

FILE

11 March 2002

Please Quote: P00858

Your Ref: 3021

Doc No: 196090



DC Heard Ltd  
PO Box 1373  
ROTORUA

<b>RESOURCE CONSENT</b>	
Approved.....	11.3.02
Appn No.....	4729
Plan No.....	
Date.....	12.3

Dear Sir

**RESOURCE MANAGEMENT ACT 1991**  
**NON-NOTIFIED APPLICATION FOR RESOURCE CONSENT**  
**APPLICANT – DC HEARD LTD, 96 PUKUATUA ST, ROTORUA**

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

That pursuant to Sections 34(4), 94, 104, 105 and 108 of the Resource Management Act 1991, the Rotorua District Council grants consent to the application by DC Heard Ltd to construct a comprehensive residential development of 6 household units at 96 Pukuatua St legally described as Lot 2 DPS 82612.

This consent is subject to the following conditions:

- ✓ 1. That all conditions relating to this Resource Consent must be met in full with a Planning Compliance Certificate issued before the occupation of the proposed comprehensive residential development.
- ✓ 2. That the proposal proceeds in accordance with the application submitted numbered 4729/5 and dated 8/3/2002.
- ✓ 3. That all engineering works required to be undertaken to satisfy the conditions of consent shall be carried out in accordance with the Rotorua Civil Engineering Industry Standard and the District Plan to the satisfaction of the District Engineer.
- ✓ 4. That the engineering design plans and specifications for the proposed stormwater disposal system (including rear yard areas), southern boundary wall (including footings) and vehicle crossing shall be submitted to the District Engineer prior to commencement of the works.
5. That all parking and manoeuvring areas shall be formed, surfaced and drained in accordance with the District Plan and Engineering Code of Practice to the satisfaction of the District Engineer.
- ✓ 6. That engineering design plans for the foundations and earthworks shall be submitted for approval with the Building Consent application.
- ✓ 7. That during the period of earthworks and reinstatement there shall be adequate stormwater control, no off-site deposit or detritus from the area of works, and no deposit of sediment or detritus into any water course or stormwater drain.

8. That prior to the issue of a Code of Compliance Certificate, the proposed units shall be provided with a new vehicle crossing (to modified RD 13 standards), and the redundant footpath vehicle crossing serving the site shall be removed and the kerb and channel and footpath reinstated.
9. That during the construction phase of the proposal, the builders shall operate their plant and equipment in accordance with NZS6803P Measurement and Assessment of Noise from Construction, Maintenance and Demolition.

**Advice Notes:**

**The applicants are advised that:**

- (a) Please ensure that you fill in the enclosed "Monitoring Assistance" form and return to Council in the enclosed envelope.
- (b) When you have completed the requirements of the conditions on your resource consent, please contact the Monitoring & Compliance Officer to schedule a final inspection.
- (c) Under section 357 of the Resource Management Act 1991, you have a right of objection to Council in respect of the above decision. Any such objection shall be made by notice in writing to the Council within 15 working days of receiving this decision.
- (d) The above consent lapses on the expiry of 2 years after the date of commencement of the consent, unless the consent is given effect to.
- (e) Approval is granted for a 100mm eave encroachment into the RDC sewer easement.
- (f) Approval is granted for private drains within the RDC sewer easement at 1.5m clearance OR two new sewer connections installed.
- (g) With regard to the requirements of Condition 4;
  - (1) a manhole will be required at the connection point to the public stormwater main. The site borders low-lying properties and stormwater needs to be contained on-site during and following the construction period.
  - (2) The design of the proposed boundary wall needs to consider the existence of the public sewer main within the easement. A lightweight fence would be acceptable, however due regard must be made to providing adequate access to the sewer manhole. The walls traversing the public sewer main, as shown on the submitted plans, are NOT authorised as Council access to the main needs to be maintained
    - (a) With regard to Condition 6, it is noted that Council's property file indicates that filling has already been carried out on this site. A specific subsoil investigation and foundation design is required. It is also noted that the applicant has obtained a Geological Report (ref; Ashley Cody, 7 January 2002). The recommendations of this report, in particular those relating to stormwater disposal and the site's soil characteristics, need to be taken into consideration by the designer.
    - (b) With regard to Condition 8, approval is given with for the 4 metre wide vehicle crossing shown on the submitted plans.
    - (c) Financial contribution is not required as stated in consent notice granted

on the 10 September 1998

*"All owners of Lot 2 DPs 82612 are advised that the Rotorua District Council will not ask that a Reserve Contribution be payable at the time of the consent for the erection of up to six (6) household units on Lot 2 DPs 82612"*

Copy attached.

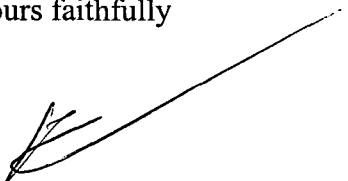
- (h) The geothermal and geological report prepared by Ashley Cody (ref: 7 January 2002) is considered to address the concerns of Council in regard to Geothermal issues.
- (i) There shall be no on-site stormwater disposal, as recommended by geological report prepared by Ashley Cody (ref: 7 January 2002).

The reasons for this decision are that:

1. The site is zoned Residential D in the District Plan where the Comprehensive Residential Development is a Discretionary Activity.
2. The proposal is in accordance with the provisions and requirements of the District Plan for Comprehensive Residential Development in a Residential D zone.
3. The proposal is not contrary to the policies and objectives of the District Plan. The proposal is of comprehensive residential character and scale and it is considered that the majority of effects can be contained on-site. Those which are considered to have effect off-site, such as the daylight encroachment and side yard encroachment, have been granted consent by affected adjoining neighbours.
4. The proposal will have only a minor potential adverse effect on the environment, due to the character and scale of the proposal.
5. All persons who may be adversely affected by the proposal have provided their written consent.

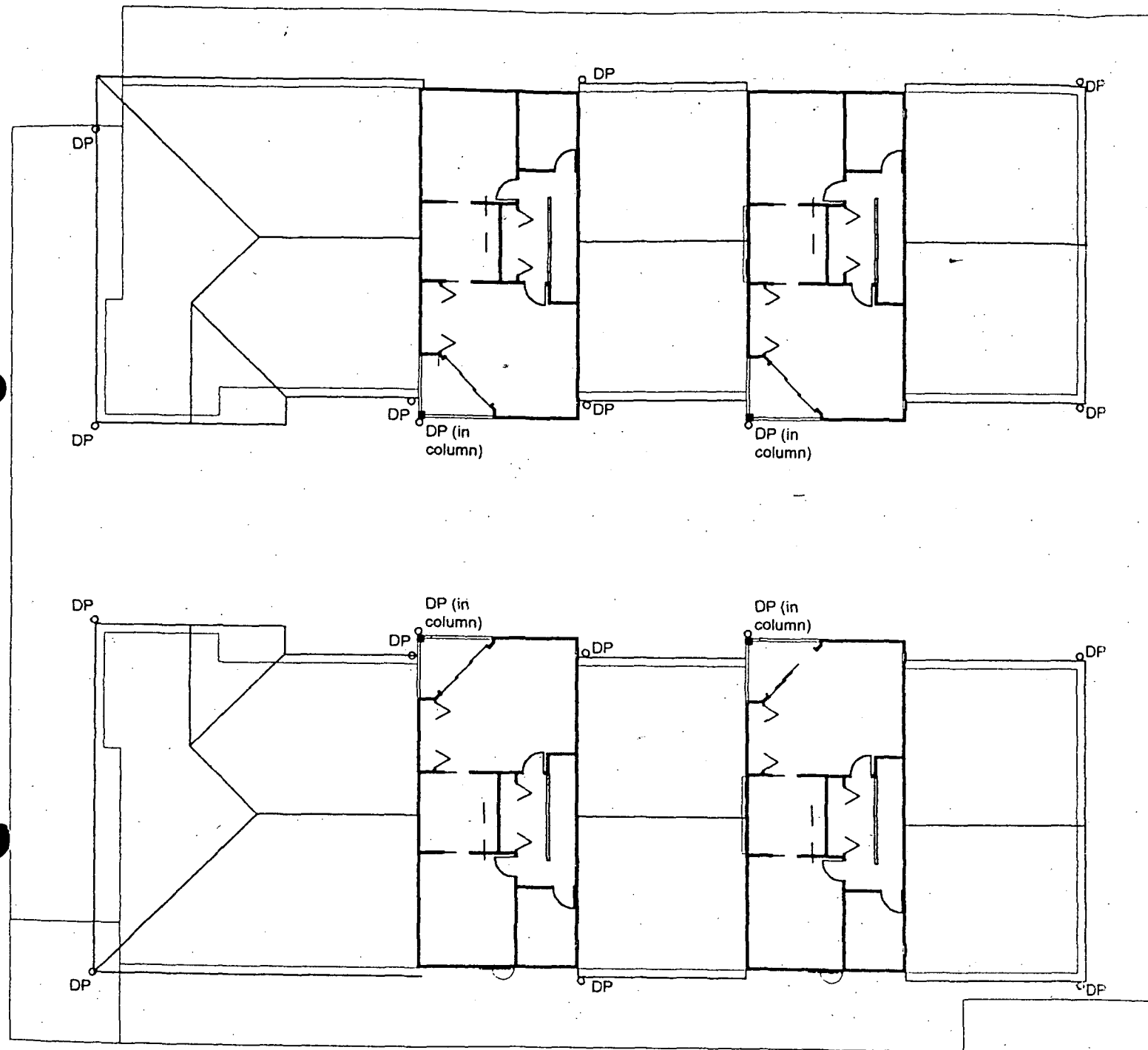
If you have any questions, please contact **Gemma Pemberton**, Resource Management Planner.

Yours faithfully

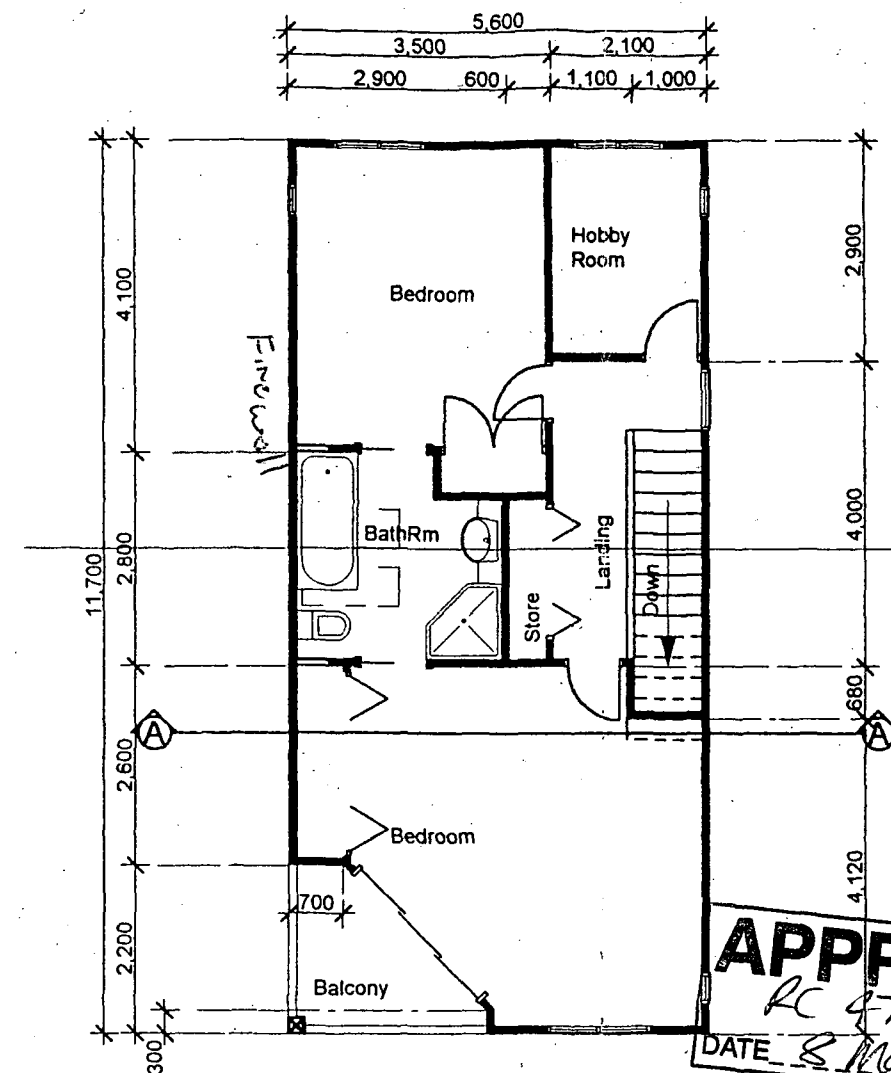


Peter Crawford  
Director, Environmental Services

Revision Letter	Amendment Change	Date of Rev.	Changed by Initials



**First Floor Plan / Ground Floor Roofing Plan**  
Scale 1:200



**First Floor Plan**  
Scale 1:100

PLANS APPROVED SUBJECT TO ALL REQUIREMENTS OF THE BUILDING ACT 1991 BEING FULLY COMPLIED WITH

Date \_\_\_\_\_ Consent Number \_\_\_\_\_  
Officer \_\_\_\_\_

**APPROVED First Floor & Roofing Plan**

These plans are approved in accordance with the NZ Building Code.

These plans remain on site.  
DATE OF ISSUE (Stamped)  
BAY BUILDING CERTIFIERS

Unit Development for DC Heard.

Project No. 3021

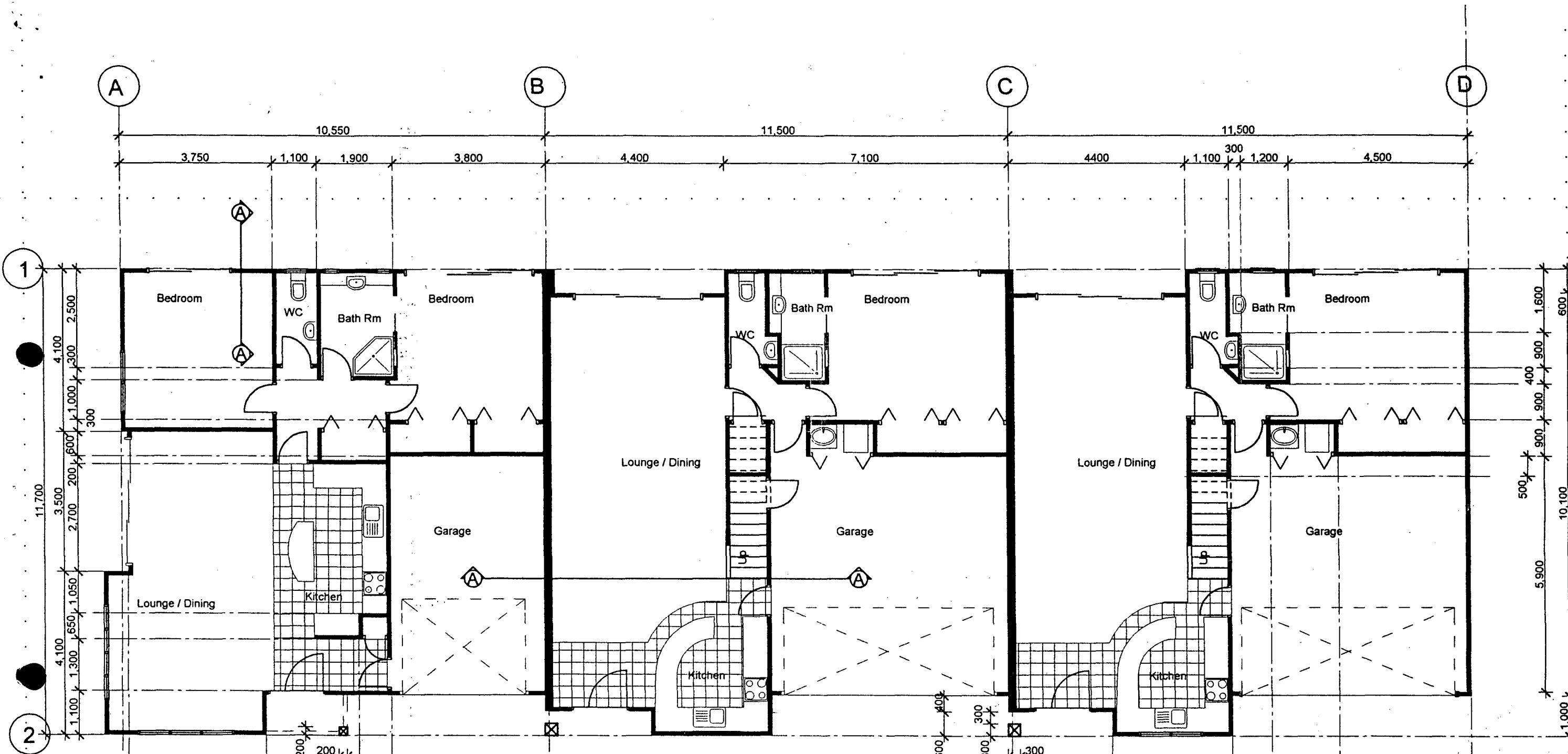
Drawing No. A03  
Rev. Letter ( )



RESIDENTIAL • COMMERCIAL • INDUSTRIAL ARCHITECTURE  
75 MARGUERITA ST. P.O. BOX 6271 ROTORUA PH (07) 349 4892 FAX (07) 349 4842

NOTE:  
ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT NZ STANDARDS AND THE NZ BUILDING CODE.  
CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.





**Ground Floor Plan**  
Scale 1:100

Note:  
All timber frame to be 90mm Dry frame,  
unless noted otherwise.

