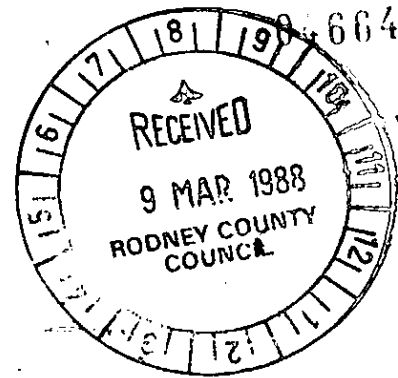


Reg 19(1) 37(1)

FORM A

THE TOWN & COUNTRY PLANNING ACT 1977

APPLICATION FOR PLANNING CONSENT



TO: The County Manager
Rodney County Council
Private Bag
OREWA

ACTION	TP
COPY	

(PLEASE PRINT IN BLACK INK)

I (state full name of applicant): ROY MARTIN & MARCIA LOIS DATES

HEREBY APPLY FOR (state fully what is proposed):

ERECTION OF DWELLING
on an intensive use Block

THE PROPERTY IN RESPECT OF WHICH THE APPLICATION IS MADE IS SITUATED AT NO:

MAKARAU VALLEY STREET/ROAD (State locality or if there is no
street address give general description of location): KAUKAPAKAPA
(500m FROM H/WAY 16 RIGHT SIDE)

I AM THE (state whether owner, leesee, etc): OWNERS

OF THE PROPERTY.

NAME OF OWNER:

ROY MARTIN & MARCIA LOIS DATES

ADDRESS:

P.O. Box 8 KAUKAPAKAPA

NAME OF OCCUPIER:

AS ABOVE

ADDRESS:

DATED AT KAUKAPAKAPA THIS 22ND DAY OF FEB 1988

SIGNATURE:

Marcia Dates

(To be signed for or on behalf of applicant)

ADDRESS FOR SERVICE:

P.O. Box 8
KAUKAPAKAPA

TELEPHONE NUMBER OF APPLICANT:

444 3161 WORK N.Z. CARRIERS TAKAPUNA

R.M. & M.L. Oates.
"Three Pines Lodge Hydroponics"
Makarau Valley Road,
P.O. Box 8,
KAUKAPAKAPA.

18th February, 1988.

The Town Planning Officer.
Rodney County Council.
OREWA.

LOT. 3. - D.P. 114673. KAUKAPAKAPA RIDING.
situated in Makarau Valley Road and will be known as
"Three Pines Lodge Hydroponics."

This Report is in support of our Town and Country Planning Application for the erection of a dwelling on the above mentioned land, comprising 1,7847 H.A. and to outline our development programme.

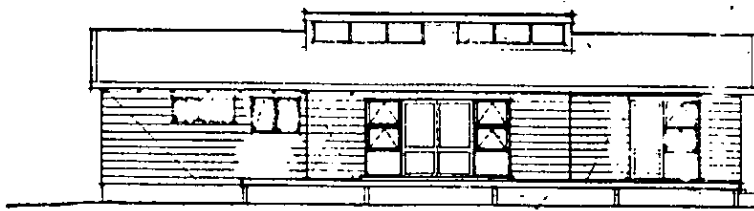
In the area of the south west boundaries, it is planned to erect a plastic covered growing house of some 2,000 sq. ft. (216 sq. mtrs. approx) in which we plan to grow vegetables using the Hydroponic System, followed by further houses or a multispan type, which extra bays can be added as required, with a total area in the vicinity of 15, 000 sq. ft. In the interrim some outdoor cropping will be undertaken and shelter belts will be planted in preparation for the establishment of an orchard.

Both partners are working full time off the property untill such time as the first plastic house is erected and planted, at which time one partner will work full time on the property. We envisage the development could take up to 5 years to complete, as we intend to use revenue generated from the property solely for the development. Therefore, it will be necessary for one partner to remain working full time off the property, untill development is to a stage where full time employment away from the property could become part time and eventually both partners working the property full time.

