently surfaced and the car parks delineated.

Advice Notes:

3. The parking, manoeuvring and driveway are required to be completed prior to occupation and use due to the traffic conditions of State Highway 5, (Old Taupo Road).
4. This consent does not permit any commercial use of the dwellings.
5. If subdivision is proposed for the future, individual servicing for each dwelling will be required in accordance with the District Plan and Rotorua Civil Engineering Industry Standards.

Megan Hill
Consents Engineer

RESOURCE CONSENT ALLOCATION
AND RECORD SHEETAPPLICANT: L HarrisADDRESS: 177 Old Tapani Rd**ALLOCATION**Consent to be allocated to: Gina/ Dylan/ Kelly W/ Hayley/ Alastair/ Kelly R / Other: _____Consent to be circulated to: No other Depts/ Res Eng/ CPU / Parks & Rec / Building /
Lakes Inspector / General Inspector – Bylaws (Geothermal /
hazardous substances / signage) / City Focus Manager /
Other: _____Peer review required: Yes/ No If yes: Internal/ _____Estimate of charges required: Yes No Draft estimate to be approved by: TraceySection 93 & 94 Assessment: Full assessment required / Summary

Identification of any delegation issues: _____

Alteration of fees: _____

Reason for waiving or reducing fee: _____

Fee waived / Fee reduced to \$ _____ Authorised: _____

COMMENTS**TIME RECORDING**

Actions (those in bold mandatory those not optional dependant on consent)	Action begun on:	Action finished on:	Entered into database
Eng input			
CPU input			
Other input			
Vetting			
Iwi consultation			
Sect 94 Decision			
Acknowledgement			
Assessment & reporting			
Peer review			
Decision			

Suspended on:	Reason for suspension	Released on:

RESOURCE CONSENT APPLICATIONAPPLICATION TYPE: ControlledPLANNER: Minor Process**APPLICANT DETAILS**RECEIVED: 15-8-05Name: Harris L.

TARGET DATE:

12-9-05

Contact/Agent Address: _____

Agent Reference: _____

APPLICATIONSite Location: 177 Old Tampo Road Zoning: Residential PLocality: Utuhina Map No: 31Legal Description: Lot 11 DP 5265Valuation Roll No: 06570/312.00Description of Application: Relocate dwelling 1.0m from the side boundary.**FEES:**Fee: \$350.50 Date: _____ Initial: _____

Invoice: _____ Date: _____

Receipt: R 24118 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

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 NOTESAPPLICANT: Harris LDATE RECEIVED: 15-8-05ADDRESS: 177 Old Tapan RoadUtuhinaTARGET DATE: 12-9-05VETTING

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 14-8-05

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



Proposed Rotorua District Planning Map

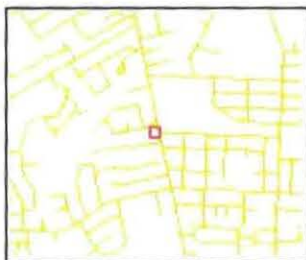
0 100 200 300 400 500 metres





Scale: 1:500

10m



Property Type: Assessment

File Number: 09611

Address: 177 Old Taupo Road, Utuhina, Rotorua

Rating details:

Legend for current display scale	
	Stormwater Load
	Stormwater Pump Station
	Stormwater Miscellaneous
	Stormwater Node
	Stormwater Valve
	Stormwater Manhole
	Stormwater Catchment
	Stormwater Service Line
	Stormwater Channel
	Stormwater Main
	Sewer Pump Station
	Sewer Miscellaneous
	Sewer Node
	EL-C
	Other
	Sewer Valve
	Sewer Manhole
	Sewer Service Line
	Sewer Main
	BYPASS
	CRAV
	R/SING
	TRUNK
	Water Supply Well
	Water Supply Back-Flow Preventer
	Water Supply Hydrant
	Water Supply Bulk-Meter
	Water Supply Node
	Water Supply Miscellaneous
	Water Supply Valve
	Water Supply Service Line
	Water Supply Main Line
	Water Supply Storage Unit
	Address
	Road Intersection
	Road
	Maine
	Provisional Easement
	Provisional Parcel
	Parcel
	Lakes
	Island
	Lake



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

R.W. Muir
R.W. Muir
Registrar-General
of Land

Identifier SA792/124
Land Registration District South Auckland
Date Issued 13 August 1942