**APPROVED**  
RC 472911  
DATE 8 March 2002

**Proposed Town House Development**  
**Pukuatua Street**

**KENTON COX DESIGN**

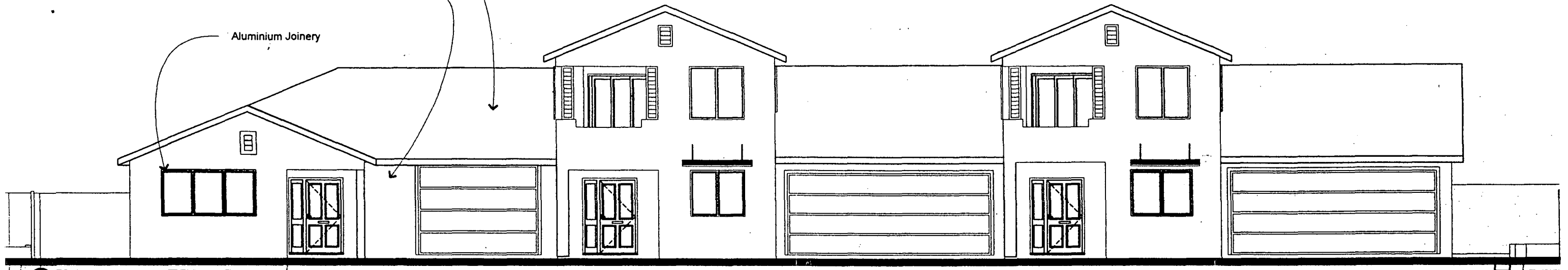
Project No. 3021  
Drawing No. Pim 2  
Rev. Letter ( )

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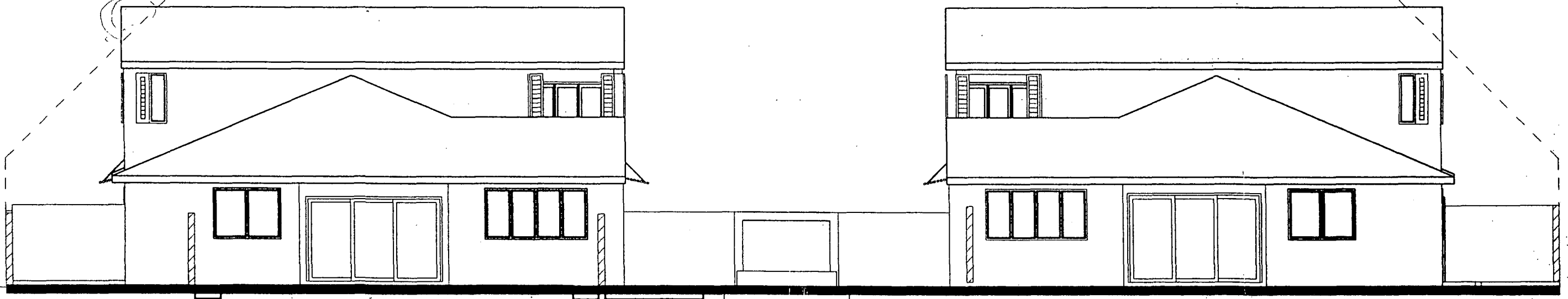
Selected Pressed Metal tile Roofing

Selected Plaster finish to exterior walls

Aluminium Joinery



**Elevation A**  
Scale 1:100



**Elevation B**  
Scale 1:100

**APPROVED**  
RC 4729/3  
DATE 8 March 2002

**APPROVED**

**Proposed Town House Development  
Pukuatua Street**

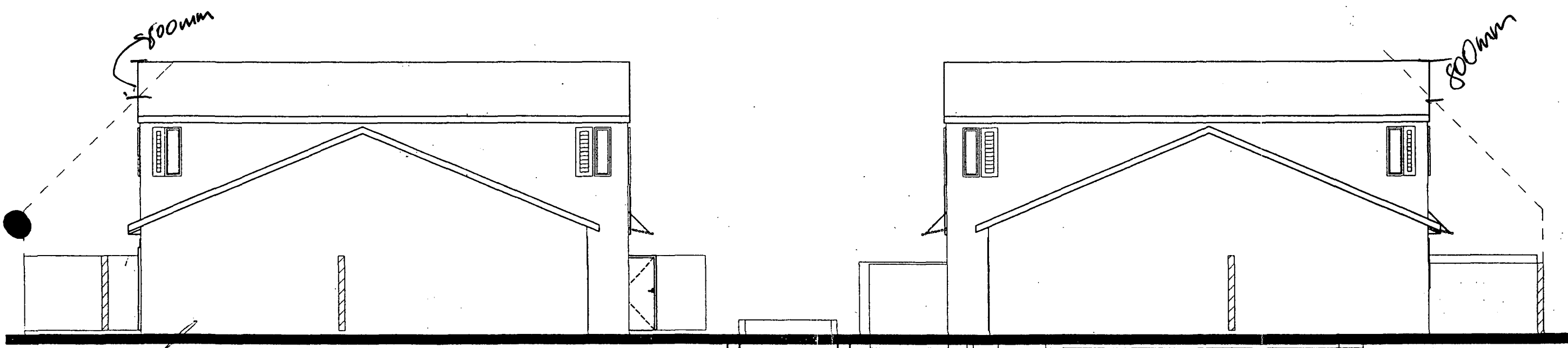
**KENTON COX DESIGN**

THIS DESIGN IS THE PROPERTY OF 'KENTON COX DESIGN' AND MAY NOT BE COPIED OR REPRODUCED WITHOUT PERMISSION.

**KENTON COX DESIGN**

Project No. 3021  
Drawing No. Pim 4  
Rev. Letter ( )

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75 MARGUERITA ST. P.O. BOX 6271 ROTORUA PH (07) 349 4892 FAX (07) 349 4842



**Elevation D**  
Scale 1:100

**Proposed Town House Development  
Pukuatua Street**

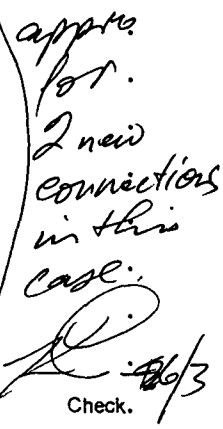
**APPROVED**  
RC 4729/2  
DATE 8 March 2002



Project No.	3021
Drawing No.	Pim 5
Rev.	( )

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75 MARGUERITA ST. P.O. BOX 6271 ROTORUA PH (07) 349 4882 FAX (07) 349 4882

P00858:



APPROVED

RC4329/1

DATE 8 March 2002

A3  
Designed by  
K.M. Cox  
Draughted by  
K.M. Cox  
Project Title

## Unit Development for D C Heard

## Site Plan

**Date of issue  
(Stamped)**

Project No.		3021
Drawing No.	A01	Rev. Letter (A)



KENTON COX DESIGN

RESIDENTIAL • COMMERCIAL • INDUSTRIAL ARCHITECTURE  
75 MARGUERITA ST. P.O.BOX 6271 ROTORUA PH (07) 349 4892 FAX (07) 349 4842

NOTE:-  
ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS  
OF THE RELEVANT NZ STANDARDS AND THE NZ BUILDING CODE.  
CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.

**CONSENT NOTICE PURSUANT TO SECTION 221**  
**OF THE RESOURCE MANAGEMENT ACT 1991**

**IN THE MATTER** of Lot 2 DPs 82612

**AND**

**IN THE MATTER** of Subdivision Consent  
6598108 pursuant to Sections 105, 108, 220 and 221  
of the Resource Management Act 1991.

Subdivider:           Bosstan Corporation

Locality:             96 - 100 Pukuatua Street, Rotorua Central.

All owners of Lot 2 DPs 82612 are advised that the Rotorua District Council will not ask that a Reserve Contribution be payable at the time of the consent for the erection of up to six (6) household units on Lot 2 DPs 82612.

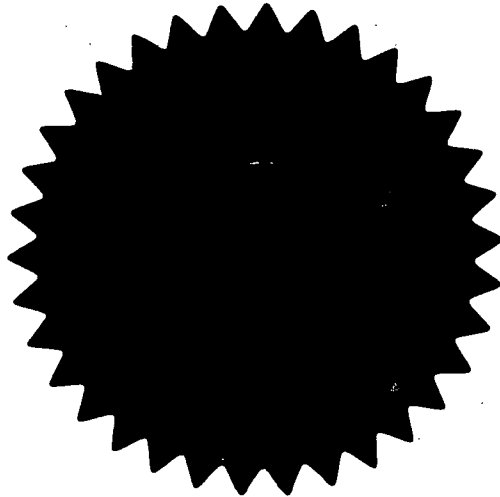
This document is hereby authenticated in terms of Section 252 of the Local Government Act 1974.

Dated at Rotorua this    10    day of    SEPTEMBER 1998

The COMMON SEAL of the                    )  
ROTORUA DISTRICT COUNCIL                )  
was affixed hereto in the presence        )  
of:   )

.....  
Mayor

.....  
District Manager



---

**ROTORUA DISTRICT COUNCIL**


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**REPORT TO:** Director, Environmental Services      **FILE NO:** 00858  
**FROM:** Gemma Pemberton      **DATE:** 19/2/02  
Resource Management Planner      **DATE REC'D:** 18/01/02

**Non-Notified Land Use Consent For Discretionary Activities in Residential B Zone**


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**A. APPLICATION DETAILS:**

Consent No.: 4729  
Applicant: D C Heard  
Location: 96 Pukuatua St  
Legal Description: Lot 2 DPS 82612

**B. DESCRIPTION OF ACTIVITY:**

Comprehensive Residential development. The proposal is also classed as a development.

**C. PLAN DETAILS:**

Zone: Residential D      Activity Status: Discretionary  
RMA Section: s34(4), s94, s104, s105 and s108  
Rules: R7.1.31

**D. SECTION 94 ASSESSMENT DECISION & REASONS:****Summary of effects:**

See attached Sect 94 assessment.

**Written approval of affected parties:**

Written approval has been obtained from the following:

		<b>Name &amp; address of affected property</b>	<b>Owner or occupier</b>
<b><u>Affected Parties Consents Obtained</u></b>	<input checked="" type="checkbox"/>	Bradcorp Holdings, 94 Pukuatua St	Owner (no occupier)
	<input checked="" type="checkbox"/>	Arthur MacLean, 4/100 Pukuatua St	Owner
	<input checked="" type="checkbox"/>	Wellington Family Trust 6/100 Pukuatua St	Owner/occupier

It should be noted that other owner/occupiers in the units at 100 Pukuatua St also gave their consent to the proposal however – they are not considered to be affected, as their properties are not directly affected by the yard encroachments or the daylighting encroachments, and the proposal meets the requirements for minimum net area exclusive to each dwelling. The adjoining owners to the rear of the section are also not considered adversely effected by the proposal due to the scale and character of the proposal. The proposal meets the site coverage requirement's for this zone and the residential nature of the proposal is not considered to create significant adverse effects.

**Consultation with iwi:**

Maori consultation was not required by Council's Maori Consultation Committee.

**Special circumstances:**

No special circumstances exist in relation to the application.

**Non Notification Decision:**

Taking into account the effects of the activity and my assessment of Section 94 matters the adverse effects on the environment of the activity will be minor, therefore this consent can be processed without notice pursuant to Section 93 of the Act.

**E. ASSESSMENT:**

**E1 Information Submitted:** The information that has been submitted is considered adequate to enable the planner to assess the application.

**District Plan Assessment:****E2 R7.4.2 GENERAL ASSESSMENT FOR DISCRETIONARY ACTIVITIES**

	<b>Discretionary assessment criteria</b>	<u>Comments</u>
<b>R7.4.2.1</b>	Performance Standard for permitted activities	<p>The proposed five additional household units fails to meet the following permitted activity performance standards:</p> <p><b>Buffers</b> – proposed units number six encroaches the 2.5 minimum side yard buffer by 2.1 metres. Adjoining neighbours (owners of units 4 &amp; 6 100 Pukuatua St) have provided their consent for this intrusion.</p> <p><b>Daylighting</b> – the proposed units encroach the daylighting standards on both the east and west boundaries, neighbours consents have also been provided for this by the above mentioned people and the owners of 94 Pukuatua St.</p> <p>The proposal is considered to meet all other requirements of the permitted performance standards</p>
	Financial contribution for reserves & heritage purposes	Financial contribution is not required as stated in Consent Notice Pursuant to Section 221 of the RMA 1991, as stated Council will not ask that a Reserve Contribution be payable at the time of consent for the erection of up to six household units on Lot 2 DPs 82612, dated 10 September 1998.
<b>R7.4.2.2</b>	Design & external appearance of buildings	The proposed units are considered to be of appropriate character and scale for the Residential D (Residential and Office zone). The unit town house design is suitable for the higher density residential area designated for this particular zone.
<b>R7.4.2.3</b>	Traffic Generation	The proposed traffic generation from this site is not considered to pose a significant hazard due to the existing pull off area separated from the road by a kerb allowing safe access and egress from the subject site. The adjoining Pukuatua St is classified as a higher density (urban area only) road in Appendix M of the District Plan, and is

		considered to have sufficient capacity to incorporate the additional traffic generated by the proposed comprehensive residential development.
<b>R 7.4.2.4</b>	Parking & Manoeuvring	The applicant has illustrated on the submitted site plan that there is sufficient room for vehicle manoeuvring onsite, this meets the requirements of Appendix F of the District Plan.
<b>R7.4.2.5</b>	Access	The proposed access to the site is considered to be safe for both vehicle and pedestrians based on the width of the proposed access and the pull off area for traffic from Pukuatua St. Refer to conditions regarding the new vehicle crossing and the redundant access.
<b>R7.4.2.6</b>	Noise	The proposed units are not considered to create any greater noise than could be reasonably expected from any other higher density residential area, it should be noted that the site adjoins a high density urban road, and is located close to the Central Business District.
<b>R7.4.2.7</b>	Natural Envt & Water Qual	The proposal is not considered to adversely effect the natural environment and water quality of the Rotorua District.
<b>R7.4.2.8</b>	Servicing	It is considered that the existing Council services can meet the requirements of the proposal. Refer to engineers conditions regarding sewer connection in consent
<b>R7.4.2.9</b>	Cumulative Effect	<p>The cumulative effect of the proposed 6 units is not considered to be significant. It should be taken into account that the subject site is within an area that has been identified within the Residential D area as being appropriate for having a higher percentage of site coverage than other Residential D areas. The other areas which the proposal does not meet the permitted performance standards (buffers, daylighting and site coverage) are considered to have localised effects rather than wider community effects. Neighbours consents have been provided for these.</p> <p>The proposed use of the site is considered to be appropriate for the area, and generally in accordance with the zoning of the site. It should be noted that there are a number of unit type developments within this area.</p>
<b>R7.4.2.10</b>	Zone Interface	<p>The subject site immediately adjoins other Residential D sites with the identified higher percentage of site coverage (identified as SP on planning map number 26) to the east and west. To the south of site is also a Residential D site with normal percentage of site coverage. There is not considered to be any conflict in use between these sites.</p> <p>On the opposite side of Pukuatua St is Kuirau Park, with underlying Zone of Reserve A. Taking into account the type of roads that bound the park and the other activities that exist in the area, the proposal is not considered to adversely effect the park in terms of visual or aural factors.</p>
<b>R7.4.2.11</b>	Public Safety	The proposed units are not considered to pose any threats to public safety.
<b>R7.4.2.12</b>	Objectives & Policies	See E5 below.



<b>R7.4.2.13</b>	Natural Hazards	<p>There is a hazard record registered on the associated property file in relation to fill, inundation, geothermal and building restrictions. The record refers to the site being located in a low lying wet area with variable ground conditions and water table, areas of fill, and the geothermal bore that is present on the site.</p> <p>The applicant provided a report produced by Ashley Cody (local Geothermal and Geological Consultant). The summary of these findings indicate that there has not been any geothermal activity on this site for 150 years. The report also identified that stormwater will not be able to be dealt with through the use of soak holes due to the soil types on site. There was also comments made in regard to footings and so forth – relevant for the Building Consent.</p> <p>The report stated that the property is at some risk from geological and geothermal hazards, but that the risk was no greater than to other properties within the Rotorua Area. The applicant has sufficiently met the stormwater disposal concerns.</p>
<b>R7.4.2.14</b>	Residential Character	<p>The proposed units are not considered to create any adverse effects on Residential character within this area. It should be taken into account that this is a mixed-use residential area, including some office activities, as well as having an identified area for a higher percentage of site coverage. The proposal meets the criteria of R 7.3.3.8 as there is a minimum area of 150m<sup>2</sup> exclusive to each proposed household unit.</p>

**E3 R7.4.3 ADDITIONAL ASSESSMENT CRITERIA FOR IDENTIFIED DISCRETIONARY ACTIVITIES:**

		<u>Comments</u>
<b>R7.4.3.2</b>	Comprehensive residential developments	<p>The residential D zone is a mixed use zone with office use an high density multi-unit accommodation.</p> <p>The proposal is considered to be of an appropriate character and scale for the Residential D area. The proposal meets the minimum net site area exclusive to each unit of 150m<sup>2</sup> within the Residential D area (R7.3.3.8).</p> <p>While the proposal does not meet the minimum area for a subdivision of 450m<sup>2</sup> in the Residential D zone, it is considered that the adverse effects on amenity and the residential environment are less than minor. The area has been identified as being appropriate for a higher percentage if site coverage than other areas within the Residential D zone. The activity is considered to be in line with R 16.4.8, which allows a subdivision application to not meet the subdivision standards so as to accommodate an activity that has been granted a Discretionary Resource Consent. The minimum net area for subdivision in this zone is designed to take into account office developments, which have greater car parking requirements.</p> <p>The effects of the reduction in the yard and daylighting</p>

		<p>encroachment are considered to be a localised effect, adjoining affected parties have provided their written consent. The adjoining roading system is considered to have sufficient capacity to accommodate the additional traffic that is predicted to be generated from the development.</p> <p>The applicant has advised Council that an application for a unit title subdivision will be made in the near future (ref; letter 4/3/02, DC Heard).</p>
<b>R7.6.2</b>	Development	<p>The proposal is considered to be a development as it is proposing to provide more than three new additional household units. The application is considered to meet the requirements. The existing services are considered to have sufficient capacity to accommodate the proposal.</p>

**E4 OTHER EFFECTS:****Other matters:****Part II matters:**

The proposal is considered to meet the requirements of Part II of the Resource Management Act 1991.

**Regional Council matters:**

There are not considered to be any relevant Regional Council matters.

**E5 OBJECTIVES & POLICIES:**

			<u>Comments:</u>
	Objective:	2.2.2 Part Seven	While the proposal is of higher density nature, the subject site is located within an area, which this has been deemed as appropriate. The amenity values and environmental quality are not considered to be adversely effected by the proposal, as it is of a typical higher density residential scale and character. The difference in height between some of the units (so all are not identical) adds character and variety to the overall appearance of the proposal in comparison to other multi-unit developments within the area.
		2.4.2 Part Seven	As this is a residential activity, it is not considered to contravene this objective.
		2.1.2 Part Sixteen	As the subject site is currently undeveloped, the proposal is considered to be in keeping with recent developments within the area.
		2.2.2 Part Sixteen	<p>The subject site is located in a low-lying wet area with variable ground conditions (refer to caution on property file). A geological report was provided by Ashley Cody (geothermal and geological consultant). It was concluded that there was no evidence of geothermal activity within the past 150 years on the site, and that should there be a suitable stormwater disposal system in place that there was no greater risk associated with this site than others within the Rotorua Area.</p> <p>There is also a risk of the site being adversely effected by inappropriate human actions in relation to geothermal resources, however it is stated that it is unlikely that geothermal energy use could be unmanaged in Rotorua.</p> <p>Refer to report 7 January 2002.</p>

		2.3.2 Part Sixteen	The proposed comprehensive residential development is not considered to adversely effect the existing public infrastructure and as far as can be predicted future public infrastructure.
	Policy:	2.2.3.1 Part Seven	The amenity values and residential components of the Residential D zone are not considered to be adversely effected by the proposed comprehensive residential development. The proposal is considered to be appropriate and maintain the anticipated outcomes for this area.
		2.2.3.4 Part Seven	The subject site is considered to be appropriate in terms of the District Plan for the proposed activity.
		2.1.3.5 Part Sixteen	The proposed design and external appearance of the comprehensive residential development is considered to be innovative and appropriate for the subject area. It is in keeping within the surrounding environment.
		2.2.3.1 Part Sixteen	The information provided has been sufficient in order to allow Council to identify the risks associated with the subject site. It is noted that there is reference to the use of soak holes being inappropriate on the site, Council's Engineering Department requirement specifications in relation to stormwater disposal prior to any commencement of works – refer to conditions.
		2.2.3.2 Part Sixteen	The soils on the subject property are of very thick silts and clay, which are not free draining. The water levels were at about 2m or less from the ground level.
		2.2.3.4 Part Sixteen	The geothermal report indicated that there had not been any geothermal activity on site for the past 150 years. There is however a geothermal bore on site with a easement over it. This bore is located at a depth of 137 depth, with a temperature of 160°C. It is stated in the report that this site is not at any greater risk than other sites within the Rotorua area..
		2.2.3.5 Part Sixteen	Refer to objective 2.2.2 Part Sixteen
		2.3.3.3 Part Sixteen	Pukuatua St is considered to have adequate capacity to accommodate the proposal.

## F. CONCLUSION

The application is considered to create less than minor adverse effects on the surrounding environment. Neighbours have provided their written consent for the side yard and daylighting encroachment. The proposal meets the minimum lots size per unit for the Residential D zone of 150m<sup>2</sup>, but does not meet the subdivision requirement of 450m<sup>2</sup>, however the minimum net area for subdivision in this zone is designed to take into account office developments, which have greater car parking requirements. This non-compliance with the subdivisions rules is covered by R16.4.8 which allows a non –complying subdivision to be assessed as a Discretionary Activity to accommodate an activity that has been granted Resource Consent as a Discretionary or Non Complying Activity.

The proposal meets the permitted site coverage of 50%. The application is considered to be of a suitable scale and character for the Residential D zone, providing a visually varied comprehensive residential development, rather than 6 identical units.

Financial contribution not required refer to attached copy.

It should be noted that there are easements on the property to drain sewage and to take, convey and discharge water steam and minerals and gas, the proposal is not considered to adversely effect the easements.