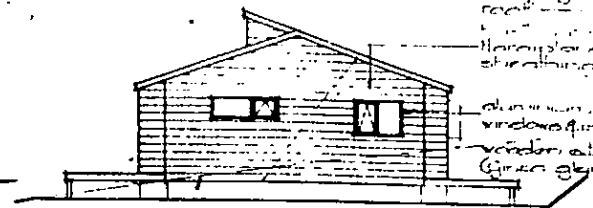
The erection of a dwelling is most important to this type of operation as it is not possible to be living off the property and growing hydroponically, as a failure of equipment not attended to quickly, or some weather changes could be a complete disaster in terms of crop being grown as well as financially. All ground area not developed will be kept neat and tidy at all times, as it is our intention to have that ground grazed, we have an agreement already in hand for that purpose. Growing hydroponically has advantages over conventional growing, as there is no heavy application of ground spray or chemicals for sterilizing the soil, therefore much less likelihood of waterways becoming contaminated and crops on neighbours properties being affected.

Contact telephone numbers if required, Mr. R.M. Oates 4443161 or Mrs. M.L. Oates 4444965, residential evenings only 0880-4044.

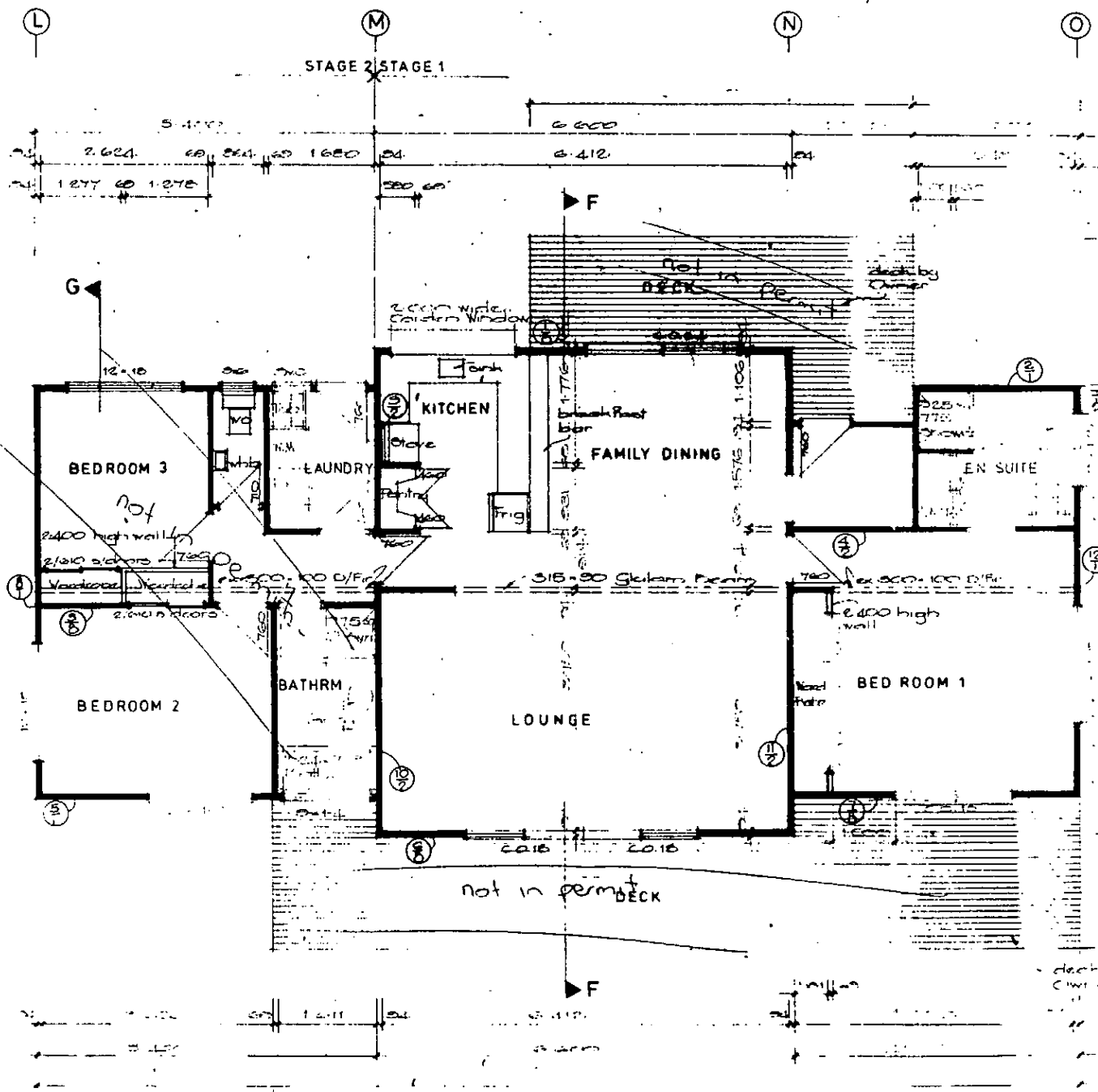
Yours faithfully,



ELEVATION A
Scale: 1:100



ELEVATION B



FLOOR PLAN.
Scale: 1:50



Rodney County Council

Correspondence to The County Manager Rodney County Council
Private Bag, Orewa, New Zealand.
Telephone Hibiscus Coast (STD 0942) 65-169
Facsimile (STD 0942) 67280
Head Office: Centreway Road, Orewa.