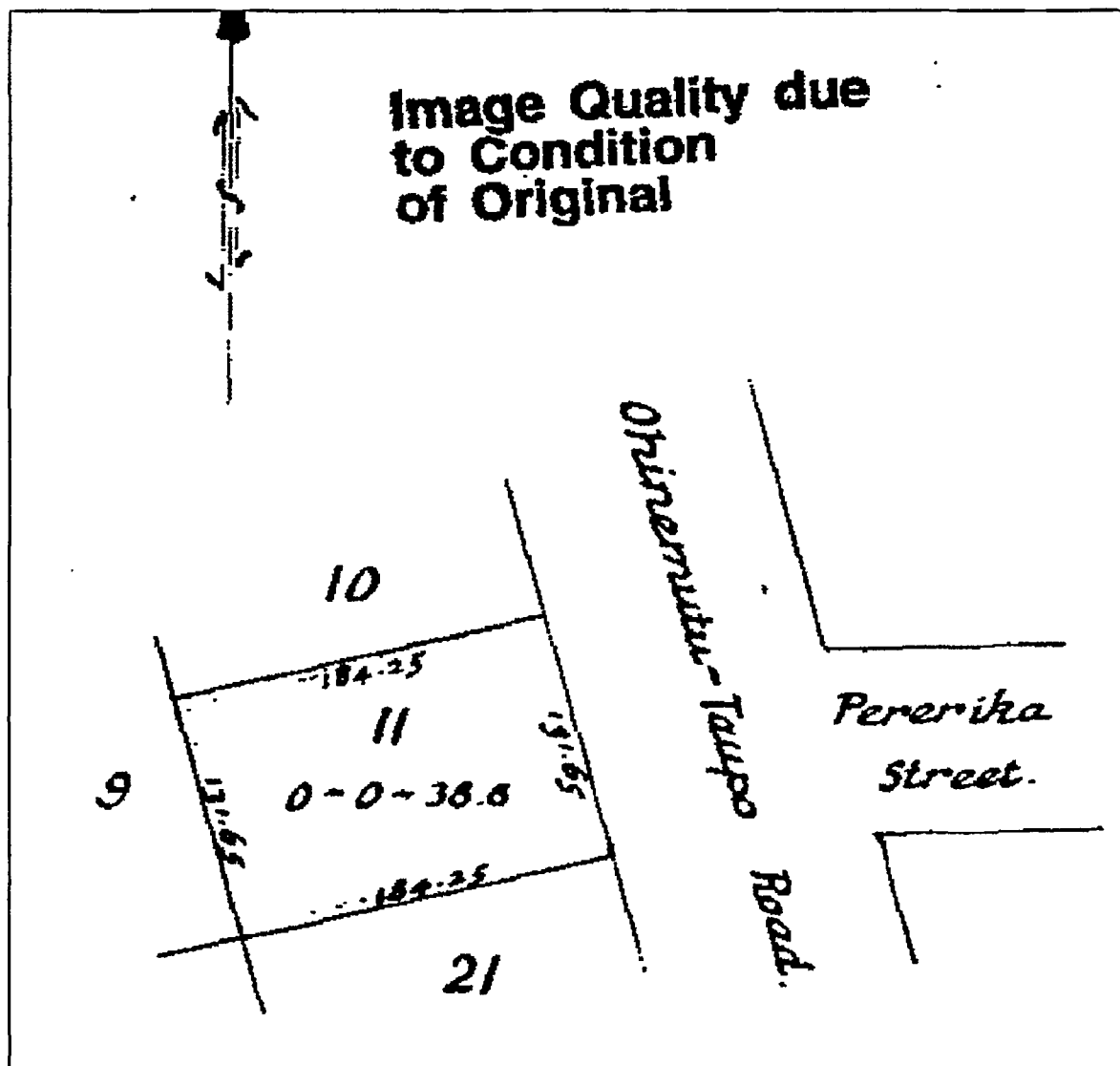
Prior References
SA742/227

Estate Fee Simple
Area 981 square metres more or less
Legal Description Lot 11 Deposited Plan 5265

Proprietors
Phyllis Spence

Interests

Fencing Agreement in Transfer 348618 - 13.8.1942



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:	By: KU
Status: G-1/1/1	
Fees required / paid \$350.00 / \$0.00	Appln: ☒ Monit: ☐ C/T: ☒

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, LAIT HARRIS 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.

Rebate Auckland Villa (MT EORN) to 177 Old Taupo Rd and Refurbish Garage to be removed (shown driving e. north) Direction consent applied for.

(Continue on a separate sheet if necessary)

Location of the proposed activity

The location of the proposed activity is as follows:

Street address: 177 Old Taupo Rd, Utuhina, Rotorua

Legal description: LOT 11 OP 5265, Blk Honohono SD

Any other information to assist identification of the property:

Valuation 06570/313100 Property No PO9611

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:

Talk Mortgages
12 Kerswell Ave - ROTORUA

Business phone: 073490144

Private phone: 0272863225

Fax number: 073490153

Applicant's Agent / Service name and postal address:

(if different from above):

Lauri Hannes
24 Exeter Pl - ROTORUA

Business phone: 078863280

Private phone: 073439927

Fax number: 073490153

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. *N/A - Advice from Council.*
- (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)

15.8.05

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:

- 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? | ☐ 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**

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). *Please refer Notes*

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

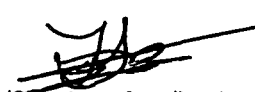
Will any activity produce contaminated wash waters/effluent run off? ☐ YES ☒ NO

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 - *please refer Notes!*

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) 10.08.05.