	It is recommended that the application be approved.
--	---

**Signed:** ..... **Date:** .....

Consent Manager

**RECOMMENDATION:**

Suggested Resolution:

**(LAND USE)**

Doc.No: 98989

**Townp35**

Date: 8 March 2002

Please Quote: 00858

Your Ref: 3021

DC Heard Ltd  
PO Box 1373  
ROTORUA

Dear Sir,

**RESOURCE MANAGEMENT ACT 1991**  
**NON-NOTIFIED APPLICATION FOR RESOURCE CONSENT**  
**APPLICANT – DC HEARD LTD, 96 PUKUATUA ST, ROTORUA**

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6. That engineering design plans for the foundations and earthworks shall be submitted for approval with the Building Consent application.
7. That during the period of earthworks and reinstatement there shall be adequate stormwater control, no off-site deposit or detritus from the area of works, and no deposit of sediment or detritus into any water course or stormwater drain.
8. That prior to the issue of a Code of Compliance Certificate, the proposed units shall be provided with a new vehicle crossing (to modified RD 13 standards), and the redundant footpath vehicle crossing serving the site shall be removed and the kerb and channel and footpath reinstated.

9. That during the construction phase of the proposal, the builders shall operate their plant and equipment in accordance with NZS6803P Measurement and Assessment of Noise from Construction, Maintenance and Demolition.

**Advice Notes:**

The applicants are advised that:

- (a) Please ensure that you fill in the enclosed "Monitoring Assistance" form and return to Council in the enclosed envelope.
- (b) When you have completed the requirements of the conditions on your resource consent, please contact the Monitoring & Compliance Officer to schedule a final inspection.
- (c) Under section 357 of the Resource Management Act 1991, you have a right of objection to Council in respect of the above decision. Any such objection shall be made by notice in writing to the Council within 15 working days of receiving this decision.
- (d) The above consent lapses on the expiry of 2 years after the date of commencement of the consent, unless the consent is given effect to.
- (e) Approval is granted for a 100mm eave encroachment into the RDC sewer easement.
- (f) Approval is granted for private drains within the RDC sewer easement at 1.5m clearance OR two new sewer connections installed.
- (g) With regard to the requirements of Condition 4;
  - (1) a manhole will be required at the connection point to the public stormwater main. The site borders low-lying properties and stormwater needs to be contained on-site during and following the construction period.
  - (2) The design of the proposed boundary wall needs to consider the existence of the public sewer main within the easement. A lightweight fence would be acceptable, however due regard must be made to providing adequate access to the sewer manhole. The walls traversing the public sewer main, as shown on the submitted plans, are NOT authorised as Council access to the main needs to be maintained
- (h) With regard to Condition 6, it is noted that Council's property file indicates that filling has already been carried out on this site. A specific subsoil investigation and foundation design is required. It is also noted that the applicant has obtained a Geological Report (ref; Ashley Cody, 7 January 2002). The recommendations of this report, in particular those relating to stormwater disposal and the site's soil characteristics, need to be taken into consideration by the designer.
- (i) With regard to Condition 8, approval is given with for the 4 metre wide vehicle crossing shown on the submitted plans.
- (j) Financial contribution is not required as stated in consent notice granted on the 10 September 1998  
*"All owners of Lot 2 DPs 82612 are advised that the Rotorua District Council will not ask that a Reserve Contribution be payable at the time of the consent for the erection of up to six (6) household units on Lot 2 DPs 82612"*  
 Copy attached.

The reasons for this decision are that:

1. The site is zoned Residential D in the District Plan where the Comprehensive Residential Development is a Discretionary Activity.
2. The proposal is in accordance with the provisions and requirements of the District Plan for Comprehensive Residential Development in a Residential D zone.
3. The proposal is not contrary to the policies and objectives of the District Plan. The proposal is of comprehensive residential character and scale and it is considered that the majority of effects can be contained on-site. Those which are considered to have effect off-site, such as the daylight encroachment and side yard encroachment, have been granted consent by affected adjoining neighbours.

4. **The proposal will have only a minor potential adverse effect on the environment, due to the character and scale of the proposal.**
5. **All persons who may be adversely affected by the proposal have provided their written consent.**

If you have any questions, please contact **Gemma Pemberton**, Resource Management Planner.

Yours faithfully

Peter Crawford  
Director, Environmental Services

**Signed:** ..... **Date:** .....  
Consent Manager

# ROTORUA DISTRICT COUNCIL

PLANNING SERVICES - A DIVISION OF ENVIRONMENTAL SERVICES



Private Bag 3029  
Rotorua  
New Zealand  
Facsimile No.: (07) 3463-143  
Telephone No.: (07)3484-199

**FAXED**

FACSIMILE TO: *DC Hard Ltd*  
ATTENTION: *David Heard*  
FACSIMILE NO: *345 5559* TELEPHONE NO: *345 5559*  
FROM: *Emma Pemberton* FILE REFERENCE: *P 0255*  
DATE: *11/3/2002* PAGES (INCL. THIS): *2*

**CAUTION -** The information contained on this facsimile message is confidential information and may also be legally privileged intended only for the individual and entity named above. If you are not the intended recipient, you are hereby notified that any use, review, dissemination, distribution or copying of this document is prohibited. If you have received this document in error, please immediately notify us by telephone (call collect to the person and number above) and destroy the original message. Thank you.

## MESSAGE:

*David,*

*Please find attached the  
Resource Consent for the  
Comprehensive Residential  
Development*

Regards

*Emma Pemberton*

for Planning Services

**PLEASE PASS THIS MESSAGE TO THE CORRECT PERSON IMMEDIATELY**



## Non-Notified Resource Consent Approval Form

Consent No **4729** Planning file No: **4729** Ass No:  
Street address **96 Pukuatua Street**  
Legal address **Lot 2 DPS 82612**  
Locality: **Rotorua Central**  
Property File No's **00858**  
Applicant Name **D C Heard Ltd**  
Application Type **Land Use**  
Due Date  
Description of Application **Five additional house units. Daylight encroachment of 1.2 m. Yard encroachment of 1.5 m**

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

Planner Officer: Gemma Pemberton

Signed: [Signature] Dated 11/3/02

~~Supervisor~~ / Peer Reviewer: J. Sholl

Signed: [Signature] Dated 11/3/02

Approved: \_\_\_\_\_  
Manager / Director / District Manager

Signed: [Signature] Dated 11/8/02

RESOURCE CONSENT VETTING AND FIELD NOTES

4729

APPLICANT: D.C. Heard Ltd. DATE RECEIVED: 18.01.02  
 ADDRESS: 96 Pukunatua St.

TARGET DATE: 15-02-02.

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 already supplied 18/01/02.  
 ✓ Sent to Keith Lloyd 12/02/02.

VETTING AND SITE NOTES

units 4 3 6 directly adjoin the subject property

4729

(14)  
**RESOURCE CONSENT APPLICATION**

File No: 00858.

APPLICATION TYPE: Controlled.PLANNER: GEMMA**APPLICANT DETAILS**RECEIVED: 18.01.02Name: D.C. Heavd Ltd

TARGET DATE:

15.02.02Contact/Agent Address: P.O. Box 1373  
ROTORUA

Agent Reference: \_\_\_\_\_

**APPLICATION**Site Location: 96 Pukuatua St. Zoning: Residential DLocality: Rotorua Central. Map No: 26Legal Description: Lot 2 DPS 82612.Valuation Roll No: 06500/729.00Description of Application: Five additional house units. Daylight  
encroachment of 1.2 m. Yard encroachment of 1.5 m.**FEES:**Fee: \$280.00 Date: 17.01.02 Initial: \_\_\_\_\_

Invoice: \_\_\_\_\_ Date: \_\_\_\_\_

Receipt: 5.934413 Date: \_\_\_\_\_**RESERVE CONTRIBUTION**

To Valuer: \_\_\_\_\_ To Applicant: \_\_\_\_\_

Assessed Value: \_\_\_\_\_

Received: \_\_\_\_\_

Paid: \_\_\_\_\_

**VETTING****Planning**

Information Requested: \_\_\_\_\_

Information Received: \_\_\_\_\_

**Resource Engineer**

Information Requested: \_\_\_\_\_

Information Received: \_\_\_\_\_

Acknowledgement Letter: \_\_\_\_\_

**NOTIFICATION**

Application to be Non-Notified/Notified: \_\_\_\_\_

Reasons: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Section 94 Assessment Required: Yes/No

**INFORMATION**

Complete Resource Consent

Application (Section 88)

Complete Assessment/Effects

Fourth Schedule

**DETAILS OF AFFECTED PERSONS**

Location Plan

Adjoining property owners confirmed by  
Council records at time of application:\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_Received pursuant to Section 88(4) of the  
Resource Management Act 1991:Date: 12/3/2002 Signed: [Signature]

① Heard.  
027 4950 353.

Revision Letter	Amendment Changes	Date of Rev.	Changed by Initials

**Council Stormwater line.  
Application to RDC Resource engineers to  
be made for street opening and new connection.**

## Pukuatua Street

MH

(4)

3

(2)

1

Existing Thermal bore with access via front removable panel.

**New Vehicle Crossing to Comply with RDC Standard Detail.**

**Planting to either side of gate.**

### Pedestrian Entry

## Boundary

## Unit 1

## Unit 2

**364.13 m<sup>2</sup>**

## Unit 3

## Unit 4

## Unit 5

**366.13 m<sup>2</sup>**

## Unit 6

**Floor Level 101.45 FFL**

Floor Level 101.45 FFL

IB    IJ    100 Dia UPVC Sanitary Sewer Line

100 Dia UPVC Sanitary Sewer Line

- Landscaped areas to rear courtyards.

Exist GL 101.05

Floor Area  
Units 1 to 3 = 364.13 sqm  
Units 4 to 6 = 366.13 sqm  
Total Site Cover = 730.26 sqm.

Existing Manhole approx 1500mm Deep and 800mm from cl of pipe to boundary.  
(Distances to be confirmed on site at time of excavation.

New connection to existing sewer to be in accordance with RDC standard details.  
Permission to be sought from RDC prior to connection.

**Note:**  
Drainage lines are schematic  
only.  
Ensure all pipes are installed  
in compliance to relevant  
codes of practice.

**Check.**

Unit 3

DP (in column)

Fall

Driveway 101.25 RL

101.25 RL

150 Dia UPVC Sewer Pipe

85 Dia UPVC

INSPECTION

DP

Unit 6

Main sewer line

Boundary

GT

DP

11675

7720

**SUPERSEDED**

**SUPERSEDED**

## Site Plan

**Scale 1:200**

NOTE:-  
ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS  
OF THE RELEVANT NZ STANDARDS AND THE NZ BUILDING CODE  
CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.

KENTON FOX DESIGN

© THIS DESIGN IS THE PROPERTY OF 'KENTON COX DESIGN' AND MAY NOT BE COPIED OR REPRODUCED WITHOUT PERMISSION

Project No.		3021
Drawing No.	A01	Rev. Letter (A)

KENTON COX DESIGN

RESIDENTIAL • COMMERCIAL • INDUSTRIAL ARCHITECTURE  
75 MARGUERITA ST. P.O. BOX 6271 ROTORUA PH (07) 349 4892 FAX (07) 349 4842

### Unit Development for D C Heard

## Site Plan

Date of Issue  
(Stamped)

Rec  
13/2

Lloyd, Keith

From: Lloyd, Keith  
Sent: Monday, 21 January 2002 16:34  
To: Marshall, Phil  
Cc: Pemberton, Gemma; Kelly, Tony  
Subject: Heard Development 96 Pukuatua St

Phil,  
I recommend this applic. be returned as incomplete.  
The PIM highlighted a number of issues which have not been addressed;  
Hazard on file; low lying, weak soils, hi water-table, filling, stormwater disposal,  
floor levels, public sewer main xing property. Rec. you consider whether geothermal report reqd. at this stage also.

Regards  
Keith Lloyd

~~1/ JUNE, PLEASE TAKE OFF  
DATABASE AND DRAFT  
LETTER FOR ME TO SIGN  
RETURNING APPLICATION~~

~~THANKS,  
PHIL.~~

8/2 /2002.

MR HEARD CAME IN.  
HE HAS A GEOTHERMAL REPORT.  
I SAID WE WILL GET KEITH  
LLOYD TO REVIEW IT BEFORE  
CARRYING ON WITH THE CONSENT.  
f.r. Marshall.

Pursuant to Section 224(c) of the Resource Management Act 1991 I hereby certify that some or the conditions of the subdivision consent have been complied with to the satisfaction of the Rotorua District Council and that a caveat notice has been issued in respect of those conditions that have not been complied with.

Dated this 10 day of September 1998

*[Signature]*  
Authorised Officer



Approval

*[Signature]*  
SOSIS TAN CORPORATION LTD

I hereby certify that this plan was approved by the Rotorua District Council pursuant to section 225 of the Resource Management Act 1991 on the 10 day of September 1998 subject to the granting or reserving of the easements set out in the Memorandum hereon

*[Signature]*  
Authorised Officer

Sub. 699806

Memorandum of Easements in Gross

Purpose	Serv. Ten.	Shown	Grantee
Right to Drain Sewage	Lot 1 hereon	(A) (B)	Rotorua District Council
	Lot 2 hereon	(B) (C)	

Memorandum of Easements

Purpose	Serv. Ten.	Shown	Dom. Ten.
Right to Take and Convey Water and Steam and Minerals and Gas.	Lot 2 hereon	(C) (D)	Sec 16 Block LXIII Town of Rotorua
	Lot 2 hereon	(C) (B)	Lot 1 hereon
	Lot 1 hereon	(D) (A)	Lot 2 hereon

C.T. Allocation

Lot	C.T. Reference
1	45B/748
2	45B/749

Total Area 3035 m<sup>2</sup>

Comprised in C.T. 18A/197

I, BART YETSENHUA  
Registered Surveyor and holder of an annual practising certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980 hereby certify that this plan has been made from surveys executed by me or under my direction, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1977 or any regulations made in substitution thereof.

Dated at ROTORUA this 10th day of September 1998

*[Signature]*  
of Surveyor

Field Book ..... Service Book .....  
Reference Plan .....  
Examined ..... Correct

Approved as to Survey

*[Signature]*  
30.9.98 Per Chief Surveyor

Deposited this 26 day of 11 1998

*[Signature]* District Land Registrar

Received 15.9.98 DPS 82612

PUKUATUA STREET

166M ROAD 130.18 Width

LOT 1  
1570m<sup>2</sup>

LOT 2  
1465m<sup>2</sup>

DPS16165

LAND DISTRICT SOUTH AUCKLAND  
SURVEY BLK. & DIST. 1 TARAWERA  
NZMS 261 SHT U16 RECORD MAP No 50-06  
50-07

LOTS 1 and 2 BEING A SUBDIVISION OF LOT 1 DPS16165

TERRITORIAL AUTHORITY ROTORUA DISTRICT  
Surveyed by MARTIN McCaULAY MORTON LTD.  
Scale 1:250 Date JULY 1998

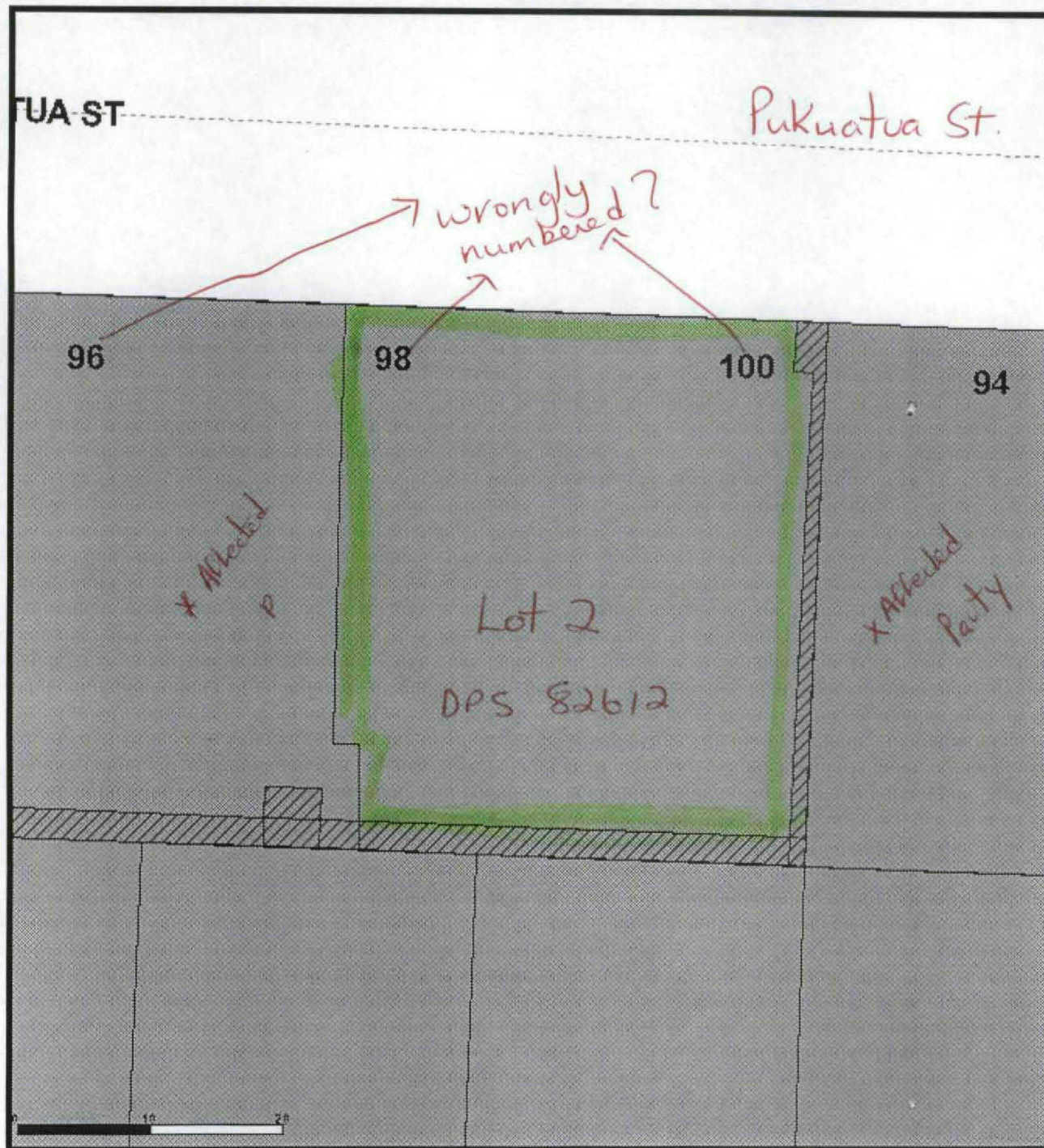
ALL BEING SURVEYED GENERAL C.T. INFORMATION NEW ZEALAND

PLAN 2100000 APPROVED 1998

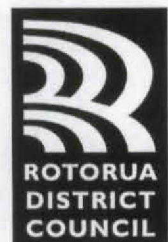
10/09/98



# Geyserview



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# MEMORANDUM

**DATE:** 18/2/02  
**TO:** Gemma Pemberton, Planner  
**FROM:** Tony Kelly, Consents Engineer  
**SUBJECT:** RECOMMENDED ENGINEERING REQUIREMENTS  
APPLICATION FOR LAND USE CONSENT  
DC HEARD LTD, 96 PUKUATUA ST

File Ref: P00858 / RC4729

*Burdon*  
*Formal Design*  
*SS easement*

## Conditions:

- 4/3
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 and the District Plan to the satisfaction of the District Engineer.
  2. That the proposed units (including eaves) shall be located outside the existing easement adjacent to the southern boundary.
  3. That engineering design plans and specifications for the proposed stormwater disposal system (including rear yard areas), and southern boundary wall (including footings), shall be submitted to the District Engineer prior to commencement of the works.
  4. That engineering design plans for the foundations and earthworks shall be submitted for approval with the Building Consent application.
  5. That during the period of earthworks and reinstatement there shall be adequate stormwater control, no off-site deposit of sediment or detritus from the area of works, and no deposit of sediment or detritus into any watercourse or stormwater drain.
  6. That prior to the issue of a Code Compliance Certificate, the proposed units shall be provided with a new vehicle crossing (to modified RD1/3 standards), and the redundant vehicle crossing serving the site shall be removed and the kerb & channel and footpath reinstated.