District Community Councils of ☐ Warkworth ☐ Wellsford

Reference Number:

TP/96/88

If calling please ask for:

Mrs Evans
DAL

21 March 1988

Dear Sir

NOTIFIED APPLICATION FOR PLANNING CONSENT : R M AND M L OATES

The Council has received the above application to use land and/or building in a manner that cannot be carried out as of right under the Council's District Scheme. Since you have a greater interest in it than the public generally, I have enclosed a copy of the application and supporting details for your information.

The application is being advertised and objections will be received by the Council until 4.00 p.m. on 13 April 1988.

Should you wish to object to the application, your objection must be written in the form provided by Form 'J' in the First Schedule to the Town and Country Planning Regulations 1978, or to like effect, and should be addressed to:-

The County Manager
Rodney County Council
Private Bag
OREWA

A copy of every objection must also be sent to the applicant as soon as possible. The applicant's address is shown on the copy of the application.

The property is zoned Rural General (South) in the Operative District Scheme.

Yours faithfully

for: COUNTY MANAGER

B D Sharplin

Encl:

Secretary
Auckland Regional Authority
Private Bag
AUCKLAND Dear Sir

District Commissioner of Works
Ministry of Works and Development
P O Box 5040
AUCKLAND Dear Sir

Commissioner of Works
Ministry of Works and Development
P O Box 12-041
WELLINGTON Dear Sir

P A Clarke
PO BOX 77
AUCKLAND Dear Sir

L R Dixon
Makarau
KAUKAPAKAPA Dear Sir

P J and M M Butcher
PO BOX 77
AUCKLAND 1 Dear Sir and Madam

Valuation Reference 30710 21 3		extns. 0	Computer Codes change F indic. 111000	Date of Revision 1/ 7/84	Date form printed 11/ 6/87
VI LV CV	500 25000 25500	Special Values 25-6-86	Nature of Improvements FG	Occupier (within the meaning of the Rating Act) OATES ROY MARTIN OATES MARCIA LOIS 108 CAMBRIDGE RD TAURANGA	
HECTARES 1.7847		Address of Property/Situation MAKARAU RD		Name of District RODNEY COUNTY	

The sequence of data here is: Owner (if other than Occupier), Special Rating Area information (if any), Description of Property.

LOT 3 DP 114673 BLK II KAIPARA SD
LAND FORMERLY VALUED AT 30710 21

owner/agent

Valuation Reference 30710 21 4		extns. 0	Computer Codes change AFGHJID indic. 111000	Date of Revision 1/ 7/84	Date form printed 16/11/87
VI LV CV	1500 35000 36500	Special Values 60-11-87	Nature of Improvements FG	Occupier (within the meaning of the Rating Act) CLARKE PAUL ANTHONY MAKARAU RD PO Box 77 KAUKAPAKAPA Au ck.	
HECTARES 2.9822		Address of Property/Situation MAKARAU RD		Name of District RODNEY COUNTY	

The sequence of data here is: Owner (if other than Occupier), Special Rating Area information (if any), Description of Property.

LOTS 5 6 DP 114673 BLK II KAIPARA SD
LAND FORMERLY VALUED AT 30710 21

Valuation Reference 30710 20		Computer Codes extns. C change L indic. 111000		Date of Revision 17/7/84	Date form printed 8/11/84
VI LV CV	Special Values 120000 130000 300000	Nature of Improvements DWG 08 01 FG		Occupier (within the meaning of the Rating Act) DIXON LLOYD RONALD	
				S HWAY 15 RD 2 Makarau KAUKAPAKAPA 75	
HECTARES 57.9459		Address of Property/Situation S HWAY 15 MAKARAU		Name of District RODNEY COUNTY	
The sequence of data here is: Owner (if other than Occupier), Special Rating Area information (if any), Description of Property. SECS 13 19 20 24 BLK II KAIPARA SD-TNA-MAKARAU FARM SETTLEMENT-SEC 20 SUBJECT TO EASEMENT CN DP 74210					