(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

Notes: Resource Consent Application.

Lloyd, Keith

From: Lloyd, Keith
Sent: Monday, 25 July 2005 11:34
To: Woodward, Kelly
Cc: Hill, Megan; Kidd, Brendon; FILE
Subject: 177 Old Taupo Rd ~Proposed second h/h unit. [p09611]

* Kelly, provided that a condition is imposed that complying parking and manoeuvring is formed and surfaced on-site for both houses so that traffic enters from and exits to the Highway in a forward direction over the one existing vehicle crossing, it will not need to go to TNZ.

Regards
Keith Lloyd

Development Engineer
Rotorua District Council
Tel (07)348-4199
DD (07)350-0209x8233
Mob (027)248-6266
Fax (07)350-0204
Email keith.lloyd@rdc.govt.nz

[discussed Kevin T 25/7]

* Please refer Site plan for manoeuvring area formation behind existing dwelling.

Question #10 Environmental Effect Checklist - Visual effects:-

A 1900's Villa is hoped to be added to the site, (photo's included) both the existing very rundown dwelling and the villa will be completely refurbished to look like the 1930's to 1950's era and brought to modern standards (insulation, Heating etc)





**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

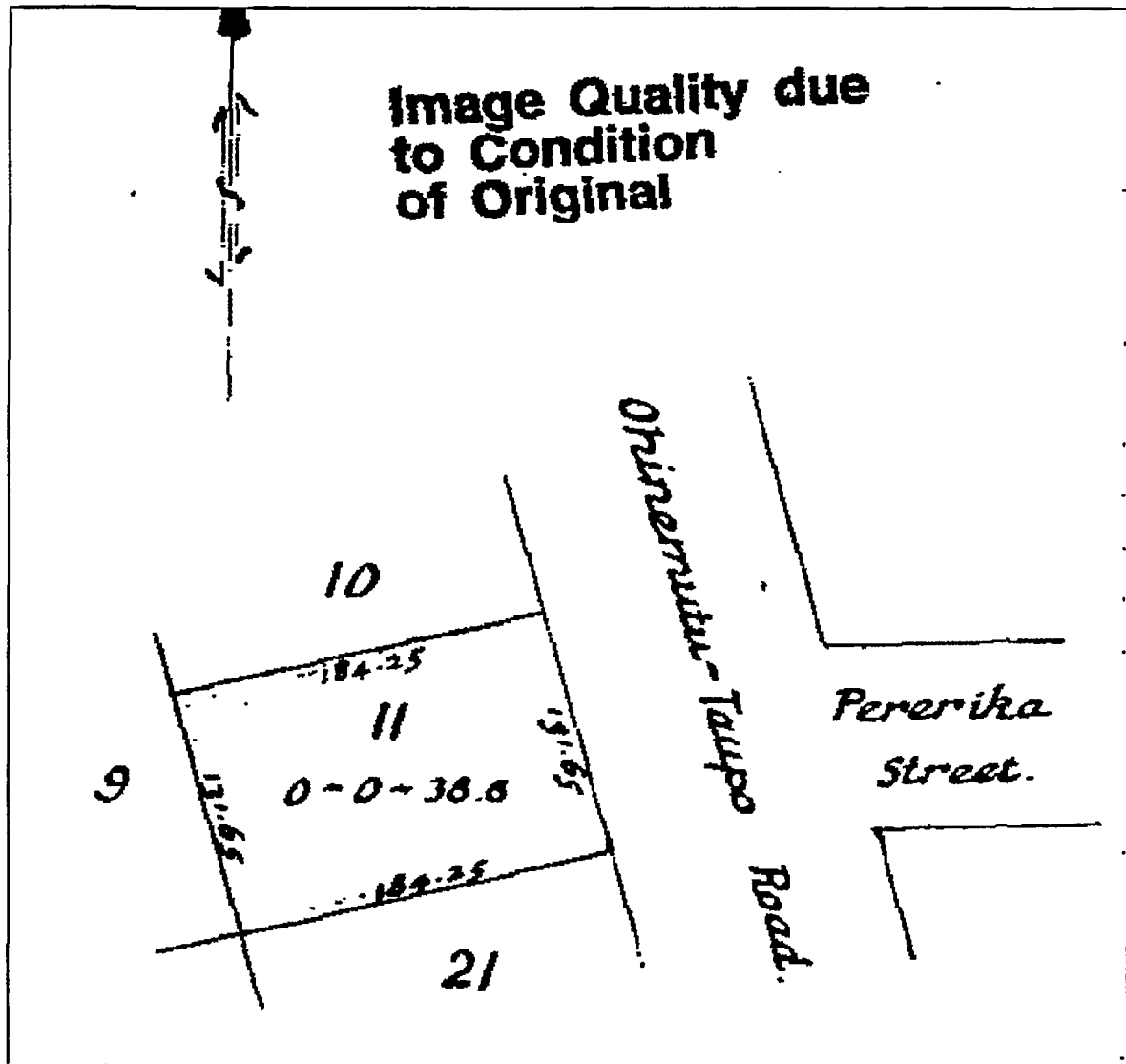
R.W. Muir
Registrar-General
of Land

Identifier SA792/124
Land Registration District South Auckland
Date Issued 13 August 1942