*and*  
*new*  
*vehicle*  
*crossing*

## Advice Notes:

1. With regard to the requirements of Condition 3:
  - (a) A manhole will be required at the connection point to the public stormwater main. The site borders low-lying properties and stormwater needs to be contained on-site during and following the construction period.
  - (b) The design of the proposed boundary wall needs to consider the existence of the public sewer main within the easement. A lightweight fence would be acceptable, however due regard must be made to providing adequate access to the sewer manhole. The walls traversing the public sewer main, as shown on the submitted plans, are **NOT** authorised as Council access to the main needs to be maintained.
2. With regard to Condition 4, it is noted that Council's property file indicates that filling has already been carried out on this site. A specific subsoil investigation and foundation design is required. It is also noted that the applicant has obtained a Geological Report. The recommendations of this report, in particular those relating to stormwater disposal and the site's soil characteristics, need to be taken into consideration by the designer.
3. With regard to Condition 6, approval is given for the 4 metre wide vehicle crossing shown on the submitted plans.

X (2) It is noted that the submitted plans show that a new sewer connection to the public main is proposed. This is **NOT** authorised. The existing connection should be utilised, or alternatively, a new connection provided to the manhole. The applicant is advised to contact Council's Wastewater Operations Technician, Marcus Browne, to discuss this issue.

*The new connection option is chosen*

*(Ref: Ashley Goh)*  
*7 January 2002*

add Delete Concl 2.

W

1 Approval is <sup>granted</sup> ~~granted~~ for  
a 100mm eave  
~~overhanging~~ encroachment  
into the RDC sewer  
easement

2 Approval is granted for  
private drains within  
the RDC sewer easement  
at 1.5m clearance. OR  
connections <sup>installed</sup> ~~connections~~ installed

~~PIC - Letter~~

~~E. mail~~

~~Letter~~  
~~Letter~~

Tony Kelly, Consents Engineer:

*Tony*  
*Kelly*

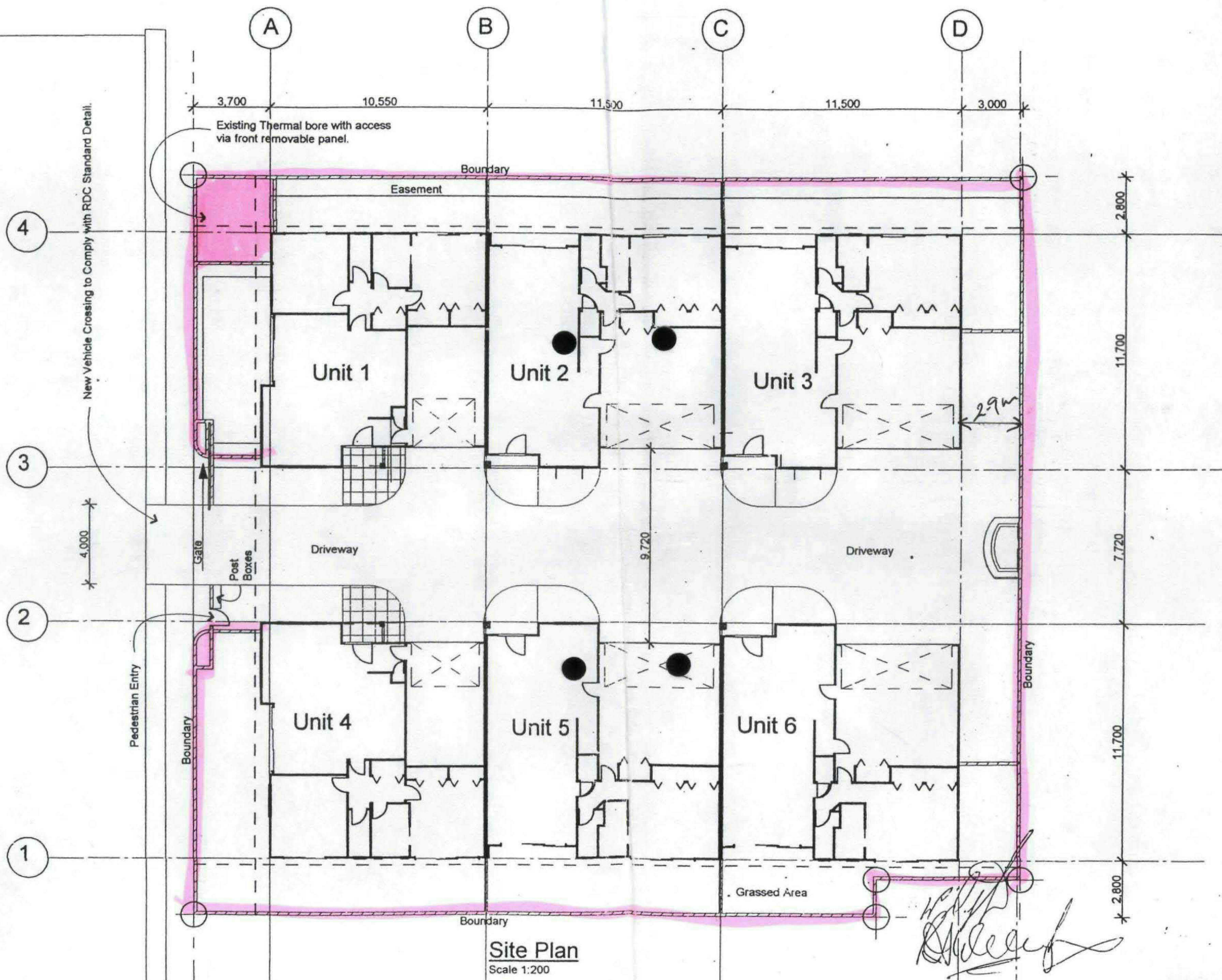
Date: *18/2/02*

Engineering Peer Review:

Date: *19/2*



Road



Proposed Town House Development  
Pukuatua Street

KENTON COX DESIGN

Project No.	3021
Drawing No.	Pim 1
Rev. Letter	( )



04 March 2002

Rotorua District Council  
Private Bag RO 3029  
Rotorua

Town Planning Dept  
Attention: Gemma Pemberton

RE : 96 Pukuatua Street, Rotorua    REF: POO858    DOC: 194773  
Comprehensive Residential Development Application

Canmap Hawley have been instructed to prepare the plans and documentation for a Unit Titles subdivision on the above 6 unit development. In order to accommodate an activity that has been granted a resource consent as a Discretionary or Non-Complying Activity (REF R16.4.8)

Yours faithfully

David Heard  
D.C HEARD LTD





Note

RDC cannot guarantee the accuracy of the property boundaries shown on this aerial photo as they have been applied by an overlay process and are indicative only.



# Rotorua District Council

## Aerial Photography

1:500

Flown 01-2001













File Ref: 00858

## RESOURCE ENGINEER

CE ENGINEER  
Keith Lloyd

Gemma.

RC: 4729

D. C. Heard Ltd.

96 Pukuaatua St.

Attached is a Resource Consent Application for your comment.

15-02,02

[illegible]

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

Bony

19/2/02

Doc No: 122794

new v/c

remove redundant.

carparks!

hb - traffic island! cobbled area! ~~etc~~

site fairly flat, marginally higher

than rear site  $\rightarrow$  s/w e/c ~~eng~~  
plans

Lloyd, Keith

From: Lloyd, Keith  
Sent: Monday, 21 January 2002 16:34  
To: Marshall, Phil  
Cc: Pemberton, Gemma; Kelly, Tony  
Subject: Heard Development 96 Pukuatua St

Phil,  
I recommend this applic. be returned as incomplete.  
The PIM highlighted a number of issues which have not been addressed;  
Hazard on file; low lying, weak soils, hi water-table, filling, stormwater disposal,  
floor levels, public sewer main xing property. Rec. you consider whether geothermal report reqd. at this stage also.

Regards  
Keith Lloyd

~~1/ JUNE, PLEASE TAKE OFF  
DATABASE AND DRAFT  
LETTER FOR ME TO SIGN  
RETURNING APPLICATION~~

~~THANKS,  
PHIL.~~

8/2 /2002.

MR HEARD CAME IN.

HE HAS A GEOTHERMAL REPORT.

I SAID WE WILL GET KEITH  
LLOYD TO REVIEW IT BEFORE  
CARRYING ON WITH THE CONSENT.  
P.R. Marshall.



(14)  
**RESOURCE CONSENT APPLICATION**

File No: 00858.

APPLICATION TYPE:

Controlled.

PLANNER:

GEMMA.

**APPLICANT DETAILS**

RECEIVED: 18.01.02

Name:

D.C. Heavd Ltd

TARGET DATE:

15.02.02

Contact/Agent Address:

P.O. Box 1373

Agent Reference:

ROTORUA

**APPLICATION**

Site Location:

96 Pukuatua St.

Zoning:

Residential D

Locality:

ROTORUA Central.

Map No:

26

Legal Description:

Lot 2 DPS 82612.

Valuation Roll No:

06500/729.00

Description of Application:

Five additional house units. Daylight encroachment of 1.2 m. Yard encroachment of 1.5 m.

**FEES:**

Fee: \$280.00 Date: 17.01.02 Initial:

Invoice: Date:

Receipt: 5.934413 Date:

**RESERVE CONTRIBUTION**

To Valuer: To Applicant:

Assessed Value:

Received:

Paid:

**VETTING**

**Planning**

Information Requested:

Information Received:

**Resource Engineer**

Information Requested:

Information Received:

Acknowledgement Letter:

**NOTIFICATION**

Application to be Non-Notified/Notified:

Reasons:

Section 94 Assessment Required: Yes/No

**INFORMATION**

Complete Resource Consent Application (Section 88)

☐

Complete Assessment/Effects Fourth Schedule

☐

**DETAILS OF AFFECTED PERSONS**

Location Plan

☐

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

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

Date: Signed:

RESOURCE CONSENT VETTING AND FIELD NOTES

4729

APPLICANT: D.C. Heard Ltd.  
ADDRESS: 96 Pukumatua St.

DATE RECEIVED: 18.01.02

TARGET DATE: 15-02-02

VETTING

Further Information Req. [Eng] YES/NO

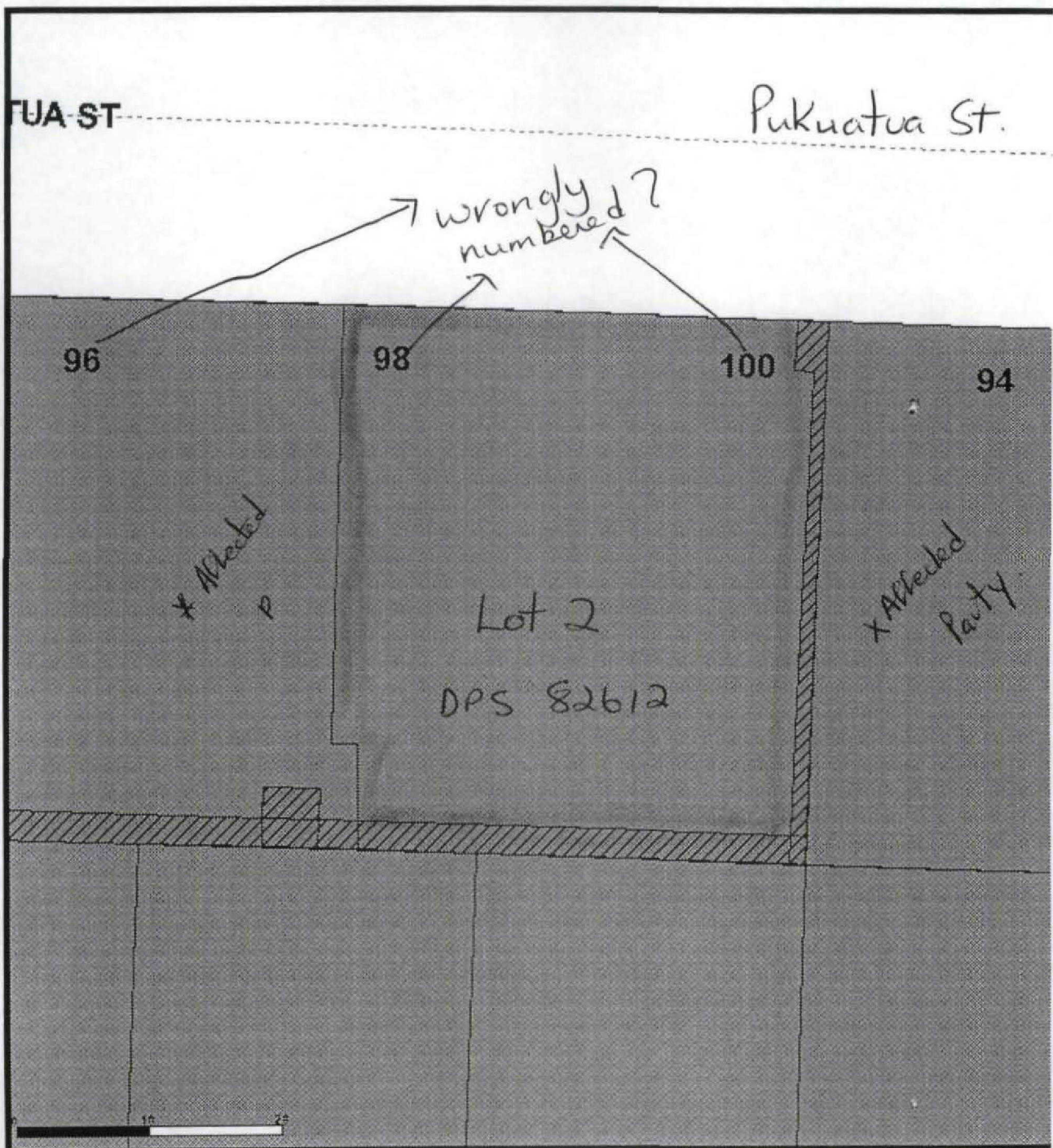
Further Information Req. [Plan] YES/NO

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 already supplied 18/01/02

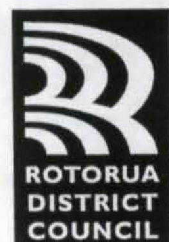
Sent to Keith Lloyd 12/02/02

VETTING AND SITE NOTES

# Geyserview

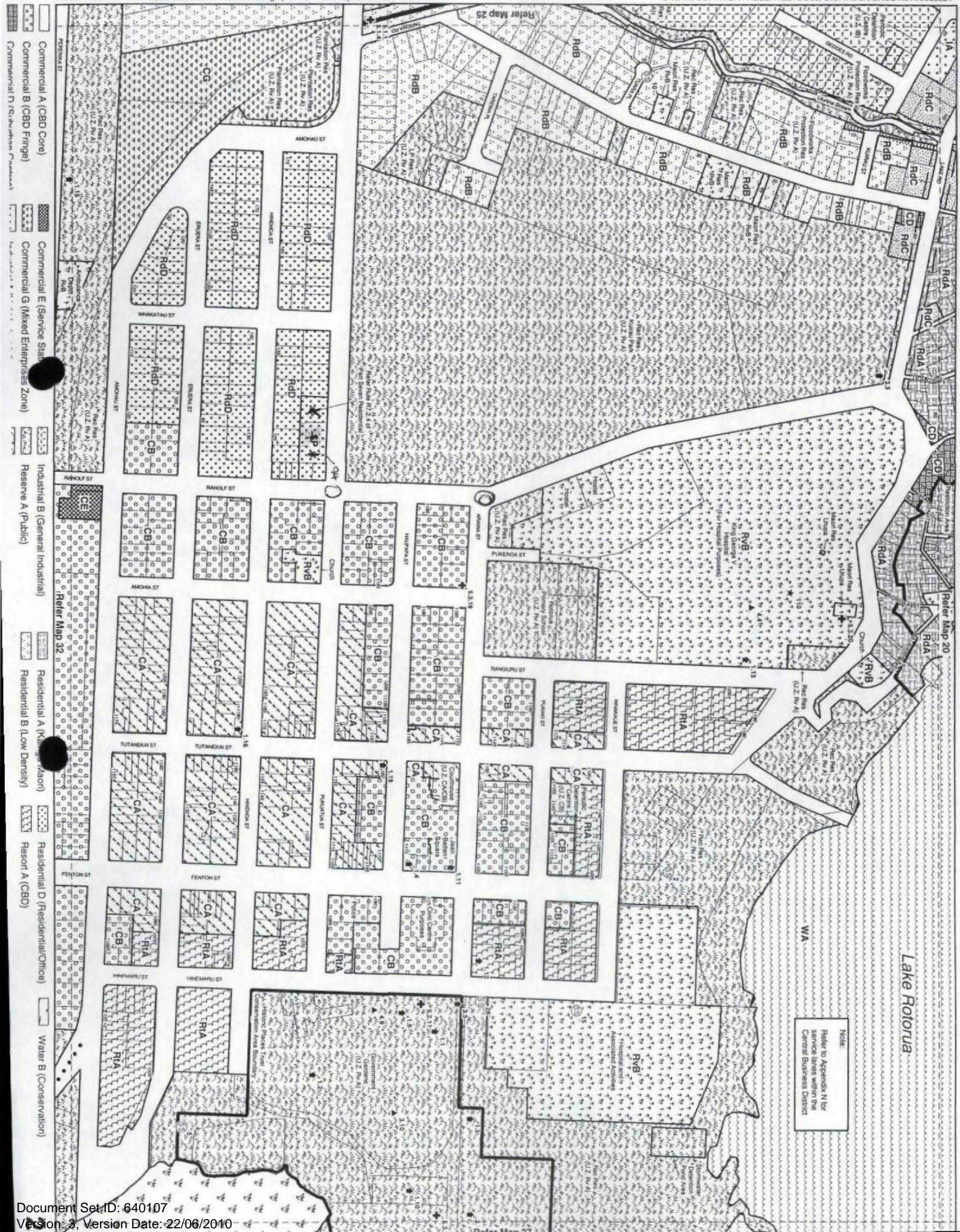


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\* Affected  
Party





# Resource Consent Application

## under the Resource Management Act 1991

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

00858

### 1. APPLICANT'S NAME AND ADDRESS

Applicant's name:

DC HEARD LTD.

Applicant's postal address:

P.O. Box 1373

Rotorua.

Contact name and address  
(if different from above):

Michael Skelton

(025) 8761575

Contact telephone number:

Fax:

### 2. OWNER AND OCCUPIER OF PROPERTY

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

Name:

DC HEARD LTD

Address:

28 Stanley Dr.

Rotorua.

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

Name:

Address:

### 3. LOCATION OF ACTIVITY

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

96 Putkua St.

Lot 2 DPS 82612.

ROTORUA  
DISTRICT  
COUNCIL



ENVIRONMENTAL  
SERVICES

Private Bag 3029

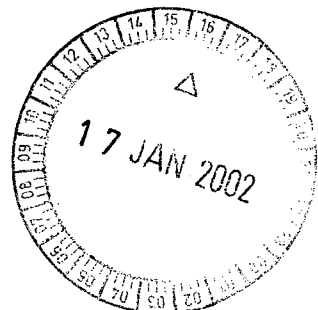
Rotorua

Ph (07) 348 4199

Fax (07) 346 3143

Version: 3, Version Date: 22/06/2010

pd  
\$280.00



#### 4. RESOURCE CONSENT INFORMATION

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

N/A.

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

5 additional household units Daylight  
encroachment of 1.2m. Yard encroachment  
of 1.5m.

Attach any further sheets needed.

#### 5. OTHER INFORMATION REQUIREMENTS

I have attached:

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

#### SUBDIVISION CONSENT APPLICATIONS ONLY

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

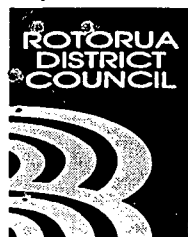
ROTORUA  
DISTRICT  
COUNCIL



Signature of applicant or person authorised  
to sign on the applicants behalf

Date

14/1/2002



# 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?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Is the land unstable or on a slope greater than 20°?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Is the site in or adjacent to a gully?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Is the site within 20 metres of a permanent watercourse?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Are there any geothermal features on the site?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Are there any geothermal bores on the site?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Has the site been subject to landfill?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Are there any other natural constraints to the site? (If YES, what are they?)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

SHOW ON PLAN

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

Is there any historic or significant building, tree, object or site affected by the proposed development?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> 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?	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Does the proposed development affect tangata whenua?		<input type="checkbox"/> YES	<input type="checkbox"/> NO

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

SHOW ON PLAN

PTO..