Valuation Reference 30710 21		Computer Codes extns. C change CJ indic. 111000		Date of Revision 1/7/84	Date form printed 16/11/87
VI LV CV	Special Values 58000 205000 263000 5-11-87	Nature of Improvements DWG 08 01 FG		Occupier (within the meaning of the Rating Act) BUTCHER PHILIP JOHN BUTCHER MARGARET MARY PO BOX 77 AUCKLAND 1	
HECTARES 59.3577		Address of Property/Situation MAKARAU RD		Name of District RODNEY COUNTY	
The sequence of data here is: Owner (if other than Occupier), Special Rating Area information (if any), Description of Property. L 1 2 4 DP 114673 BLK II KAIPARA SD					

N-12

N-13

Makarau Bridge
Rec. Res.29
455 ha49 No 3
46665
6730

49175

5-4759 ha

MAKARAU ROAD

21

13-0511 ha

38363

13238

MAKARAU ROAD

7664L

Pt. 2C

323 1718 ha

22

48-9037 ha

37285

Lot 2

13 9855 ha

DP 83886

Lot 1

16-8993 ha

DP 83888

Lot 5

0-8050 ha

Lot 4

0-8635 ha

DP 83886

DP 74210

Lot 7

1-5959 ha

Lot 21

3-8615 ha

DP 79631

Pt. WAITANGI BLK.

64-6059 ha

3576

TOKAMAI

42-8967 ha

Lot 1

DP 67974

Lot 1

DP 67974

Omeru Scenic Reserve

Omeru Scenic Res.

47533

Lot 19

6-2703 ha

DP 79631

48731

DP 65863

Lot 15

8-2004 ha

DP 79631

Lot 16

0-8929 ha

Lot 17

2-3450 ha

Lot 18

12-3163 ha

DP 79631

Lot 9

1-2630 ha

Lot 20

29-1483 ha

3000

NW 152

14-9734 ha

DP 2610

SE 152

Basil Orr

Lot 15

8-2004 ha

DP 79631

Lot 16

0-8929 ha

Lot 17

2-3450 ha

Lot 18

12-3163 ha

DP 79631

Lot 9

1-2630 ha

Lot 20

29-1483 ha

3000

10/96/88

part

30710 - 02103

0.2413.

10/10/88

1. What is the property zoned?	Rural General South
2. Is the application satisfactory?	Yes/ No
3. Information Required :	—
4. Under what section of the Act is the application going to be dealt with?	572
5. Is a controlled use application needed?	—
6. Is a dispensation needed? (To be dealt with separately)	Yes/No
7. Is a development plan needed?	—

'Consent to build a dwellinghouse on an intensive use lot'

0 Kirk/4 388

SAH 15/3



Rodney County Council

Correspondence to The County Manager Rodney County Council
Private Bag, Orewa, New Zealand
Telephone H. b. c. s. Coast (STD 0942) 65-169
Facsimile (STD 0942) 67280
Head Office: Centroway Road, Orewa.

District Community Councils of ☐ Warkworth ☐ Wellsford

Reference Number:

TP/96/88

If calling please ask for:

Mrs Evans
DAL

21 March 1988

R M and M L Oates
PO BOX 8
KAUKAPAKAPA

Dear Sir and Madam

NOTIFIED APPLICATION - R M AND M L OATES

I enclose a copy of the public notice. The Council has served notice of the above application on the persons and bodies on the attached list.

Pursuant to Regulations 38(5) and 37(8) of the Town and Country Planning Act 1978, the Council is entitled to recover costs incidental to the hearing of the application, and to charge for advertising. The current fee, which covers all of these costs, is \$268.00 inclusive of GST.

I acknowledge receipt of payment with thanks.

You will receive 14 days notification of arrangements for the hearing. Prior to the hearing you will also be sent a copy of the Planning Officer's report on your application.

After the hearing has taken place, and the Planning Committee's minutes have been produced, you will be notified in writing of the decision made. As this may take over one week from the date of the meeting it is possible that the decision may be reported in the press before you receive written notification. However, you are welcome at any time after the meeting to phone the Planning Committee Secretary (HBC 65169, Extension: 8863) who will be able to advise you of the decision.

Cont....

Page 2

R M and M L Oates

21 March 1988

If you require any further information or clarification please contact Mr Kirk, Planning Officer at the Council's Orewa Office.