Prior References
SA742/227

Estate Fee Simple
Area 981 square metres more or less
Legal Description Lot 11 Deposited Plan 5265
Proprietors
Phyllis Spence

Interests
Fencing Agreement in Transfer 348618 - 13.8.1942



WRITTEN APPROVAL OF AFFECTED PERSONS



Applicant Details

Full Name: Talk Mortgages
 Address of proposed activity: 177 Old Taupo Rd -
Rotorua

OFFICE USE

- P/File P09612
 - Form checked for completeness: ☐
 - Plan signed: ☐
 - All owners/occupiers Yes/No

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 place relocated Mt Eden (Auckland) house 1 metre
from affected persons boundary

Affected Person/s

Full name/s: Shane and Pelecia Harris
 Postal Address: Box 5073
 Phone: 346-0074 Fax: _____

I am/we are the OWNER(S) / ~~OCUPIER(S)~~ of the property located at 175 Old Taupo Road,
Rotorua
 [delete one]

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

[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.

- 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.
- I/We understand that the aspects of non-compliance with the Rotorua District Plan to which I/we are giving my/our written approval are as follows:
 (a) House within 1 metre from our boundary.
 (b) _____
 (c) _____
 (continue on back of this sheet if necessary)
- 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.
- 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
- 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] Signed: [Signature]
 Dated 15.8.05.

**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.

AGREEMENT FOR SALE AND PURCHASE OF REAL ESTATE

This form is approved by the Real Estate Institute of New Zealand and by the Auckland District Law Society.

DATE: 18 June 2005

VENDOR: Phyllis Spence P.O. Box 840 Rotorua

PURCHASER: Shane Francis Harris & Felecia Ruth Harris 120 Devon Street Rotorua

PROPERTY

Address of property: 175 Old Taupo Road Rotorua

Estate: FEE SIMPLE LEASEHOLD CROSSLEASE UNIT TITLE (if none is deleted fee simple)

Legal Description:

Area: 1163m²
More or Less

Lot: 10

DP: 5265

CT: S A 808/22

PURCHASE PRICE

Purchase Price: \$ 330,000.00

Plus GST (if any) OR Inclusive of GST (if any).
If neither is deleted the purchase price includes GST (if any).

GST date: (refer clause 12)

Three Hundred and Thirty Thousand Dollars Only

Deposit: (refer clause 2) \$

5% of purchase price to be paid to Duncan Realty Limited Trust Account upon
this agreement becoming unconditional.

Balance of purchase price to be paid or satisfied as follows:

In one sum by bank cheque upon legal and vacant possession being given and taken.

POSSESSION (refer clause 3)

Possession date: 14th October 2005 or by mutual agreement.

Interest rate for late settlement: 14.00 % p.a.

CONDITIONS (refer clause 8)

Ancient condition (if any):

Order:

LIM required: Yes/No

Amount required: \$

OIA Consent required: Yes/No

Finance date:

Land Act/OIA date:

TENANCIES (if any)

Name of tenant: Vacant Possession

Bond: Rent: Term: Right of renewal:

CHATELS

The following chattels if now situated on the property are included in the sale.

(strike out or add as applicable):

STOVE TV AERIALS FIXED FLOOR COVERINGS BLINDS CURTAINS DRAPES

TELEPHONES LIGHT FITTINGS
Dishwasher, Waste Disposal, Garden ShedSale by (name of real estate agent):
Duncan Realty Limited M.R.E.I.N.Z

1227 Ranolf Street Rotorua

It is agreed that the vendor sells and the purchaser purchases the above described property, and the chattels included in
the sale, on the terms set out above, and the General and Further Terms of Sale