3. Does the site or neighbouring site contain:

Any wildlife habitat, wetland or area of indigenous vegetation that could be affected by the proposed activity? ☐ YES ☒ NO

Any trees that will be affected by the proposed activity? ☐ YES ☒ NO

SHOW ON PLAN

4. Will the proposed development generate:

Any additional utility service requirements? ☒ YES ☐ NO

Any additional vehicular traffic? ☒ YES ☐ NO

Any additional noise? ☐ YES ☒ NO

Any dust that can drift beyond the site? ☐ YES ☒ NO

Any odour beyond the site? ☐ YES ☒ NO

Where 'YES' will the above be during the construction period? ☒ YES ☐ NO

Where 'YES' will the above be when the development is completed? ☒ YES ☐ NO

5. Will the property have direct access to a State Highway? ☐ YES ☒ NO

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

6. Will the development produce any waste materials? *Construction materials only* ☒ 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 *Residential dwelling units*

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.

*14/1/2002*  
(date)

*[Signature]*  
(Signature of applicant or agent for applicant)

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

Rec'd 12/2

**Ashley D. Cody**

IGA, NZSS, GSNZ

Geothermal and Geological Consultant  
10 McDowell Street, Rotorua  
E-mail: codya@wave.co.nz

Telephone 07-3470-669  
Fax 07-3489-499  
Mobile 025-2755-805

David Heard  
D.C. Heard Ltd  
28 Stanley Drive  
Lynmore, Rotorua  
(ph. 07-3455-558 hm; 027-4950-353)

Monday 07 January 2002

### **Geological Report: 96 Pukuatua Street**

This report is provided following your verbal instructions of December 2001. On site investigations were done on Sunday 06 January 2002.

#### **1.0 BRIEF**

To inspect site at 96 Pukuatua Street and supply a geological report about ground conditions with respect to potential geothermal hazards. A separate report on engineering investigations of this area has already been provided by Tonkin and Taylor (their report No. 15549 and dated 19 September 1997).

#### **2.0 SITE DESCRIPTION**

The section is at 96 Pukuatua Street and the land parcel is known as Lot 2, DPS 82612, Town of Rotorua. Its area is 1465m<sup>2</sup> and is flat lying, on the south side of Pukuatua Street opposite the old netball courts and Kuirau Park.

Presently the site is undeveloped and is sparsely vegetated in temperate pastoral grasses. A residential dwelling had been present on this site since at least 1932 up until about 1987. Soon after that date the old house was removed and a rhyolite gravel infill brought in to compress the land and also raise its elevation.

In January 2002 the section was level with no topsoil present and the hard gravel infill partially exposed. Ground surface was about 0.3m below the level of Pukuatua Street, so that it occupies a (topographic low lying area). There was no surface evidence of any warm or hot ground, nor any sulphurous deposits, to indicate any presently occurring geothermal activity.

### 3.0 GEOLOGICAL SETTING

The section is located on a low lying plain comprised of shallow lake silts and swampy peats. It is immediately west of higher ground under the Central Business District (CBD) of Rotorua, which is located over the broad top of a buried lava dome that outcrops as Pukeroa (or Hospital) Hill. Numerous hot spring upflows occur along the northern and western margins of this lava dome and result in the abundant geothermal activity in Kuirau Park.

Lake Rotorua water level has varied greatly but by 9,000 years ago it fell quickly to about its present day level of 280m above sealevel (m asl). About 7,000 years ago it rose again by about 13m, at which time this site at Pukuatua Street was submerged and yet again accumulated fine lake silts. By 2,000 years ago the lake had fallen to near its present day levels and this area was a swampy marsh.

This section at 96 Pukuatua Street has no evidence of surface geothermal activity nor evidence of such activity in the top 2.5m depths, which represent the past c. 2,000 years. However, deep drillhole stratigraphy and fluid data, chemistry and other information indicates that geothermal conditions are present beneath this section.

Production well RR875 is located in the northeast corner of No.96 Pukuatua Street. It is 137m deep and produces fluid of about 160°C, indicating that only a thick cover of impermeable sediments is preventing any surface geothermal activity on this property.

### 4.0 INVESTIGATION PROCEDURES AND RESULTS

Four ground inspection holes were augered up to 2.5 metres deep at places shown in Figure 1. These holes were sited to examine the subsurface ground conditions around the section and because of the general uniformity of subsurface materials and conditions, four holes were considered sufficient.

Stratigraphic summaries of these holes are shown in Figure 2, which also include notes about temperatures. Heatflows across the section have not been contoured because all results were at ambient, or non geothermal values.

#### 4.1 Geothermal Wells

Any geothermal well is an additional potential threat because its steel casing is prone to corroding away and allowing superheated waters to escape to the surface, sometimes with explosive and destructive consequences.

The nearest known geothermal well is RR875 located on this section. Due north across Pukuatua Street is well RR219, which has been disused since 1987. That well is about 50m away and is under pressure. It was drilled in the 1950s and because of its age it represents a possible safety issue for surrounding property and persons. However, it is likely to be cement grouted shut very soon because of its age. There is no soakhole or flowing hot spring on this property.

#### **4.2 Auger Hole Materials and Conditions**

Locations of augered inspection holes are shown in Figure 1 and descriptions of materials found in each hole are given in Figure 2. All holes are were of broadly similar materials, with assorted infill comprising the upper 0.5-0.7 metres of ground. This was underlain by a rich loamy black soil 0.1-0.2m thick, under which was a fine grained massive silt unit.

This silt was pale fawn colour in its upper horizons but graded into pale creamy grey colour within ~0.5m or so. It contained root hairs (flax and manuka?) but no evidence of any geothermal attack or weathering. No silica sinters or cemented sediments were found, confirming the absence of geothermal activity here during the last c. 7,000 years.

Water levels were at about 2m or less depth from ground level, but these water temperatures were all ambient and the waters non mineralised; ie. it was recent rain waters only. The silt was not penetrated to its base, but from well drilling information is expected to be in the order of 30-100m thick.

However, the silt unit is very thixotropic, or sensitive to liquefaction upon any sustained vibration. This same material occurs beneath a large area of central urban Rotorua city at very shallow depths, but in historical time spanning the past c.150 years there is no knowledge of any liquefying event having occurred anywhere in Rotorua.

#### **4.3 Heat and Gas Flows**

Auger hole profiles (Figure 2) show measured temperatures at indicated depths. All 0.2m and one metre depth temperatures measured were at ambient or non geothermal ground values of 16-18°C. at 0.2m depth and of 18-22°C at one metre depth.

These ground temperatures represent natural conductive and non-geothermal (or ambient) heatflows of about 0.5 Watts per square metre ( $\text{W.m}^2$ ) or less. Gas and steam upflow was not evident anywhere on the property, nor from any augered hole.



## **5.0 SUMMARY OF FINDINGS AND RECOMMENDATIONS**

The section has been stable and without any geothermal activity or thermal problems throughout historical times spanning the past c.150 years. A house was on site during c.1932-1988 and had no history of any geothermal activity or problems. The naturally present ground materials down to at least 2.5m depth had no evidence of any geothermal alteration, attack or corrosion.

The present heatflow across the section is entirely ambient non geothermal conductive heating, of the same values as a similar site outside of the geothermal field.

### **5.1 Stormwater Disposal**

Soakholes will not be able to infiltrate rainwaters on this property, due to the very thick and fine grained silts and clays. These fine sediments are up to about 100m thick and are unlikely to contain any coarse grained permeable beds to take water. On the contrary, any permeable unit will be under artesian pressure and will actually upflow water instead. Ideally there should be no in ground soakholes at all and rainwater should be channeled off the section if possible.

### **5.2 Building Footings and Ventilation**

Any footings excavations should be founded upon an adequate load bearing material, which may have to be brought into the site. Although the site has a rhyolite gravel infill present, this is upon a rich organic soil layer and a peaty layer around the central to northwest of the site.

### **5.3 Corrosion Tolerant Materials**

There is no need for any in ground pipes or cables to be constructed from materials tolerant of acid gases or high temperatures.

## **6.0 POTENTIAL GEOTHERMAL HAZARDS**

This property is at some risk from natural and manmade geological hazards, due to its location inside the Rotorua caldera. However, it is at no greater risk from many of these potential threats than many other properties in Rotorua. The owners need to be aware of some small potential threat due to underlying geothermal conditions, as it is feasible that strong ground shaking could open fissures to allow geothermal gases or fluids to rise here. However, there is no evidence of such an event here in the past c.7,000 years.

## 6.1 Natural Geothermal Hazards

Any risk from natural geothermal activity to this site is most likely to be caused by strong earthquake shaking, which could be due to tectonic earthquakes or to those accompanying resumed volcanic activity near to Rotorua city. Earthquakes of sufficient strength to cause ground shaking and rupturing in Rotorua city are expected about once every 40-50 years with modified Mercalli magnitude of MM 7 or greater and about 180 years for MM 8 or greater (Hull, Downes, Van Dissen, 1994). Any resumption of nearby volcanic activity may occur at any time in the future.

## 6.2 Manmade Geothermal Hazards

This site could be affected by thermal activity induced by inappropriate human actions. Any geothermal well nearby would pose some risk due to its possible blowout, especially as it aged and its casing corroded away. Rotorua District Council (RDC) and Ministry of Labour both have various responsibilities to ensure reasonable safety of geothermal wells, although wells have a history of causing property damage in Rotorua city.

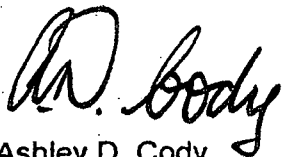
Uncontrolled increased drawoff from geothermal wells could lower the RGF pressure so that much greater zones of boiling may form, which in turn would lead to the possibility of gas or steam upflows. However, it is unlikely in the foreseeable future that geothermal energy use could become unmanaged in Rotorua.

## 7.0 REFERENCES

Hull, A.; Downes, G.; Van Dissen, R. 1994: "Earthquake hazards of the Bay of Plenty Region". Bay of Plenty Regional Council Resource Planning Publication 95/1, June 1995.

Please contact me if further discussion is required.

Yours sincerely



Ashley D. Cody  
Geothermal Geologist

Reference:

Prior CT: 18A/197

Document No.: B514561.3

COPY

## REGISTER

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 26th day of November One Thousand Nine Hundred and Ninety Eight under the seal of the District Land Registrar of the Land Registration District of SOUTH AUCKLAND

WITNESSETH that BOSSTAN CORPORATION LIMITED

is seized of an estate in fee simple (subject to such reservations, restrictions, encumbrances and interests as are notified by memorial endorsed hereon) in the land hereinafter described, delineated on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 1465 square metres, more or less being LOT 2

DEPOSITED PLAN S82612



for District Land Registrar

Subject to Section 15 Rotorua Town Lands Act 1920

Subject to Section 8 Coal Mines Amendment Act 1950

DISCHARGED  
B450868.4 Mortgage to ANZ Banking Group (New Zealand) Limited - 19.11.1997 at 0.00

B514561.2 Consent Notice under Section 221(1) Resource Management Act 1991 by The Rotorua District Council

B558093.2 Transfer to Rex Drabble Gadsby a Beverley Jean Gadsby

Land Covenant in Transfer B558093.2

all 27.7.1999 at 12.41

R. Lloyd  
for RGL

B514561.4 Easement certificate affecting Lots on DPS82612

NATURE	SERVIENT LAND	DOMINANT LAND
Right to take and convey water, steam, minerals and gas	2-C, B1 & B2	1 CT65B/748
	1-D & A2	2

The above easements will be subject to Section 243(a) Resource Management Act 1991 when created

Subject to a right to drain sewage in gross over the parts herein marked B1 & B2 DPS82612 to The Rotorua District Council created by Transfer B514561.5

Subject to Section 243(a) Resource Management Act 1991

Subject to a right to take, convey and discharge water, steam, minerals and gas easements over parts herein marked B1, B2 & C DPS82612 appurtenant to Section 16 Block LXIII Town of Rotorua CT19D/1219 created by Transfer B514561.6

Subject to Section 243(a) Resource Management Act 1991 (excluding marking B1)

all - 26.11.1998 at 11.20

For DLR

65B/749

Pursuant to Section 223 of the Resource Management Act 1991, I hereby certify that some or all conditions of subdivision consent have been complied with to the satisfaction of the Rotorua District Council and that a sealed notice has been issued in respect of those conditions that have not been complied with.

Dated this 10 day of September 1998

*B. Hansen*  
Authorised Officer



Approval

*N. S. [Signature]*  
SOSISTAN CORPORATION LTD

I hereby certify that this plan was approved by the Rotorua District Council pursuant to section 223 of the Resource Management Act 1991, on the 10 day of September 1998, subject to the granting or reserving of the easements set out in the Memorandum hereon.

*B. Hansen*  
Authorised Officer

Sub. 6598106

Memorandum of Easements in Gross

Purpose	Serv. Ten.	Shown	Grantee
Right to Drain Sewage	Lot 1 hereon	(A) (2)	Rotorua District Council
	Lot 2 hereon	(B) (2)	

Memorandum of Easements

Purpose	Serv. Ten.	Shown	Dom. Ten.
Right to Take and Convey Water and Steam and Minerals and Gas.	Lot 2 hereon	(C) (2)	Sec 16 Block L XIII Town of Rotorua
	Lot 2 hereon	(C) (2) (B)	
	Lot 1 hereon	(D) (2)	Lot 1 hereon
	Lot 1 hereon	(D) (2)	

C.T. Allocation

Lot	C.T. Reference
1	45B/748
2	45B/749

Total Area... 3035 m<sup>2</sup>

Comprised in C.T. 18A/197

I, BART YETSENGA  
Registered Surveyor and holder of an annual practising certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1977 or any regulations made in substitution thereof.

Dated at ROTORUA this 11th day of September 1998

Field Book... P... Service Book... P...  
Reference Plan... 98393/5... 98394/6...  
98397/8... 98398/9... 98399/0... 98400/1...  
Examined... Correct

Approved as to Survey

23.1.91.98 Deputy Surveyor

Deposited this 26 day of 11 1998

*[Signature]* for District Land Registrar

15.9.98  
DPS 82612



PUKUATUA STREET

LEGAL ROAD (30.18 wide)

LOT 1  
1570m<sup>2</sup>

LOT 2  
1465m<sup>2</sup>

DPS19165

LAND DISTRICT SOUTH AUCKLAND

SURVEY BLK. & DIST. 1 TARAWERA

NZMS 261 SHT. U16 RECORD MAP No 50-06 50-07

LOTS 1 and 2 BEING A SUBDIVISION OF LOT 1 DPS19165

TERRITORIAL AUTHORITY ROTORUA DISTRICT

Surveyed by MARTIN McCAULAY MORTON LTD.

Scale 1:250 Date JULY 1998

BY SURVEYOR GENERAL, L.C. INFORMATION, NEW ZEALAND

LOT 2 FORM 03 (1990) REVISED

1/10/98

# ROTORUA DISTRICT COUNCIL

1061 Haupapa Street, Private Bag RO 3029, Rotorua, Telephone 07-348 4199 ext 8859, Fax 07-349 0993



## Issue Document

Project Information Memorandum No:10976

Section 31, Building Act 1991

Received:09Nov01

Issued:21Nov01

## Owner

D C HEARD LTD  
C/O ROTORUA BLDG CERTIFIERS  
P O BOX 1373  
ROTORUA 3215

## Agent

ROTORUA BUILDING CERTIFIERS  
P O BOX 1373  
ROTORUA 3215

## Site Information

PROPERTY ID: 00858  
ASSESSMENT NO: 06500/729.00  
STREET ADDRESS: 96 PUKUATUA STREET, ROTORUA CENTRAL, ROTORUA 3201  
LEGAL DESCRIPTION: LOT 2 DPS 82612

## Project Information

PROJECT IS FOR: New Work  
INTENDED USE(S): 6X APARTMENTS  
INTENDED LIFE: Indefinite but not less than 50 years  
VALUE OF WORK: \$800,000.00  
NUMBER OF STAGES: 1

## Fees

COUNCIL'S TOTAL CHARGES FOR THIS PROJECT INFORMATION MEMORANDUM  
ARE: \$167.00

PAYMENTS RECEIVED TO DATE:

Receipt number: 902373 Date: 08Nov01 Amount: \$167.00

Project Information Memorandum: 10976  
See attached page(s) for any other conditions

Page : 1

**1: PIM STATUS**

*The proposed building work requires a Land Use Resource Consent for which approval must be obtained before the building work may be undertaken.*

**2: SPECIAL FEATURES OF THE LAND**

*The proposed building work is to be sited on land which Council has identified as being in a low wind zone.*

*The proposed building work is to be sited on land which Council has identified as being Earthquake Zone A.*

*The proposed building work is to be sited on land which Council has identified as being within a low-lying area, and subject to variable conditions and water table levels. All foundations will be subject to specific design. There are also some filled areas.*

**3: PARKS AND RESERVES**

*Less hard surfacing is recommended. Hard surface should be broken up with more grassed or planted areas. Speumen trees to be used, also indicated and landscaping from the street interface.*

**4: GENERAL INSPECTION**

*The proposed building work is to be sited on land which the Council has identified as being located in a geothermal active area and will be likely to require a technical report on any geothermal activity on-site.*

*Because of the potential hazard from geothermal activity on this site, you will be required to engage the services of a geothermal consultant and/or geotechnical engineer to prepare a report and foundation design for approval by Council or confirmation by peer review if Council deems necessary.*

**5: PUBLIC UTILITIES - STORMWATER**

*The proposed building work is to be sited on land which the Council has identified in its records as being adjacent to a public stormwater system owned by Council.*

*Stormwater disposal from this proposal needs to be carefully considered.*

**6: WATER - URBAN SUPPLY**

*The proposed building work is to be sited on land which the Council has identified in its records as being connected to a Public Water Supply administered by the Council and As Built*

connection details are attached. (Service Plan)

**7: SEWERAGE**

The proposed building work is to be sited on land which the Council has identified in its records as being within an area serviced by a Public Sewerage System administered by the Council.

There is a public sewer main across this property. The proposed building including eaves and private drains shall be located a minimum of 1.5 meters from the main.

**8: WATER SUPPLY**

Due to the proposed development being a change of use, from Residential to Commercial Activity, a water meter is required. Please contact Council's Utilities Network Manager for approval and installation of the water meter. Please be advised that the connection will be classed as Extra-ordinary and as such will be subject to different service conditions.

**9: SEWERAGE DISPOSAL**

Should a connection to the Public Sewerage System be required, an application is to be made to Council's Utilities Network Manager for approval. Engineering plans must be provided showing profiles of ground and sewer levels. Written permission for access should be provided from the owners if connection is required across adjoining land.

**10: ENGINEERING REQUIREMENTS FOR BC**

Because of the potential instability(ies) on the land where building work is to take place, you will be required to engage the services of a suitably experienced and qualified Geotechnical Engineer or geologist to prepare a Geotechnical report which shall accompany the Building Consent application and shall advise:

i) The land on which the building work is to take place is not likely to be subject to inundation, erosion, avulsion, alluvion, falling debris, subsidence or slippage.

ii) The building work itself is not likely to accelerate, worsen, or result in inundation, erosion, avulsion, alluvion, falling debris, subsidence or slippage of that or any other property.

Or recommend adequate provision to:

i) Prevent the building work itself acceleration, worsening, or resulting in inundation, erosion, avulsion, alluvion, falling debris, subsidence or slippage of that land or any other property.

ii) Protect the land or building work in any other property concerned from inundation, erosion, avulsion, alluvion, falling debris, subsidence or slippage of that land or any other property.