Yours faithfully

for: COUNTY MANAGER

B D Sharplin

Encl:

Secretary
Auckland Regional Authority
Private Bag
AUCKLANDDear Sir

District Commissioner of Works
Ministry of Works and Development
P O Box 5040
AUCKLANDDear Sir

Commissioner of Works
Ministry of Works and Development
P O Box 12-041
WELLINGTONDear Sir

P A Clarke
PO BOX 77
AUCKLANDDear Sir

L R Dixon
Makarau
KAUKAPAKAPADear Sir

P J and M M Butcher
PO BOX 77
AUCKLAND 1Dear Sir and Madam

RODNEY COUNTY LOGO

THE TOWN AND COUNTRY PLANNING ACT 1977

THE COUNTY OF RODNEY DISTRICT SCHEME

Details of the applications for Planning Consent listed below may be examined in the offices of Rodney County Council at Centreway Road Orewa; Baxter Street Warkworth and State Highway 16 Huapai, during normal office hours.

Objections can be made by notice in writing in Form J prescribed in the First Schedule to the Town and Country Planning Regulations 1978 or to like effect and should be addressed to the County Manager, Rodney County Council, Private Bag, Orewa. Objections will be received by the Council until 4 p.m. on 13 April 1988.

A copy of any objection must also be sent to the applicant.

<u>Address of Proposed Work</u>	<u>Applicant & Applicant's Address:</u>	<u>Proposal</u>
Lot 3 DP 114673 Makarau Valley Road Kaukapakapa	R M and M L Oates P O Box 8 Kaukapakapa	Consent to build a dwellinghouse on an intensive use lot.
75 Stanmore Bay Road Whangaparaoa	A L Kraal 65 Brightside Road Stanmore Bay Whangaparaoa	Consent to build a second household unit.
37 Langton Road Stanmore Bay	C J Lynden c/- B M Laird Barrister and Solicitor P O Box 104 Orewa	Consent to three household units on the site.
25 Monyash Road Whangaparaoa	E B and C D Cooper 25 Monyash Road Whangaparaoa	Consent to build a second dwellinghouse.
806 Whangaparaoa Road Whangaparaoa	L P Nixon 806 Whangaparaoa Road Whangaparaoa	Consent to build a second household unit.
984 Whangaparaoa Road Whangaparaoa	K C Stewart 23 Swann Beach Road Whangaparaoa	Consent to build a second household unit.

COUNTY MANAGER

B D Sharplin

Private Bag

OREWA

* * * * *

PLEASE PUBLISH:

'PUBLIC NOTICE' COLUMN:

R & W Times

Tuesday, 22 March 1988

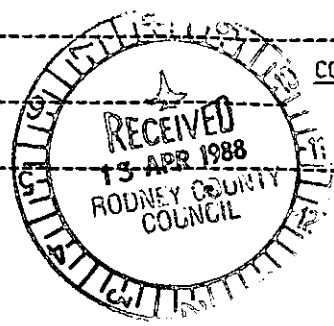
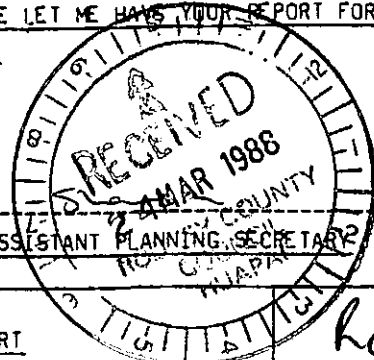
Single Column

(A/c No: 07 77001 10)

26

MEMO TO: District Inspectors
RETURN TO: Assistant Planning Secretary
DATE: 22-3-88
DISTRICT: Hapai

NOTIFIED APPLICATION FROM: R. M. a. m. l. - Oates
PLEASE LET ME HAVE YOUR REPORT FOR: Planning
BY: 6-4-88
COMMITTEE



TP/96/88

REPORT	hoaf collected water supply
A. <u>WATER SUPPLY</u>	RM
B. <u>DRAINAGE</u>	Shallow trench irrigation trenches for S/T effluent disposal
(i) Sanitary	RM
(ii) Stormwater	To nearest watercourse.
C. <u>LAND HAZARD</u>	NIL
(i) Instability	RB
(ii) Flooding	NIL. Block is on rising land above Rd.

D. OTHER COMMENTS Building Permit App. N^o 1/66 was applied and lodged on the 2-3-88



Rodney County Council

Correspondence to The County Manager Rodney County Council
Private Bag, Orewa, New Zealand.
Telephone Hibiscus Coast (STD 0942) 65-169
Facsimile (STD 0942) 67280
Head Office: Centreway Road, Orewa.