BEFORE SIGNING THE AGREEMENT

- It is recommended both parties seek professional advice before signing. This is especially so if:
 - There are any doubts. This is a binding contract with only restricted rights of termination.
 - The property is sold as a going concern.
 - Property such as a hotel or a farm is being sold. The agreement is designed primarily for the sale of residential and commercial land.
 - The property is vacant land in the process of being subdivided or there is a new cross lease or unit title to be issued. In these cases additional clauses may need to be inserted.
 - There is any doubt as to the position of the boundaries.
- The purchaser should investigate the status of the property under the Council's District Plan. The property and those around it are affected by zoning and other planning provisions regulating their use and future development.
- The purchaser should investigate whether necessary permits and certificates have been obtained from the Council where building works have been carried out by an earlier owner. This investigation can be assisted by obtaining a LIM from the Council. The vendor's warranties under the agreement may not extend to such works.
- The purchaser should compare the title plans against the physical location of existing structures where the property is a cross lease or unit title. Structures or alterations to structures not shown on the plans may result in the title being defective.
- In the case of a unit title, the purchaser should inquire whether the body corporate holds funds for deferred maintenance of common property.
- The vendor should ensure the warranties and undertakings in clauses 6 and 7:
 - are able to be complied with; and if not
 - the applicable warranty is deleted from the agreement and any appropriate disclosure is made to the purchaser.
- Both parties should ensure the chattels list at the bottom of the front page is accurate.
- If the property is sold as a "going concern", the vendor should ensure the purchase price is stated on the front page as "PLUS GST (if any)".

THE ABOVE NOTES ARE NOT PART OF THIS AGREEMENT AND ARE NOT A COMPLETE LIST OF MATTERS WHICH ARE IMPORTANT IN CONSIDERING THE LEGAL CONSEQUENCES OF THIS AGREEMENT.

PROFESSIONAL ADVICE SHOULD BE SOUGHT REGARDING THE EFFECT AND CONSEQUENCES OF ANY AGREEMENT ENTERED INTO BETWEEN THE PARTIES.

THE PURCHASER IS ENTITLED TO A COPY OF ANY SIGNED OFFER AT THE TIME IT IS MADE.

Contract Ref# 992

Document Set ID: 495082

Version: 1, Version Date: 02/11/2009

Dated:
P Spence BETWEEN

P.O. Box 840
Rotorua
Ph.(Bus.) Vendor

(Pvt.) 07 348 5194
S Harris & F Harris AND

120 Devon Street
Rotorua
Ph.(Bus.) 0275 348 646 Purchaser
(Pvt.) 07 346 6077

AGREEMENT FOR SALE AND PURCHASE OF REAL ESTATE

© This form is copyright to the Real Estate Institute of New Zealand and the Auckland District Law Society

Davys Burton
P.O.Box 248
Rotorua
07 347 9466 07 347 9500

Vendor's solicitor (indicate individual acting)

Davys Burton The Law Shop

Shona Duncan

Purchaser's solicitor (Indicate individual acting)

Deposit paid to

Amount: \$

Date paid:

SALE BY: **Duncan Realty Limited**

Member of the Real Estate Institute of New Zealand

Office:

Address: 1227 Ranolf Street, P.O.Box 1407
ROTORUA

Telephone: (07) 348 6770

Fax: (07) 348 6880

Manager: Shona Duncan

Salesperson: Andrew Colvin

WARNINGS *(These warnings do not form part of this agreement)*

1. This is a binding contract. **Read the information set out on the back page before signing.**
2. If the property is vacant land which is part of a Head Title, subdivided by cross lease, then it is essential that the Auckland District Law Society and Real Estate Institute of New Zealand clauses for Staged Development Work are included in this agreement.

Signature of vendor(s)

Signature of purchaser(s)

**PAYMENT OF PLANNING FEES & CHARGES - LAND USE CONSENTS
AS FROM 01 AUGUST 2004**

RECEIPT DETAILS:NAME OF PAYER: Talk MortgagesPOSTAL ADDRESS OF PAYER: 12 Kerhill CrescentAPPLICANT'S NAME: (If different from above) CANT HARRISADDRESS OF APPLICATION: 177 OLD TAPO RD

A. NOTIFIED LAND USE (CODE 235/50114/6722)		Code & Price per unit	(Circle applicable fees)
Code:			Fee \$ (GST incl.)
10*	Notified	\$1,390+ A&M	\$1,390
11*	Notified Sign Bond		\$30
44*	Limited Notified (Controlled)		\$525
45*	Limited Notified (Controlled – Minor [B12 or B13])		\$300
46*	Limited Notified (Discretionary or Non-Complying)		\$850
B. NON-NOTIFIED LAND USE (CODE 235/50114/6734)			
12	Controlled – CBD Design Guide approvals		\$120
13	Controlled – Minor accessory buildings in rear & side yards		\$125
14	Controlled		<u>\$340</u>
19	Limited Discretionary		\$340
15	Discretionary	\$525 + M	\$525
	Discretionary - Conservation, restoration and protection of heritage buildings and archaeological features		No Fee
16	Non Complying	\$525 + M	\$525
17	Change of Conditions (S127)		\$285
18	Extension of time (S125)		\$245
20	Cancellation of approval (S126)		\$175
21	Charges from Draughting (Code 235/85001/5618)	Actual & reasonable costs	.....
22	Additional Consent Fees, commissioning reports, photocopying, related to a consent	Actual & reasonable costs	.....
C. MONITORING (CODE 235/50114/6819)			
25	Fee for Consents that require monitoring (All Discretionary & Non Complying)	\$120 + A	\$120
D. LAND USE RELATED (CODE 235/50114/6734)			
30	Compliance Certificates (Sect. 139)		\$270
31	Outline Plan Approval (Sect. 176A)		\$225
32	Certificates – Sale of Liquor	(Code 235/50114/6720)	\$100
33	Overseas Investment, Motor Vehicle Dealers & Others Similar Certificates	(Code 235/50114/6720)	\$100
34	Reserve Contribution (Code 410/30201/6813)	As calculated	.....
35	Certificate of Title (Code 111/82201/2215)	Actual cost	<u>\$10.50</u>
E. GENERAL ADMINISTRATION CHARGES (NOT CONSENT RELATED)			
40	Information Gathering	(Code 235/50114/6720) \$95 per hour	.....
41	Photocopying	(Code 235/50114/5653) \$1 per page	.....
43	Commissioning of Reports	(Code 235/50114/6720) Actual cost	.....