**11: INFO FOR BC - PLUMBING & DRAINAGE**

*Drainage plans indicating foul water and stormwater disposal to Council connections and/or soakholes are required.*

*Septic tank/effluent drains to be designed in accordance with the standard worksheet enclosed for on-site treatment and disposal and submitted with your building application.*

**12: LAND USE CONSENTS**

*A Land Use Consent is required for the proposed building work. The requirements of the Resource Management Act 1991 and the Rotorua District Plan will need to be met.*

*Please be advised that Resource Consent is required for the following reasons:*

*\* R7.2.2 - The daylighting angle is encroached by 1.2 metres on both the side boundaries (as illustrated in elevation D). Exceeding the permitted height by 1.5 metres is classed as Controlled.*

*\* R7.2.3 - Proposed Unit 6 encroaches the minimum side yard requirement of 2.5 metres by 2.05 metres (Controlled Activity).*

*\* R7.2.4 - The proposed unit development exceeds the permitted site coverage (50%). The site coverage has been assessed at approximately 51%.*

*\* R7.1.9 - Additional Household Units - As the floor areas of the proposed units are over 70m<sup>2</sup>, five of the six units are considered to be additional, and therefore classed as a Controlled Activity.*

*Neighbours consent are required from the adjoining sites being 100 and 94 Pukuatua Street (owners and occupiers).*

*Please also be advised that the proposed units are classed as a Development and will also be assessed under this criteria.*

**13: COMPULSORY PLANNING STATEMENTS**

*The District Plan does not indicate any proposed road widening, proposed service lane, designations, scheduled sites or protected historic buildings, sites or trees on the land the building work is proposed.*



# Affected Parties Consent Form

Consent of affected property owner/occupier to a  
proposed activity or building work

00857.

TO: The District Manager  
Rotorua District Council  
Private Bag  
ROTORUA

I BRAD CORP HOMES LTD being the owner/occupier

of 94 PUKUATUA STREET (address),

having studied the proposal of DC Heard Ltd (name)

located at 96 Pukuatua St  
Rotorua (address)

consent to the following proposed activity (state exactly what has been agreed to):

~~Side yard encroachment of 1.5m (Units 516)~~  
Daylight encroachment of 1.2m (Units 516).  
5 additional household units

The applicant must also show you a copy of the proposed plans and an assessment of environmental effects. You need to sign these documents as well as this form.

Date: 7/1/2002

Signature: PY Brad

Contact name/address: PAUL BRADLEY

(if different from above)

22 HILOA STREET ROTORUA

PO BOX 6016

Phone: 3485098

Fax: \_\_\_\_\_

02596111

ROTORUA  
DISTRICT  
COUNCIL



ENVIRONMENTAL  
SERVICES

Private Bag 3029

Rotorua

Ph (07) 348 4199

Fax (07) 346 3143

Document SerID: 640107

Version: 3, Version Date: 22/06/2010

# Affected Parties Consent Form

Consent of affected property owner/occupier to a  
proposed activity or building work

29788

TO: The District Manager  
Rotorua District Council  
Private Bag  
ROTORUA

I Wellington Family Trust being the owner/occupier  
of Apartment 6 100 Pukunatua Street (address),

having studied the proposal of DC Heard Ltd (name)

located at 96 Pukunatua St  
Rotorua (address)

consent to the following proposed activity (state exactly what has been agreed to):

Side yard encroachment of 1.5m (Unit 6)  
Daylight encroachment of 1.2m (Units 5 & 6)  
5 additional household units AS Per  
Signs Plans (encl) Project No 3021  
Paper P.I.M. 1 of Plan 5.

The applicant must also show you a copy of the proposed plans and an assessment of  
environmental effects. You need to sign these documents as well as this form.

Date:

8/1/2002

Signature:

[Signature]

Contact name/address:

W.B. Wellington

(if different from above)

37 Dickson Road  
Papamoa

Phone: (07) 5423490 Fax: \_\_\_\_\_

ROTORUA  
DISTRICT  
COUNCIL



ENVIRONMENTAL  
SERVICES

Private Bag 3029

Rotorua

Ph (07) 348 4199

Fax (07) 346 3143

Document Set ID: 640107

Version: 3, Version Date: 22/06/2010

# Affected Parties Consent Form

Consent of affected property owner/occupier to a  
proposed activity or building work

29871.

TO: The District Manager  
Rotorua District Council  
Private Bag  
ROTORUA

I Shirley Kathleen Waine being the owner/occupier  
of 1/100 Pukunatua Street (address),

having studied the proposal of DC Heard Ltd (name)

located at 96 ~~100~~ Pukunatua St  
Rotorua (address)

consent to the following proposed activity (state exactly what has been agreed to):

Side yard encroachment of 1.5m (Unit 6)  
Daylight encroachment of 1.2m (Units 5 & 6)  
5 additional household units

The applicant must also show you a copy of the proposed plans and an assessment of  
environmental effects. You need to sign these documents as well as this form.

Date: 18.12.01

Signature: Shirley Waine

Contact name/address:

(if different from above)

Phone: 3482569 Fax: \_\_\_\_\_

ROTORUA  
DISTRICT  
COUNCIL



ENVIRONMENTAL  
SERVICES

Private Bag 3029

Rotorua

Ph (07) 348 4199

Fax (07) 346 3143

# Affected Parties Consent Form

Consent of affected property owner/occupier to a  
proposed activity or building work

29787.

TO: The District Manager  
Rotorua District Council  
Private Bag  
ROTORUA

I Timothy Kim (behalf of Young Ju Son) being the owner/occupier

of 5/100 Pukunatua St Rot (address),

having studied the proposal of DC Heard Ltd (name)

located at

96 Pukunatua St  
Rotorua (address)

consent to the following proposed activity (state exactly what has been agreed to):

Side yard encroachment of 1.5m (Unit 6)  
Daylight encroachment of 1.2m (Units 5 & 6)  
5 additional household units

The applicant must also show you a copy of the proposed plans and an assessment of environmental effects. You need to sign these documents as well as this form.

Date: 14-12-01

Signature: [Signature]

Contact name/address: Timothy Kim

(if different from above)

Phone: 07 348 1085 Fax: 07 348 8029

ROTORUA  
DISTRICT  
COUNCIL



ENVIRONMENTAL  
SERVICES

Private Bag 3029

Rotorua

Ph (07) 348 4199

Fax (07) 346 3143

Document Set ID: 640107

Version: 3, Version Date: 22/06/2010

# Affected Parties Consent Form

Consent of affected property owner/occupier to a  
proposed activity or building work

29872

TO: The District Manager  
Rotorua District Council  
Private Bag  
ROTORUA

I W Marshall being the owner/occupier

of 3/100 PUKUATUA ST, ROTORUA (address),

having studied the proposal of DC Heard Ltd (name)

located at 96 Pukuatua St  
Rotorua (address)

consent to the following proposed activity (state exactly what has been agreed to):

Side yard encroachment of 1.5m (Unit 6)  
Daylight encroachment of 1.2m (Units 5 & 6)  
5 additional household units

The applicant must also show you a copy of the proposed plans and an assessment of environmental effects. You need to sign these documents as well as this form.

Date: 14/12/01

Signature: W Marshall

Contact name/address: \_\_\_\_\_

(if different from above) \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

ROTORUA  
DISTRICT  
COUNCIL



ENVIRONMENTAL  
SERVICES

Private Bag 3029

Rotorua

Ph (07) 348 4199

Fax (07) 346 3143

Document Set ID: 640107

Version: 3, Version Date: 22/06/2010

Tony - As discussed  
the R.C.E.I.S. requires  
the SW connection  
to R.D.C. main (450mm $\phi$ )  
to be via a manhole  
Clause 5.13.3

Cheers  
Murray.



Murray

P00858  
96 Pakhataat

as discussed, your  
comments re s/w  
disposal would be  
appreciated asap

Cheers Tony



Floor Area  
Units 1 to 3 = 364.13 sqm  
Units 4 to 6 = 366.13 sqm  
Total Site Cover = 730.26 sqm.

Existing Manhole approx 1500mm Deep and 800mm from cl of pipe to boundary.  
(Distances to be confirmed on site at time of excavation.

New connection to existing sewer to be in accordance with RDC standard details. Permission to be sought from RDC prior to connection.

**Note:**  
Drainage lines are schematic only.  
Ensure all pipes are installed in compliance to relevant codes of practice.

**Check.**

**A3**

Designed by

K.M. Cox

Draughted by  
**K.M.Cox**

Project Title

Unit Development for  
D C Heard

## Site Plan

Date of Issue  
(Stamped)

Project No.

3021

Drawing No.

A05

Rev.  
Letter  
(A)

KENTON COX DESIGN

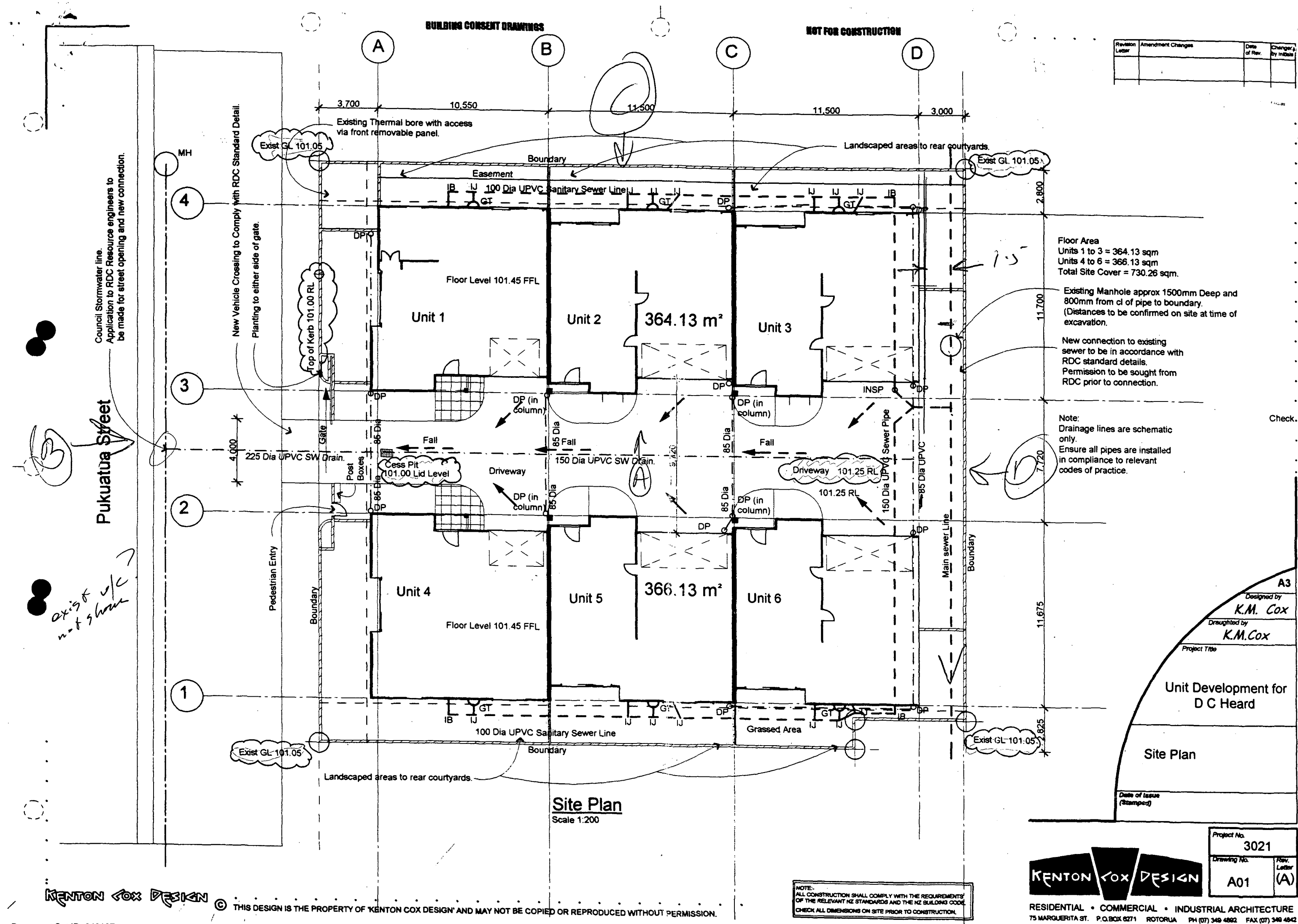
**RESIDENTIAL • COMMERCIAL • INDUSTRIAL ARCHITECTURE**  
75 MARGUERITA ST. P.O. BOX 8271 ROTORUA PH (07) 349 4882 FAX (07) 349 4842

NOTE:-  
ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS  
OF THE RELEVANT NZ STANDARDS AND THE NZ BUILDING CODE.  
CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.

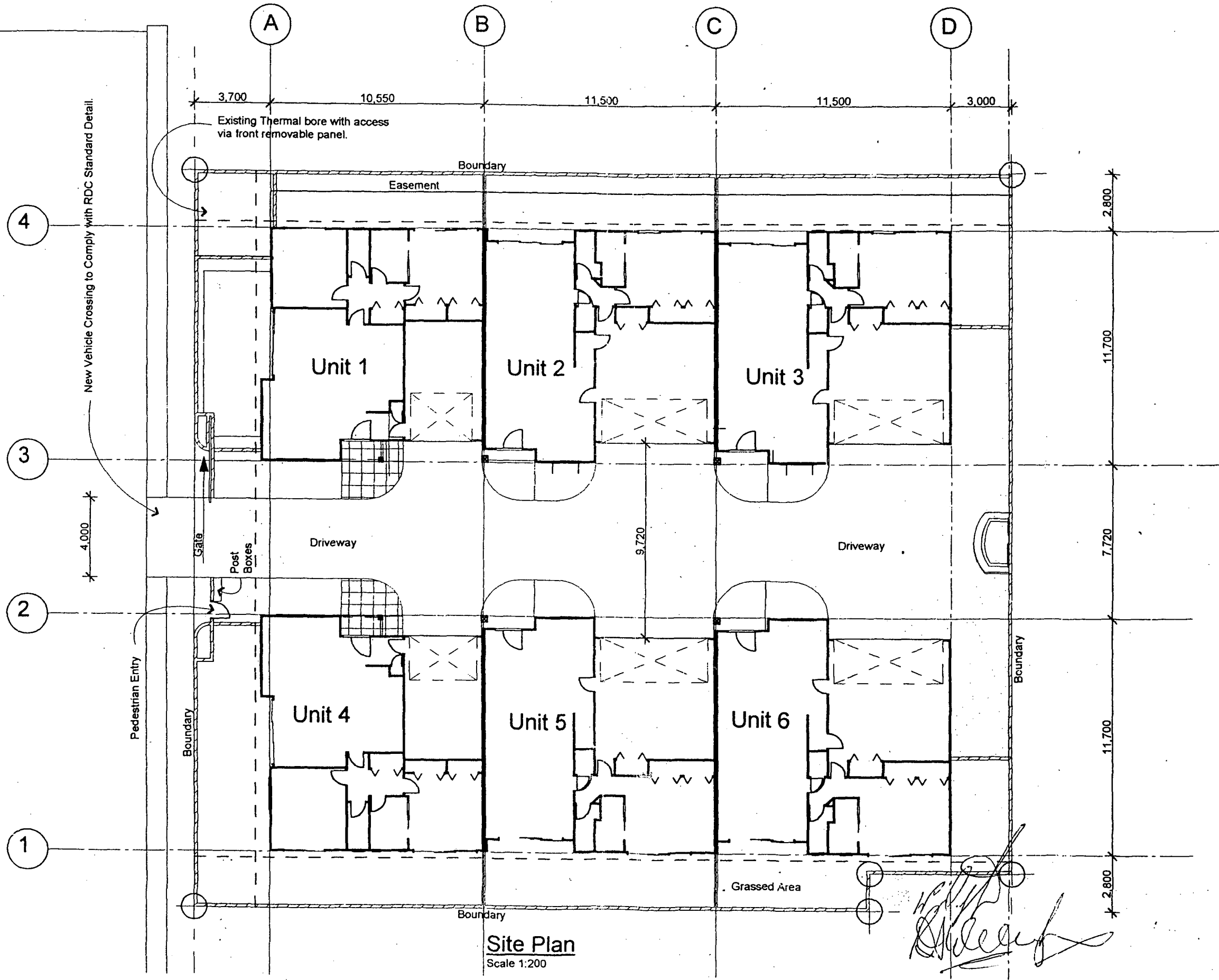
KENTON COX DESIGN

© THIS DESIGN IS THE PROPERTY OF 'KENTON COX DESIGN' AND MAY NOT BE COPIED OR REPRODUCED WITHOUT PERMISSION

Document Set ID: 640107  
version: 3, version Date: 22/06/2010



*Handwritten signatures and notes:*  
 P.M.A.  
 A. L. Macdonald  
 J. Marshall  
 Date: 23/06/2010



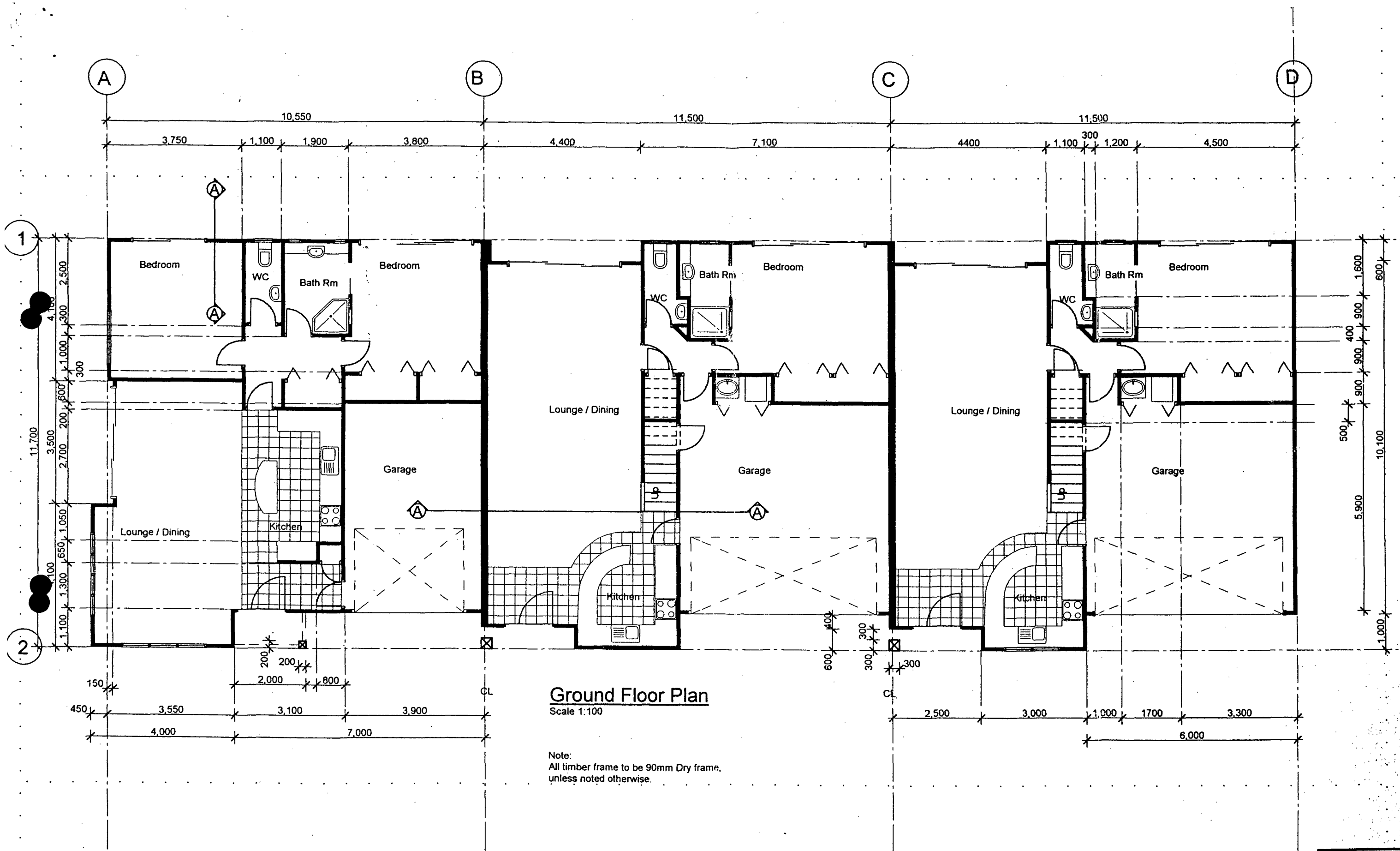
**Site Plan**  
 Scale 1:200

**Proposed Town House Development**  
**Pukuatua Street**



RESIDENTIAL • COMMERCIAL • INDUSTRIAL ARCHITECTURE

Project No.	3021
Drawing No.	Pim 1
Rev. Letter	( )