District Community Councils of ☐ Warkworth ☐ Wellsford

Reference Number: If calling please ask for:

TP/96/88

Mrs Tyrrell
DB

29 April 1988

R and M Oates
P O Box 8
KAUKAPAKAPA

Dear Mr and Mrs Oates

NOTIFIED APPLICATION: R AND M OATES

The Rural and Coastal Planning Committee will hear the above Notified Application at 10.00 a.m. on Tuesday, 17 May 1988 in the Council Chamber, Centreway Road, Orewa.

A copy of the Planning Officer's report will be forwarded to you shortly.

Please provide at the meeting, 10 copies of any evidence or submissions you may wish to make.

Yours faithfully

for: COUNTY MANAGER

B D Sharplin

MEMO TO: Divisional Engineer

DISTRICT: Onna

25b

RETURN TO: Assistant Planning Secretary

DATE: 22-3-88

NOTIFIED APPLICATION FROM: R.M. & M.L. Oates

PLEASE LET ME HAVE YOUR REPORT FOR: Planning COMMITTEE

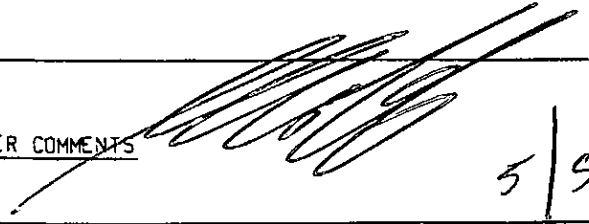
BY: 6-4-88

Simo ~

ASSISTANT PLANNING SECRETARY

Makaran Vly

T 96/88 ?

REPORT	
A. <u>WATER SUPPLY</u>	Pote
● <u>DRAINAGE</u>	
(i) Sanitary	Pote
(ii) Stormwater	On site disposal
C. <u>LAND HAZARD</u>	
(i) Instability	Nil
(ii) Flooding	Nil
D. <u>ACCESS</u>	Makaran Rd sealed to rural std
E. <u>PARKING</u>	
F. <u>OTHER COMMENTS</u>	 5/5/88



Rodney County Council

Correspondence to The County Manager Rodney County Council
Private Bag, Orewa, New Zealand:
Telephone Hibiscus Coast! (STD 0942) 65-169
Facsimile (STD 0942) 67280
Head Office: Centreway Road, Orewa.

District Community Councils of ☐ Warkworth ☐ Wellsford

Reference Number:

TP/96/88

If calling please ask for:

Mrs Tyrrell
DB

9 May 1988.

R and M Oates
P O Box 8
KAUKAPAKAPA

Dear Mr and Mrs Oates

NOTIFIED APPLICATION: R AND M OATES

Further to my letter of 29 April 1988, I enclose a copy of the Planning Officer's report for the hearing on Tuesday 17 May 1988.

The following notes provide guidelines to the conduct of planning application hearings before the Council's Planning Committee:

1. The Chairman announces the application.
2. The Council's Planning Officer summarises the planning report. This report will have been circulated prior to the hearing.
3. The applicants may introduce the application and submit any supporting information. The applicants or their expert witnesses are then open to questions from either Councillors or Council Officers.
4. The objector(s) have the opportunity to state their concerns or support, and are then open to questions from either Councillors or Council Officers.
5. The applicants have a right of reply. No new material can be introduced and no questions may be asked by either Councillors or Council Officers.
6. The Council reserves its decision.

Note: No cross-examination between applicants and objector(s) is permitted. Only Councillors or Council Officers are permitted to ask questions of the applicant or objector(s) during the planning hearing.

Yours faithfully

For: COUNTY MANAGER

B D Sharplin

NOTIFIED APPLICATION - R M AND M L OATES
(File: TP/96/88) (Kaukapakapa Riding)

APPLICANT: R M and M L Oates

APPLICATION: Consent to build a dwellinghouse on a intensive use lot.

LOCATION AND LEGAL
DESCRIPTION OF SITE:

The site is situated at Makarau Road and comprises Lot 3, DP 114673, having a total area of 1.7847 hectares.

DISTRICT SCHEME: The site is zoned Rural General (South).

In terms of the relevant provisions of the Scheme, the application is to be considered as a:-

Conditional Use: Section 72 of the Town and Country Planning Act 1977.