A = Additional charges @ \$95 per hr

M = Monitoring fee required.

* = The fees stated are deposits. Additional costs will be incurred for additional processing and partial costs for independent assessments commissioned in relation to applications.

FILE

P09611

Cashier Template No: PL

**PAYMENT OF PLANNING FEES & CHARGES - LAND USE CONSENTS
AS FROM 01 AUGUST 2005**

7047

RECEIPT DETAILS:

NAME OF PAYER:

Talk Mortgages

POSTAL ADDRESS OF PAYER:

APPLICANT'S NAME: (If different from above)

ADDRESS OF APPLICATION:

177 Old Taupo Rd.

A. NOTIFIED LAND USE (CODE 235/50114/6722)		Code & Price per unit	(Circle applicable fees)
Code:			Fee \$ (GST incl.)
10*	Notified	\$1,390+ A&M	\$1,390
11*	Notified Sign Bond		\$30
44*	Limited Notified (Controlled)		\$525
45*	Limited Notified (Controlled - Minor [B12 or B13])		\$300
46*	Limited Notified (Discretionary or Non-Complying)		\$850
B. NON-NOTIFIED LAND USE (CODE 235/50114/6734)			
12	Controlled - CBD Design Guide approvals		\$120
13	Controlled - Minor accessory buildings in rear & side yards		\$125
14	Controlled		\$340
19	Limited Discretionary		\$340
15	Discretionary	\$525 + M	\$525
	Discretionary - Conservation, restoration and protection of heritage buildings and archaeological features		No Fee
16	Non Complying	\$525 + M	\$525
17	Change of Conditions (S127)		\$285
18	Extension of time (S125)		\$245
20	Cancellation of approval (S126)		\$175
21	Charges from Draughting (Code 235/85001/5618)	Actual & reasonable costs	.....
22	Additional Consent Fees, commissioning reports, photocopying, related to a consent	Actual & reasonable costs	.....
C. MONITORING (CODE 235/50114/6819)			
25	Fee for Consents that require monitoring (All Discretionary & Non Complying)	\$120 + A	\$120
D. LAND USE RELATED (CODE 235/50114/6734)			
30	Compliance Certificates (Sect. 139)		\$270
31	Outline Plan Approval (Sect. 176A)		\$225
32	Certificates - Sale of Liquor	(Code 235/50114/6720)	\$100
33	Overseas Investment, Motor Vehicle Dealers & Others Similar Certificates	(Code 235/50114/6720)	\$100
34	Reserve Contribution (Code 410/30201/6813)	As calculated	\$1,000.00
35	Certificate of Title (Code 111/82201/2215)	Actual cost	\$10.50
E. GENERAL ADMINISTRATION CHARGES (NOT CONSENT RELATED)			
40	Information Gathering	(Code 235/50114/6720) \$95 per hour	.....
41	Photocopying	(Code 235/50114/5653) \$1 per page	.....
43	Commissioning of Reports	(Code 235/50114/6720) Actual cost	.....

A = Additional charges @ \$95 per hr

M = Monitoring fee required.

* = The fees stated are deposits. Additional costs will be incurred for additional processing and partial costs for independent assessments commissioned in relation to applications.

RECEIPT NO.

P026714

DATE:

16.09.05

TOTAL

\$1,000.00

Date: 19-8-05

File Ref: P09611

TO: RESOURCE ENGINEER

PLANNER:

RC:

APPLICANT:

LOCATION:

Attached is a Resource Consent Application for your comment.

Conditions and comments are due

[illegible]

Please return your comments to the Administration Assistant (Planning).