**Proposed Town House Development  
Pukuatua Street**



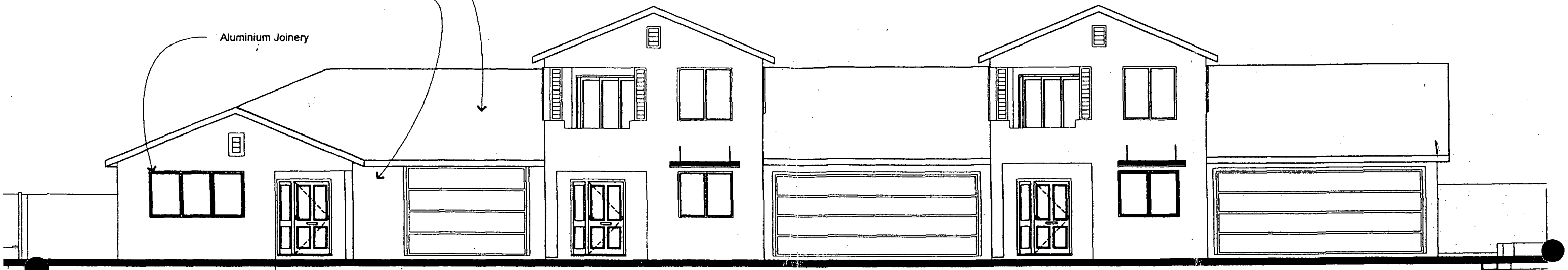
Project No.	3021
Drawing No.	Pim 2
Rev.	( )
Letter	

RESIDENTIAL • COMMERCIAL • INDUSTRIAL ARCHITECTURE  
75 MARGUERITA ST. P.O. BOX 6271 ROTORUA PH (07) 349 4892 FAX (07) 349 4842

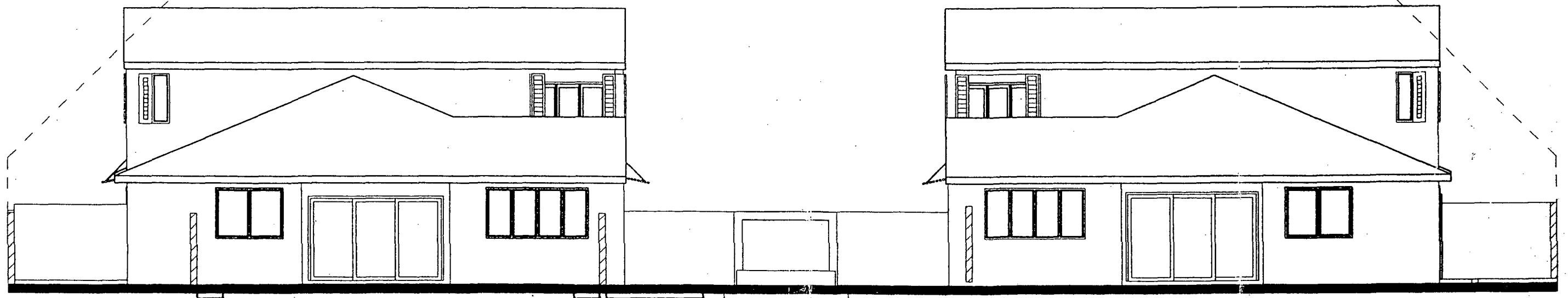
Selected Pressed Metal tile Roofing

Selected Plaster finish to exterior walls

Aluminium Joinery



**Elevation A**  
Scale 1:100



**Elevation B**  
Scale 1:100

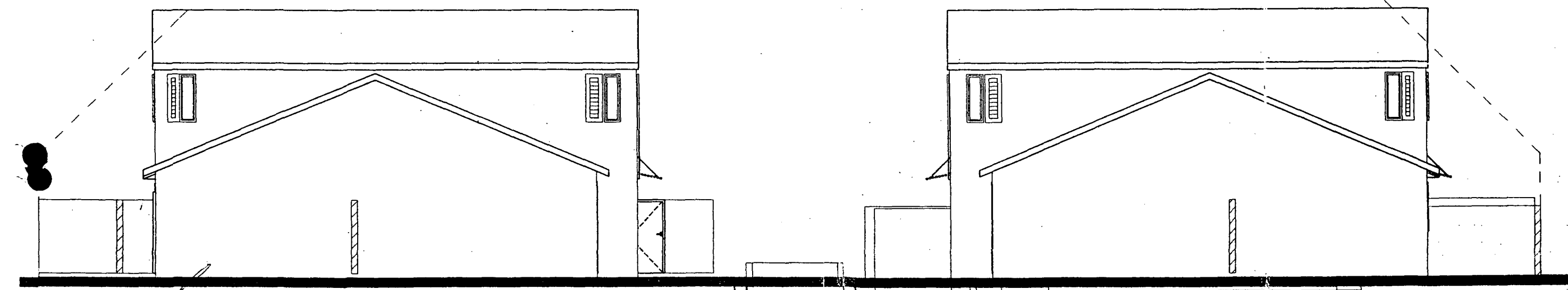
**Proposed Town House Development  
Pukuatua Street**

**KENTON COX DESIGN**

RESIDENTIAL • COMMERCIAL • INDUSTRIAL ARCHITECTURE  
75 MARGUERITA ST. P.O. BOX 6271 ROTORUA PH (07) 349 4892 FAX (07) 349 4842

Project No.	3021
Drawing No.	Pim 4 ( )
Rev.	Leader





*with  
Bulwer*

**Elevation D**  
Scale 1:100

# Proposed Town House Development Pukuatua Street



Project No.	3021
Drawing No.	Pim 5
Rev.	( )
Letter	

RESIDENTIAL • COMMERCIAL • INDUSTRIAL ARCHITECTURE  
75 MARGHERITA ST. P.O. BOX 6271 ROTORUA PH (07) 349 4892 FAX (07) 349 4842

**Pemberton, Gemma**

---

**From:** Lloyd,Keith  
**Sent:** Monday, 11 March 2002 12:28  
**To:** Pemberton, Gemma  
**Cc:** Kelly, Tony  
**Subject:** RC 4800 Tahana etc

The rapid no.1630 SH 30 supplied is wrong--should be 1603 ? plse confirm

Regards  
Keith Lloyd



*View to rear of section*



6/100 Pukaatua St

4/100 Pukaatua St

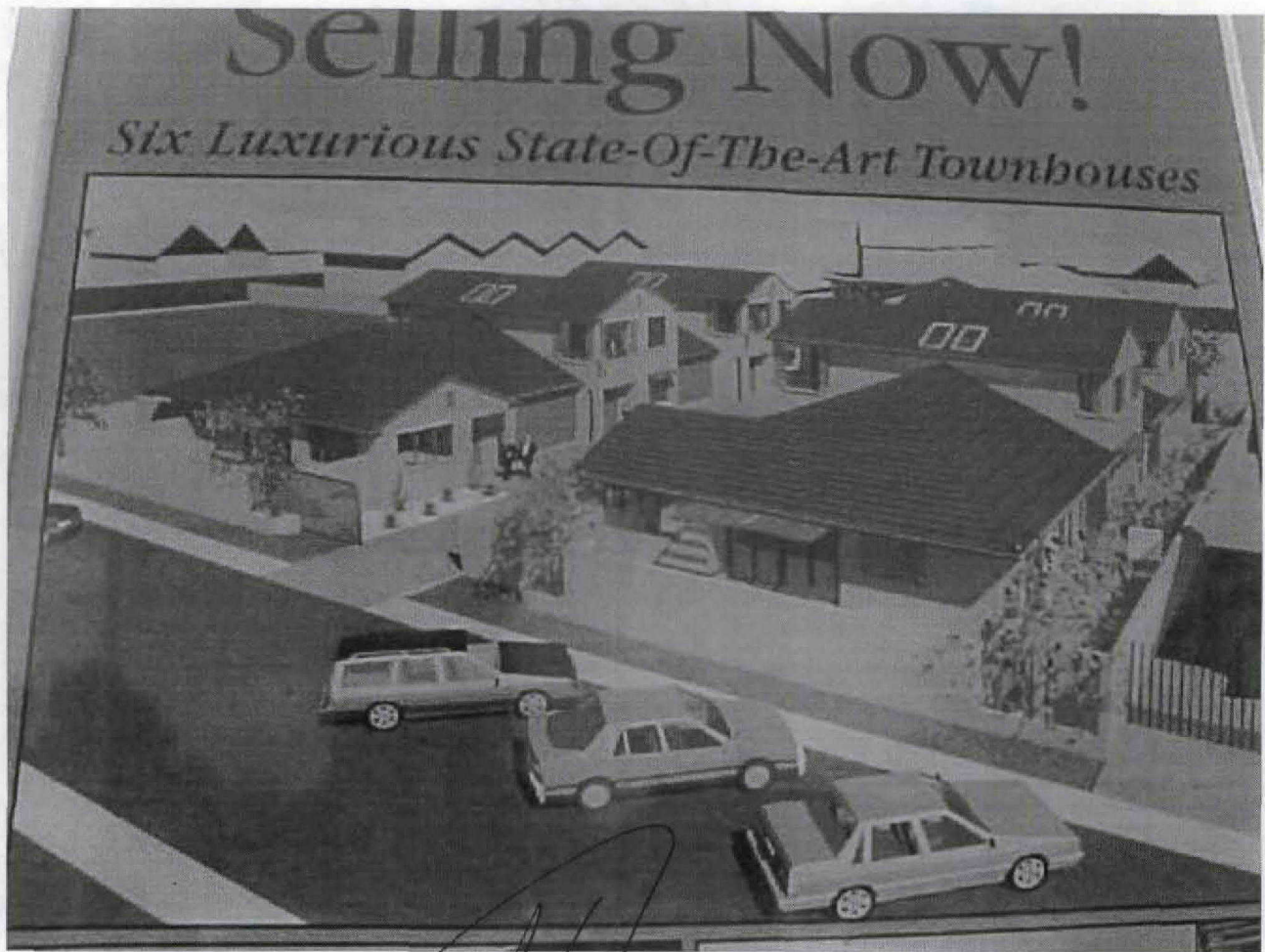
Western Boundary Properties

Consent  
received.





existing  
thermal  
Bore.



Proposal



22 February 2002

Please Quote: P00858

Doc. No: 194773

Rotorua Building Certifiers  
PO Box 1373  
ROTORUA

Attention: Mike Skelton

Dear Sir,

**REQUEST FOR FURTHER INFORMATION**

Applicant: DC Heard Ltd  
Application: 6 Units – Comprehensive Residential Development  
Location: 96 Pukuatua Street

The following further information is requested pursuant to Section 92 of the Resource Management Act 1991.

- As part of assessing a Comprehensive Residential Development application, Council requires detail in relation to any proposed subdivision (this includes Unit Titles as this is defined as a subdivision under Section 218 1(v) of the Resource Management Act 1991). Please provide details to future plans.

Please be advised that the processing of this application has been put on hold until the above information is received.

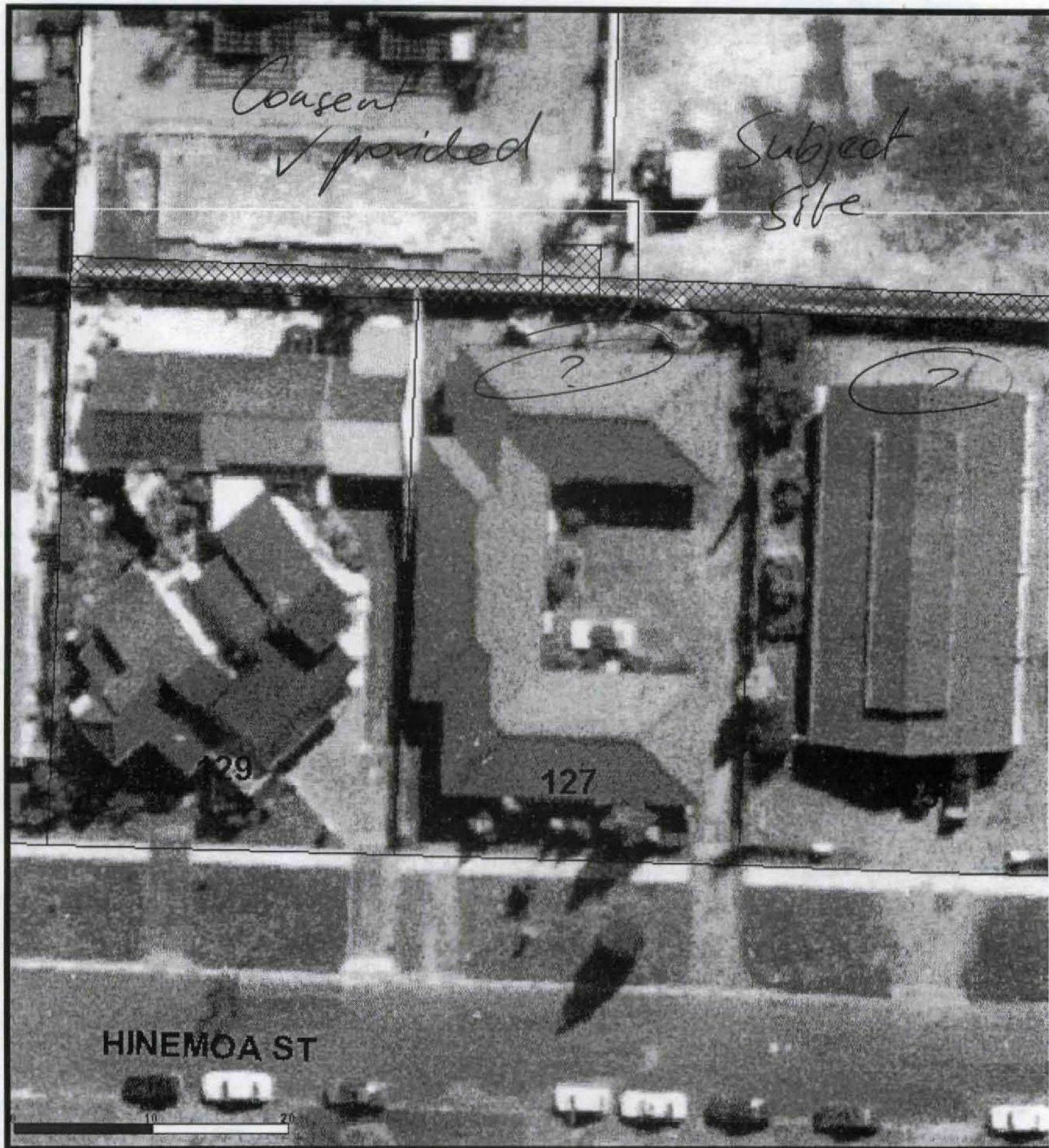
Council officers reserve the right to ask for additional information if, after a site visit, more details are necessary to enable Council to make a fully informed decision.

If you have any further queries concerning this letter, please do not hesitate to contact the undersigned.

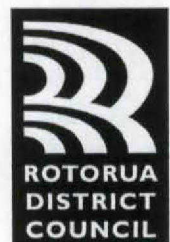
Yours faithfully

Gemma Pemberton  
Resource Management Planner

# Geyserview



Not To Scale. Printed from Geyserview at 10:39 AM on 21 February 2002  
Council does not warrant the accuracy of the information represented by this map.  
Land Information New Zealand (LINZ) Licenses - CROWN COPYRIGHT RESERVED.





# MEMORANDUM

**DATE:** 18/2/02  
**TO:** Gemma Pemberton, Planner  
**FROM:** Tony Kelly, Consents Engineer  
**SUBJECT:** **RECOMMENDED ENGINEERING REQUIREMENTS**  
**APPLICATION FOR LAND USE CONSENT**  
**DC HEARD LTD, 96 PUKUATUA ST**

File Ref: P00858 / RC4729

## 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 and the District Plan to the satisfaction of the District Engineer.
2. That the proposed units (including eaves) shall be located outside the existing easement adjacent to the southern boundary.
3. That engineering design plans and specifications for the proposed stormwater disposal system (including rear yard areas), southern boundary wall (including footings) and vehicle crossing shall be submitted to the District Engineer prior to commencement of the works.
4. That engineering design plans for the foundations and earthworks shall be submitted for approval with the Building Consent application.
5. That during the period of earthworks and reinstatement there shall be adequate stormwater control, no off-site deposit of sediment or detritus from the area of works, and no deposit of sediment or detritus into any watercourse or stormwater drain.
6. That prior to the issue of a Code Compliance Certificate, the proposed units shall be provided with a new vehicle crossing (to modified RD13 standards), and the redundant vehicle crossing serving the site shall be removed and the kerb & channel and footpath reinstated.

## Advice Notes:

1. With regard to the requirements of Condition 3:
  - (a) A manhole will be required at the connection point to the public stormwater main. The site borders low-lying properties and stormwater needs to be contained on-site during and following the construction period.
  - (b) The design of the proposed boundary wall needs to consider the existence of the public sewer main within the easement. A lightweight fence would be acceptable, however due regard must be made to providing adequate access to the sewer manhole. The walls traversing the public sewer main, as shown on the submitted plans, are NOT authorised as Council access to the main needs to be maintained.
2. With regard to Condition 4, it is noted that Council's property file indicates that filling has already been carried out on this site. A specific subsoil investigation and foundation design is required. It is also noted that the applicant has obtained a Geological Report (Ref: Ashley Cody, dated 7 January 2002). The recommendations of this report, in particular those relating to stormwater disposal and the site's soil characteristics, need to be taken into consideration by the designer.
3. With regard to Condition 6, approval is given for the 4 metre wide vehicle crossing shown on the submitted plans.
4. It is noted that the submitted plans show that a new sewer connection to the public main is proposed. This is NOT authorised. The existing connection should be utilised, or alternatively, a new connection provided to the manhole. The applicant is advised to contact Council's Wastewater Operations Technician, Marcus Browne, to discuss this issue.

Tony  
- eaves 200mm  
- storm sewer 800mm from face line  
double bag any leachate?

Tony Kelly, Consents Engineer:

Date:.....

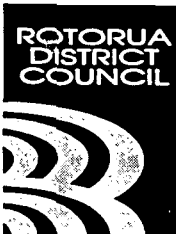
Engineering Peer Review:

Date:.....









# 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?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Is the land unstable or on a slope greater than 20°?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Is the site in or adjacent to a gully?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Is the site within 20 metres of a permanent watercourse?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Are there any geothermal features on the site?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Are there any geothermal bores on the site?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Has the site been subject to landfill?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Are there any other natural constraints to the site?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> 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?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> 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?	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Does the proposed development affect tangata whenua?	<input type="checkbox"/> YES	<input type="checkbox"/> YES	<input type="checkbox"/> NO

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

SHOW ON PLAN

PTO..



3. Does the site or neighbouring site contain:

Any wildlife habitat, wetland or area of indigenous vegetation that could be affected by the proposed activity? ☐ YES ☒ NO

Any trees that will be affected by the proposed activity? ☐ YES ☒ NO

SHOW ON PLAN

4. Will the proposed development generate:

Any additional utility service requirements? ☒ YES ☐ NO

Any additional vehicular traffic? ☒ YES ☐ NO

Any additional noise? ☐ YES ☒ NO

Any dust that can drift beyond the site? ☐ YES ☒ NO

Any odour beyond the site? ☐ YES ☒ NO

Where 'YES' will the above be during the construction period? ☒ YES ☐ NO

Where 'YES' will the above be when the development is completed? ☒ YES ☐ NO

5. Will the property have direct access to a State Highway? ☐ YES ☒ NO

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

6. Will the development produce any waste materials? *Construction materials only* ☒ 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 *Residential dwelling units*

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.