SITE INSPECTED BY: D Sanders

REPORT:

Site Description and Proposal

The applicants' property was approved as an intensive use lot for greenhouse purposes, being part of a subdivision of an existing farm in Makarau Road (Scheme Plan R13719 approved 1986).

The land rises at a moderate gradient from the road frontage and is presently in pasture. A storage shed and caravan occupy a small levelled area towards the south eastern corner of the property.

The applicants have provided the following information with their application:

" In the area of the south west boundaries, it is planned to erect a plastic covered growing house of some 2,000 square feet (216 square metres approximately) in which we plan to grow vegetables using the Hydroponic System, followed by further houses or a multispans type, which extra bays can be added as required, with a total area in the vicinity of 15,000 square feet. In the interim some outdoor cropping will be undertaken and shelter belts will be planted in preparation for the establishment of an orchard.

Both partners are working full time off the property until such time as the first plastic house is erected and planted, at which time one partner will work full time on the property. We envisage the development from the property solely for the development. Therefore, it will be necessary for one partner to remain working full time off the property, until development is to a stage where full time employment away from the property could become part time and eventually both partners working the property full time.

The erection of a dwelling is most important to this type of operation as it is not possible to be living off the property and

growing hydroponically, as a failure of equipment not attended to quickly, or some weather changes would be a complete disaster in terms of crop being grown as well as financially. All ground area not developed will be kept neat and tidy at all times, as it is our intention to have that ground grazed, we have an agreement already in hand for that purpose. Growing hydroponically has advantages over conventional growing, as there is no heavy application of ground spray or chemicals for sterilizing the soil, therefore much less likelihood of waterways becoming contaminated and crops on neighbours properties being effected. "

DEVELOPMENT ENGINEER'S REPORT:

Water Supply - Private

Drainage -

(i) Sanitary Private

(ii) Stormwater On site disposal

Land Hazard - Nil

Access - Makarau Road is sealed to rural standard.

BUILDING AND HEALTH INSPECTORS' REPORTS:

Water Supply - Roof collected water supply.

Drainage -

(i) Sanitary Shallow trench irrigation trenches for stormwater effluent disposal.

(ii) Stormwater To nearest watercourse.

Land Hazard - Nil - the block is rising land above the road.

Other Comments - Building Permit Application No. 1/66 was applied and lodged on the 2 March 1988.

OBJECTIONS:

Nil

STATUTORY FRAMEWORK:

The Operative District Scheme provides for single household units on sites subdivided for intensive use sites as a conditional use in the Rural General (South) zone. It is therefore appropriate for the Council to consider the application in terms of Section 72 of the Town and Country Planning Act 1977, whereby the Council needs to have regard to:

- " (a) The suitability of the site for the proposed use determined by reference to the provisions of the operative district scheme; and
- (b) The likely effect of the proposed use on the existing and foreseeable future amenities of the neighbourhood, and on the

health, safety, convenience, and the economic, cultural, social, and general welfare of the people of the district."

EVALUATION:

1. To ensure that intensive use sites are bonifide and will not be used as a non-productive rural-residential site, the Council has set requirements for the establishment of a dwelling on a site subdivided for intensive uses. These are:
 - " (i) The Council will require to be satisfied that sufficient capital commitment has been made to permanent improvements in accordance with the specified use (as at the time of Scheme Plan approval) to ensure its full establishment within two years; or
 - (ii) That a binding agreement has been entered into to the satisfaction of the Council which will ensure the full establishment of the specified use (as at the time of Scheme Plan approval) within three years which may include a guaranteed bond of a sufficient amount to ensure completion of the work. "
2. With regard to (i) above, the property is in pasture and no development of the proposed shadehouses has been undertaken. In view of the applicants' proposed schedule for completing the development of the hydroponic system, they would appear at present to be in a position to have the use fully established within two years.
3. It is understood that the initial capital investment to establish a hydroponic system is higher than for conventional shadehouse or greenhouse crop growing but that once the system is operational crop production is more rapid. Although the applicants state that their development, with a total area of shadehouse in the vicinity of 15,000 square feet, could take up to five years to complete, it would be appropriate for the Council to impose a condition of consent, in terms of part (ii) above, that an appropriate bond and agreement be entered into to ensure establishment of the use within three years.

CONCLUSION:

Having regard to the information which is available to the Planning Division at this stage, it is the Planning Officer's opinion that the Council could grant consent for the application.