Signed:

Date:

MEMORANDUM

DATE: 22 AUGUST 2005

File Ref: P09611
Doc No: IT-26169

TO: KELLY WOODWARD, CONSULTANT PLANNER

FROM: MEGAN HILL, CONSENTS ENGINEER

SUBJECT: LAND USE CONSENT 177 OLD TAUPU RD L HARRIS

Engineering Conditions:

1. That all engineering works required to be undertaken to satisfy the conditions of this consent shall be carried out in accordance with the Rotorua Civil Engineering Industry Standard (RCEIS) and the District Plan, to the satisfaction of the District Engineer.
2. That prior to occupation or use of either dwelling, the car parks, manoeuvring area and driveway shall be formed, drained, permanently surfaced and the car parks delineated.

Advice Notes:

3. The parking, manoeuvring and driveway are required to be completed prior to occupation and use due to the traffic conditions of State Highway 5, (Old Taupo Road).
4. This consent does not permit any commercial use of the dwellings.
5. If subdivision is proposed for the future, individual servicing for each dwelling will be required in accordance with the District Plan and Rotorua Civil Engineering Industry Standards.

Megan Hill
Consents Engineer



Scale: 1:500

10m

**Property Type:** Assessment**File Number:** 09611**Address:** 177 Old Taupo Road, Utuhina, Rotorua**Rating details:**

Legend for current display scale	
StormWaterLead	WaterSupplyValve
StormWaterPumpStation	WaterSupplyServiceLine
StormWaterMiscellaneous	WaterSupplyMainLine
StormWaterNode	WaterSupplyStorageUnit
StormWaterValve	Address
StormWaterManhole	Road Intersection
StormWaterCatchment	Heavy Road
StormWaterServiceLine	Manse
StormWaterChannel	Provisional Easement
StormWaterMain	Provisional Parcel
SewerPumpStation	Parcel
SewerMiscellaneous	Lakes
SewerNode	Island
EL-C	Isle
Other	
SewerValve	
SewerManhole	
SewerServiceLine	
SewerMain	
BYPASS	
DRAW	
RISING	
TRUNK	
WaterSupplyWell	
WaterSupplyBackFlowPreventer	
WaterSupplyHydrant	
WaterSupplyBulkMeter	
WaterSupplyNode	
WaterSupplyMiscellaneous	

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: <u>1</u>	
Property File No: <u>1</u>	
Date Received: <u>7</u>	By: <u>KU</u>
Status: <u>Grilled</u>	
Fees required / paid \$ <u>550</u> / \$ <u>500</u>	Appln: ☒ Monit: ☐ C/T: ☒

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, LAIT HARRIS 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.

Relocate Auckland Villa (MT Eden) to 177 Old Taupo Rd and Refurbish
Garage to be removed. (shown adjoining e. mount) Demolition consent applied for.

(Continue on a separate sheet if necessary)

Location of the proposed activity

The location of the proposed activity is as follows:

Street address: 177 Old Taupo Rd, Utuhina, ROTORUA

Legal description: LOT 11 DP 5265, Blk Horohoro SD

Any other information to assist identification of the property:

Valuation 06570/31300 Property No P09611

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:

Talk Mortgages
12 Kerswell Tce - ROTORUA

Business phone: 073490144
Private phone: 0272863225
Fax number: 073490153

Applicant's Agent / Service name and postal address:

(if different from above):
LAWT HARMS
24 Exeter Pl - ROTORUA

Business phone: 078863280
Private phone: 073439927
Fax number: 073490153

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. *✓ N/A - ADVICE FROM COUNCIL*
- (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)

15.8.05
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:

- 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?	☐ 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?

☐ 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) : Please refer Notes

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

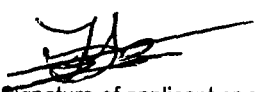
8. Will you be storing, using, transporting or disposing of any hazardous substance or contaminant? ☐ YES ☒ NO
- Will any activity produce contaminated wash waters/effluent run off? ☐ YES ☒ NO

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 - please refer Notes:

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.