*14/1/2002*  
(date)

*[Signature]*  
(Signature of applicant or agent for applicant)

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

**PAYMENT OF PLANNING FEES & CHARGES - LAND USE CONSENTS  
AS FROM 9 JULY 2001**

**RECEIPT DETAILS:**NAME OF PAYER: D. C. Herald LtdPOSTAL ADDRESS OF PAYER: P.O. Box 1373

APPLICANT'S NAME: (If different from above) \_\_\_\_\_

ADDRESS OF APPLICATION: \_\_\_\_\_

A. NOTIFIED LAND USE (CODE 235 8900 6738)		Code & Price per unit	(Circle applicable fees)
Code:			Fee \$ (GST incl.)
10	Notified	\$1,200+ A&M	1,200
11	Notified Sign Bond		30
B. NON-NOTIFIED LAND USE (CODE 235 8900 6775)			
12	Controlled – CBD Design Guide approvals		100
13	Controlled – Minor accessory buildings in rear & side yards		100
14	Controlled		280
19	Limited Discretionary		280
15	Discretionary	+ M	420
16	Non Complying	+ M	420
17	Change of Conditions (S127)		250
18	Extension of time (S125)		200
20	Cancellation of approval (S126)		150
21	Charges from Draughting	(Code 235 8600 4808)	.....
22	Additional Consent Fees, commissioning reports, photocopying, related to a consent	Actual & reasonable costs	.....
C. MONITORING (CODE 235 8900 6814)			
25	Fee for Consents that require monitoring (All Discretionary & Non Complying)		85
D. LAND USE RELATED (CODE 235 8900 6775)			
30	Compliance Certificates (Sect. 139)		200
31	Outline Plan Approval (Sect. 176A)		180
32	Certificates – Sale of Liquor	(Code 235 8900 6732)	90
33	Overseas Investment, Motor Vehicle Dealers & Others Similar Certificates	(Code 235 8900 6732)	90
34	Reserve Contribution	(Code 410 6000 6803)	.....
35	Certificate of Title	(Code 111 3100 2215) per title	10.50
E. GENERAL ADMINISTRATION CHARGES (NOT CONSENT RELATED)			
40	Information Gathering	(Code 235 8900 6732) \$95 per hour	.....
41	Photocopying	(Code 235 8600 4843) \$1 per page	.....
43	Commissioning of Reports	(Code 235 8900 6732) Actual cost	.....

A = Additional charges @ \$95 per hr

M = Monitoring fee required.

RECEIPT NO. S. 934413DATE: 17-01-02 TOTAL \$ 280.00

Reference:

Prior CT: 18A/197

Document No.: B514561.3

10 JUL 2001

COPY

## REGISTER

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT 1952

This Certificate dated the 26th day of November One Thousand Nine Hundred and Ninety Eight under the seal of the District Land Registrar of the Land Registration District of SOUTH AUCKLAND

**WITNESSETH** that **BOSSTAN CORPORATION LIMITED**

is seised of an estate in **fee simple** (subject to such reservations, restrictions, encumbrances and interests as are notified by memorial endorsed hereon) in the land hereinafter described, delineated on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 1465 square metres, more or less being **LOT 2**

**DEPOSITED PLAN S82612**



for District Land Registrar

Subject to Section 15 Rotorua Town Lands Act 1920

Subject to Section 8 Coal Mines Amendment Act 1950

**DISCHARGED**  
B450868.4 Mortgage to ~~ANZ~~ Banking Group (New Zealand) Limited - 19.11.1998 at 0.00

B514561.2 Consent Notice under Section 221(1) Resource Management Act 1991 by The Rotorua District Council

B558093.2 Transfer to Rex Drabble Gadsby and Beverley Jean Gadsby

Land Covenant in Transfer B558093.2

all 27.7.1999 at 12.41

R. Lloyd  
for RGL

B514561.4 Easement certificate affecting Lots on DPS82612

NATURE	SERVIENT	DOMINANT
	LAND	LAND
Right to take and convey water, steam, minerals and gas	2-C, B1 & B2 1-D & A2	1 CT65B/748 2

The above easements will be subject to Section 243(a) Resource Management Act 1991 when created

Subject to a right to drain sewage in gross over the parts herein marked B1 & B2 DPS82612 to The Rotorua District Council created by Transfer B514561.5

Subject to Section 243(a) Resource Management Act 1991

Subject to a right to take, convey and discharge water, steam, minerals and gas easements over parts herein marked B1, B2 & C DPS82612 appurtenant to Section 16 Block LXIII Town of Rotorua CT19D/1219 created by Transfer B514561.6

Subject to Section 243(a) Resource Management Act 1991 (excluding marking B1)

all - 26.11.1998 at 11.20

For DLR

65B/749

# Affected Parties Consent Form

Consent of affected property owner/occupier to a  
proposed activity or building work

00857.

TO: The District Manager  
Rotorua District Council  
Private Bag  
ROTORUA

I BRAD CORP HOLDINGS LTD being the owner/occupier

of 94 PUKUATUA STREET (address),

having studied the proposal of DC Heard Ltd (name)

located at

96 Pukuatua St  
Rotorua (address)

consent to the following proposed activity (state exactly what has been agreed to):

~~Side yard encroachment of 1.5m (Units 516)~~  
Daylight encroachment of 1.2m (Units 516).  
5 additional household units

The applicant must also show you a copy of the proposed plans and an assessment of environmental effects. You need to sign these documents as well as this form.

Date:

7/1/2002

Signature:

P. Bradley

Contact name/address:

PAUL BRADLEY

(if different from above)

22 HILDA STREET ROTORUA

PO BOX 6016

Phone: 3485098 Fax: \_\_\_\_\_

025961111

ROTORUA  
DISTRICT  
COUNCIL



ENVIRONMENTAL  
SERVICES

Private Bag 3029

Rotorua

Ph (07) 348 4199

Fax (07) 346 3143

Document Set ID: 640107

Version: 3, Version Date: 22/06/2010

# Affected Parties Consent Form

Consent of affected property owner/occupier to a  
proposed activity or building work

29788

TO: The District Manager  
Rotorua District Council  
Private Bag  
ROTORUA

I Wellington Family Trust being the owner/occupier  
of Apartment 6 100 Pukunatua Street (address),

having studied the proposal of DC Heard Ltd (name)

located at

96 Pukunatua St  
Rotorua (address)

consent to the following proposed activity (state exactly what has been agreed to):

Side yard encroachment of 1.5m (Unit 6)  
Daylight encroachment of 1.2m (Units 5 & 6)  
5 additional household units AS PER  
Signo Plans (encl) Project No 3021  
Pages P.I.M. 1 of Plan 5.

The applicant must also show you a copy of the proposed plans and an assessment of environmental effects. You need to sign these documents as well as this form.

Date:

8/1/2002

Signature:

[Signature]

Contact name/address:

W.B. Wellington

(if different from above)

37 Dickson Road  
Papa moa

Phone: (07) 5423490 Fax: \_\_\_\_\_



Private Bag 3029  
Rotorua  
Ph (07) 348 4199  
Fax (07) 346 3143

Document Set ID: 646107

Version: 3, Version Date: 22/06/2010

14 June 2002

FILE

Please Quote: P00549

Doc No: 202630/re

P00858

BSK Consulting Engineers Ltd  
144 Hinemoa Street  
PO Box 23  
ROTORUA

Attention: John Kronast

Dear Sir

**RE: DEVELOPMENT FOR DC HEARD AT PUKUATUA STREET**

Thank you for your letter dated 12 June 2002 regarding the removal of a Section 36(2) notification at the above address.

Unfortunately, Pat Lawrence, who has been dealing with this matter, will not be back from holiday until early July.

I will ask him to contact you on his return.

Yours faithfully

Michael Jowett  
Building Officer

*I'll see the attached correspondence from B.S.K. Engineering regarding the Section 36(2) Notice. It would appear that we have sufficient advice from them to now remove the Section 36(2) Notice. Could you please advise the D.L.R. accordingly. Love should go to to code 250 4510*

*2.7.02*



12 June 2002

The Building Control Manager  
Rotorua District Council  
Private Bag RO3029  
**ROTORUA**

**Attention: Mr P Lawrence**

Dear Sir

**RE: DEVELOPMENT FOR D C HEARD  
PUKUATUA STREET, ROTORUA**

<b>Rotorua District Council</b>	
RECEIVED	13 JUN 2002
REFERRED TO	<i>Bu</i>
.....	
.....	
COPY TO	.....
INSTRUMENT NO.	.....

**OUR REF: 12848**

Further to our recent telephone conversation (Kronast/Lawrence), we are writing with regard to the removal of a Section 36(2) notification placed on the above property. Our understanding is that the notification relates to three potential problems regarding the site. These are:

1. Soft subsoils
2. Potential for flooding
3. Geothermal hazard

In our opinion these potential hazards have been fully investigated as part of the project design and have essentially been assessed and/or mitigated in the following manner.

**1. SOFT SUBSOILS**

The site has been the subject of a full geotechnical evaluation by Tonkin & Taylor and the foundation design and construction carried out fully in accordance with their recommendations.

**2. POTENTIAL FLOODING**

The Rotorua District Council is currently in the process of upgrading the stormwater drainage in the area to prevent a recurrence of previous problems. In addition the building floor levels have been set at 400mm above footpath level.

**3. GEOTHERMAL HAZARD**

The site has been fully investigated by local geothermal consultant Ashley Cody, and a report provided with the Building Consent Application.

*DIRECTORS*  
E. Don Stotter  
C,Eng., M.I.C.E.,  
M.I.P.E.N.Z  
Reg. Engineer  
John W Kronast

That report states that "the section has been stable throughout historical times and that a house was on the site from 1932 – 1987 with no history of geothermal activity or problems". It suggests there is no greater risk from geothermal hazards than many other properties in Rotorua.

We also understand that similar notices have not been applied to similar properties within the area.

Therefore based on the above we consider the site hazards have been adequately assessed and that the 36(2) notification is not necessary.

We trust this provides the information you require to more fully consider this issue and look forward to a positive response to the matter.

Please contact the writer should you require further information.

Yours faithfully



J W Kronast  
**BSK CONSULTING ENGINEERS LTD**

# Resource Consent Application

## under the Resource Management Act 1991

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

00858

### 1. APPLICANT'S NAME AND ADDRESS

Applicant's name: DC HEARD LTD.

Applicant's postal address: P.O. Box 1373  
Rotorua.

Contact name and address  
(if different from above): Michael Skelton  
(025) 8761575

Contact telephone number: \_\_\_\_\_ Fax: \_\_\_\_\_

### 2. OWNER AND OCCUPIER OF PROPERTY

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

Name: DC HEARD LTD

Address: 28 Stanley Dr.  
Rotorua.

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

Name: \_\_\_\_\_

Address: \_\_\_\_\_

### 3. LOCATION OF ACTIVITY

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

96 Pukunatua St.

Lot 2 DPS 82612.

\_\_\_\_\_

\_\_\_\_\_



Private Bag 3029  
Rotorua  
Ph (07) 348 4199  
Fax (07) 346 3143

Version 3, Version Date, 22/06/2010

pd  
\$280.00



#### 4. RESOURCE CONSENT INFORMATION

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

N/A.

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

5 additional household units. Daylight  
encroachment of 1.2m. Yard encroachment  
of 1.5m.

Attach any further sheets needed.

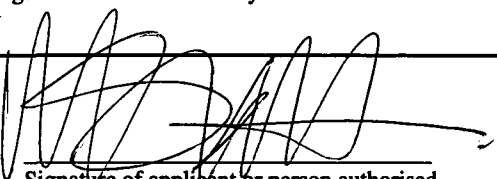
#### 5. OTHER INFORMATION REQUIREMENTS

I have attached:

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

#### SUBDIVISION CONSENT APPLICATIONS ONLY

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

  
Signature of applicant or person authorised  
to sign on the applicants behalf

14/1/2002  
Date

ROTORUA  
DISTRICT  
COUNCIL



11 March 2002

FILE

Please Quote: P00858

Your Ref: 3021

Doc No: 196090

DC Heard Ltd  
PO Box 1373  
ROTORUA

<b>RESOURCE CONSENT</b>	
Approved.....	11.3.02.
Appn No.....	4729.
Plan No.....	
Date.....	12.3.02.

Dear Sir

**RESOURCE MANAGEMENT ACT 1991**

**NON-NOTIFIED APPLICATION FOR RESOURCE CONSENT**

**APPLICANT – DC HEARD LTD, 96 PUKUATUA ST, ROTORUA**

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

**That pursuant to Sections 34(4), 94, 104, 105 and 108 of the Resource Management Act 1991, the Rotorua District Council grants consent to the application by DC Heard Ltd to construct a comprehensive residential development of 6 household units at 96 Pukuatua St legally described as Lot 2 DPS 82612.**

**This consent is subject to the following conditions:**

- 1. That all conditions relating to this Resource Consent must be met in full with a Planning Compliance Certificate issued before the occupation of the proposed comprehensive residential development.**
- 2. That the proposal proceeds in accordance with the application submitted numbered 4729/5 and dated 8/3/2002.**
- 3. That all engineering works required to be undertaken to satisfy the conditions of consent shall be carried out in accordance with the Rotorua Civil Engineering Industry Standard and the District Plan to the satisfaction of the District Engineer.**
- 4. That the engineering design plans and specifications for the proposed stormwater disposal system (including rear yard areas), southern boundary wall (including footings) and vehicle crossing shall be submitted to the District Engineer prior to commencement of the works.**
- 5. That all parking and manoeuvring areas shall be formed, surfaced and drained in accordance with the District Plan and Engineering Code of Practice to the satisfaction of the District Engineer.**
- 6. That engineering design plans for the foundations and earthworks shall be submitted for approval with the Building Consent application.**
- 7. That during the period of earthworks and reinstatement there shall be adequate stormwater control, no off-site deposit or detritus from the area of works, and no deposit of sediment or detritus into any water course or stormwater drain.**

8. That prior to the issue of a Code of Compliance Certificate, the proposed units shall be provided with a new vehicle crossing (to modified RD 13 standards), and the redundant footpath vehicle crossing serving the site shall be removed and the kerb and channel and footpath reinstated.
9. That during the construction phase of the proposal, the builders shall operate their plant and equipment in accordance with NZS6803P Measurement and Assessment of Noise from Construction, Maintenance and Demolition.

**Advice Notes:**

The applicants are advised that:

- (a) Please ensure that you fill in the enclosed "Monitoring Assistance" form and return to Council in the enclosed envelope.
- (b) When you have completed the requirements of the conditions on your resource consent, please contact the Monitoring & Compliance Officer to schedule a final inspection.
- (c) Under section 357 of the Resource Management Act 1991, you have a right of objection to Council in respect of the above decision. Any such objection shall be made by notice in writing to the Council within 15 working days of receiving this decision.
- (d) The above consent lapses on the expiry of 2 years after the date of commencement of the consent, unless the consent is given effect to.
- (e) Approval is granted for a 100mm eave encroachment into the RDC sewer easement.
- (f) Approval is granted for private drains within the RDC sewer easement at 1.5m clearance OR two new sewer connections installed.
- (g) With regard to the requirements of Condition 4;
  - (1) a manhole will be required at the connection point to the public stormwater main. The site borders low-lying properties and stormwater needs to be contained on-site during and following the construction period.
  - (2) The design of the proposed boundary wall needs to consider the existence of the public sewer main within the easement. A lightweight fence would be acceptable, however due regard must be made to providing adequate access to the sewer manhole. The walls traversing the public sewer main, as shown on the submitted plans, are NOT authorised as Council access to the main needs to be maintained
    - (a) With regard to Condition 6, it is noted that Council's property file indicates that filling has already been carried out on this site. A specific subsoil investigation and foundation design is required. It is also noted that the applicant has obtained a Geological Report (ref; Ashley Cody, 7 January 2002). The recommendations of this report, in particular those relating to stormwater disposal and the site's soil characteristics, need to be taken into consideration by the designer.
    - (b) With regard to Condition 8, approval is given with for the 4 metre wide vehicle crossing shown on the submitted plans.
    - (c) Financial contribution is not required as stated in consent notice granted



on the 10 September 1998

*"All owners of Lot 2 DPs 82612 are advised that the Rotorua District Council will not ask that a Reserve Contribution be payable at the time of the consent for the erection of up to six (6) household units on Lot 2 DPs 82612"*

Copy attached.

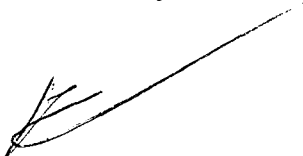
- (h) The geothermal and geological report prepared by Ashley Cody (ref: 7 January 2002) is considered to address the concerns of Council in regard to Geothermal issues.
- (i) There shall be no on-site stormwater disposal, as recommended by geological report prepared by Ashley Cody (ref: 7 January 2002).

The reasons for this decision are that:

1. The site is zoned Residential D in the District Plan where the Comprehensive Residential Development is a Discretionary Activity.
2. The proposal is in accordance with the provisions and requirements of the District Plan for Comprehensive Residential Development in a Residential D zone.
3. The proposal is not contrary to the policies and objectives of the District Plan. The proposal is of comprehensive residential character and scale and it is considered that the majority of effects can be contained on-site. Those which are considered to have effect off-site, such as the daylight encroachment and side yard encroachment, have been granted consent by affected adjoining neighbours.
4. The proposal will have only a minor potential adverse effect on the environment, due to the character and scale of the proposal.
5. All persons who may be adversely affected by the proposal have provided their written consent.

If you have any questions, please contact **Gemma Pemberton**, Resource Management Planner.

Yours faithfully



Peter Crawford  
Director, Environmental Services

**CONSENT NOTICE PURSUANT TO SECTION 221**  
**OF THE RESOURCE MANAGEMENT ACT 1991**

**IN THE MATTER** of Lot 2 DPs 82612

**AND**

**IN THE MATTER** of Subdivision Consent  
6598108 pursuant to Sections 105, 108, 220 and 221  
of the Resource Management Act 1991.

Subdivider: Bosstan Corporation


Locality: 96 - 100 Pukuatua Street, Rotorua Central.

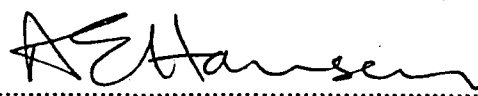
All owners of Lot 2 DPs 82612 are advised that the Rotorua District Council will not ask that a Reserve Contribution be payable at the time of the consent for the erection of up to six (6) household units on Lot 2 DPs 82612.

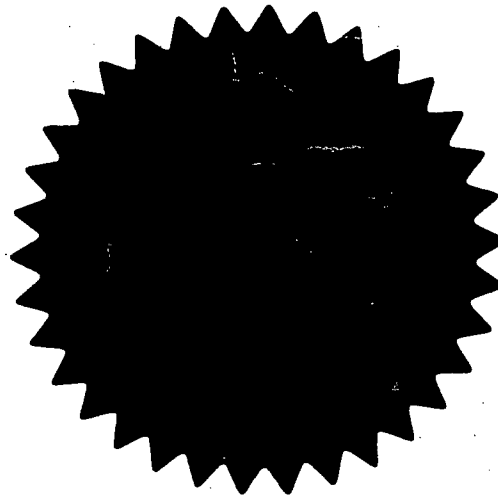
This document is hereby authenticated in terms of Section 252 of the Local Government Act 1974.

Dated at Rotorua this 10 day of SEPTEMBER 1998

The COMMON SEAL of the )  
ROTORUA DISTRICT COUNCIL )  
was affixed hereto in the presence )  
of: )

  
.....  
Mayor

  
.....  
District Manager



*With The Compliments of . . .*

ATTN: Colin Wiggins

---

FROM: Gemma  
Pemberton

Please note Condition 8

---

for your attention

---

\* To go on inspection card



**ROTORUA DISTRICT COUNCIL**

**Private Bag**

**Rotorua**