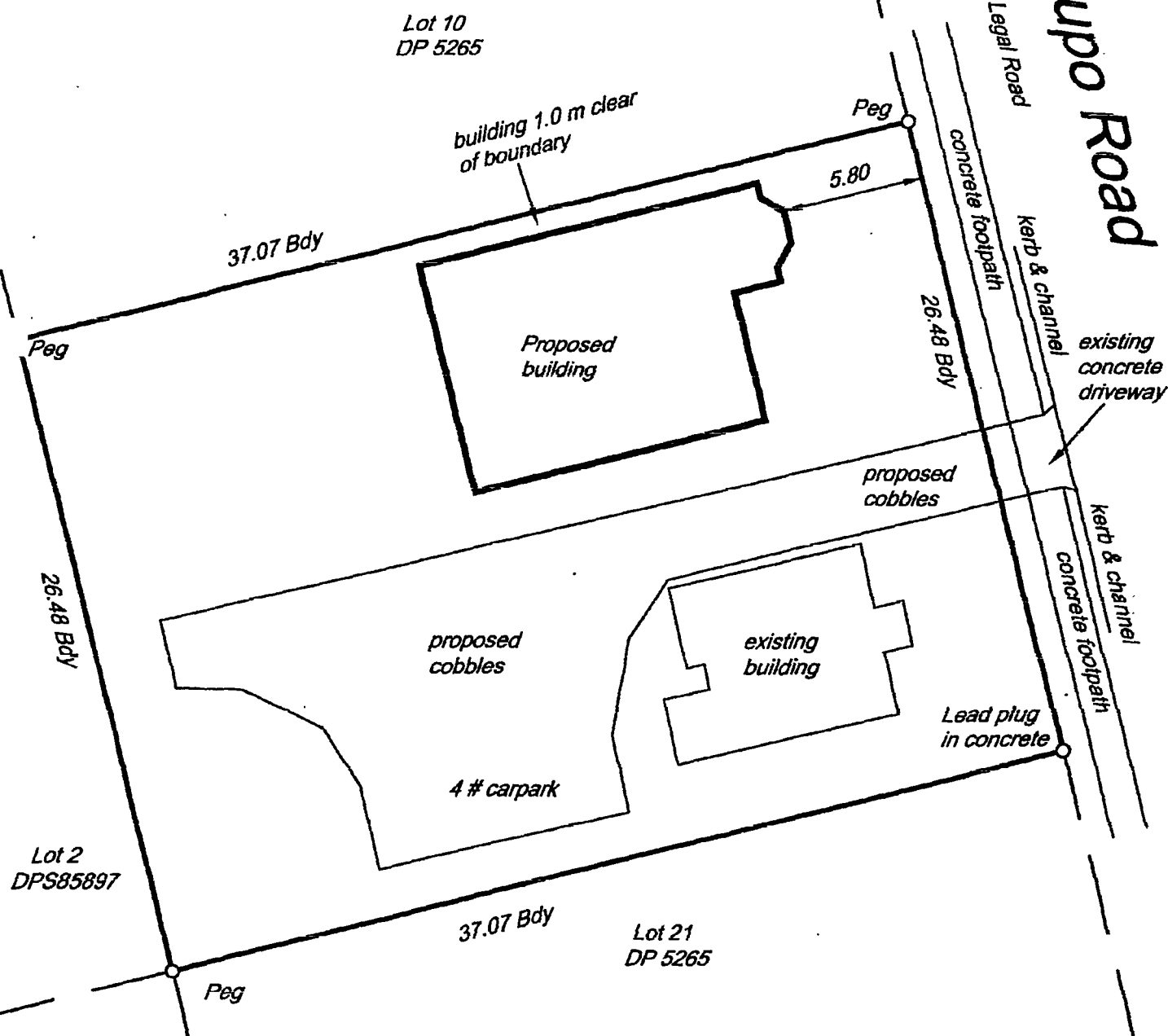
(date) 10.08.05.


(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



Old Taupo Road



Total Area 981m²
Proposed building 121m².
Proposed house is 24%
of 1/2 total Lot 11 area
gull

This plan has been prepared in accordance with an Agreement for the Provision of Professional Services. This plan should not be relied upon for any other purpose without reference to and approval from Canmap Hawley Ltd.



NOTES
FO Box 888
Ph. 07-847-3400
Fax 07-847-3401

Prepared for
Talk Mortgages Ltd

PRINTED: JD 10/08/05

Proposed building on
Lot 11 DP5265

ARCHIVE
REFERENCE No:
6345-1
SHEET 1 OF 1 SHEETS
ORIGINAL 1 - 250

Notes: Resource Consent Application.

Lloyd, Keith

From: Lloyd, Keith
Sent: Monday, 25 July 2005 11:34
To: Woodward, Kelly
Cc: Hill, Megan; Kidd, Brendon; FILE
Subject: 177 Old Taupo Rd ~Proposed second h/h unit. [p09611]

* Kelly, provided that a condition is imposed that complying parking and manoeuvring is formed and surfaced on-site for both houses so that traffic enters from and exits to the Highway in a forward direction over the one existing vehicle crossing, it will not need to go to TNZ. //

Regards
Keith Lloyd

Development Engineer
Rotorua District Council
Tel (07)348-4199
DD (07)350-0209x8233
Mob(027)248-6266
Fax (07)350-0204
Email keith.lloyd@rdc.govt.nz

[discussed Kevin T 25/7]

* Please refer Site plan for manoeuvring area formation behind existing dwelling.

Question #10 Environmental Effect Checklist - Visual effects:-

A 1900's Villa is hoped to be added to the site, (photo's included) both the existing very rundown dwelling and the villa will be completely refurbished to look like the 1930's to 1950's era and brought to modern standards (insulation, Heating etc)