It should be understood, however, that this has been based on the information that is currently available to the Planning Division and different conclusions may be reached when the Council has heard additional evidence and has had an opportunity to consider such additional information as may be available to it at the Hearing.

CONDITIONS:

If this application is consented to, it should be subject to the following conditions:

1. That development proceeds in general accordance with the plans and application submitted.
2. That prior to the issue of a building permit for the dwelling the applicants shall enter into a binding agreement with the Council by

way of a guaranteed bond for \$35,000 requiring the construction of 1,200 square metres of shadehouse within three years of this consent.

Note: The Council has issued a Certificate of Compliance (Section 306 of the Local Government Act 1974) for Scheme Plan R13719. Issue of a building permit for the dwelling is subject to the approval of the Deposited Plan by the County Surveyor.

CHARGES

Pursuant to the provisions of Regulation 38 (5) of the Town and Country Planning Act 1977, a charge to the applicant of \$268.00, inclusive of G.S.T., is proposed to cover the Council's expenses incidental to the advertising and hearing of the application. (Standard charge for all notified applications received after 1 December 1987.)

OK + 12
TP/96/88
(file 107)

The Town Planning Officer,
Rodney County Council,
OREWA

LOT. 3. - D.P. 114673. KAUKAPAKAPA RIDING.
SITUATED IN Makarau Valley Road and will be known as
"Three Pines Lodge Hydroponics."

This Report is in support of our Town and Country Planning Application for the erection of a dwelling on the above mentioned land, comprising 1,7847 H.A. and to outline our development programme.

In the area of the south west boundaries, it is planned to erect a plastic covered growing house of some 2,000 sq. ft. (216 sq. mtrs. approx) in which we plan to grow vegetables using the Hydroponic System, followed by further houses of a multispans type, which extra bays can be added as required, with a total area in the vicinity of 15,000 sq. ft. In the interim some outdoor cropping will be undertaken and shelter belts will be planted in preparation for the establishment of an orchard.

Both partners are working full time off the property until such time as the first plastic house is erected and planted, at which time one partner will work full time on the property. We envisage the development could take up to five years to complete, as we intend to use revenue generated from the property solely for the development. Therefore, it will be necessary for one partner to remain working full time off the property, until development is to a stage where full time employment away from the property could become part time and eventually both partners working the property full time.

The erection of a dwelling is most important to this type of operation as it is not possible to be living off the property and growing hydroponically, as a failure of equipment not attended to quickly, or some weather changes, could be a complete disaster in terms of crop being grown, as well as financially. All ground area not developed will be kept neat and tidy at all times, as it is our intention to have that ground grazed. We have an agreement already in hand for that purpose.

Growing hydroponically has advantages over conventional growing, as there is no heavy application of ground spray or chemicals for sterilizing the soil, therefore much less likelihood of waterways becoming contaminated and crops on neighbours' properties being affected.

Additional Supporting Information.

1. Shelter belts. These are being planted as soon as the sm. trees are available from the Nursery which is June (Plants are already ordered & will be approx 18 inches tall.) The shelter belts will consist of *Pinus Radiata* interplanted with *Matsudana Willows*. The nurseryman advises us that the shelter belt will be 5 to 6 ft tall in approx 2 yrs but would take a further 12-18 months to reach sufficient density & height to be of any significant value as a wind break.
2. It is most important that we be living permanently on the property to enable us to control the ventilation & temperature of the Plastic Houses at all times as well as the operation of the Hydroponic system. As we have already mentioned this is a critical part of Hydroponic growing in a protected environment.

3. We feel that owing to the time required for the development of the shelter belt, the 3yrs suggested in the planning officers report, is definitely not sufficient, this is why we suggested a 5 year programme in our previous submissions.
4. The orchard part of the development also requires the shelter belt & will take approx 1yrs from planting to cropping (7yrs)
5. With regards to Evaluation 2. of the planning officers report, because of the windy situation, we decided it was necessary to establish the shelter belts first because the Plastic Houses would need this protection, also the plants inside. We have already had one small plastic house erected & were ready to plant strawberries but along came "cyclone Bola" & it was blown down into the Valley & damaged & that was

why it wasn't there when the property was inspected.

We already have all the necessary control & setting up equipment for the establishment of the first plastic house.

RODNEY COUNTY COUNCIL

RURAL AND COASTAL PLANNING COMMITTEE

17 May 1988

AGENDA

Page 1

1. APOLOGIES, ANNOUNCEMENTS, ETC

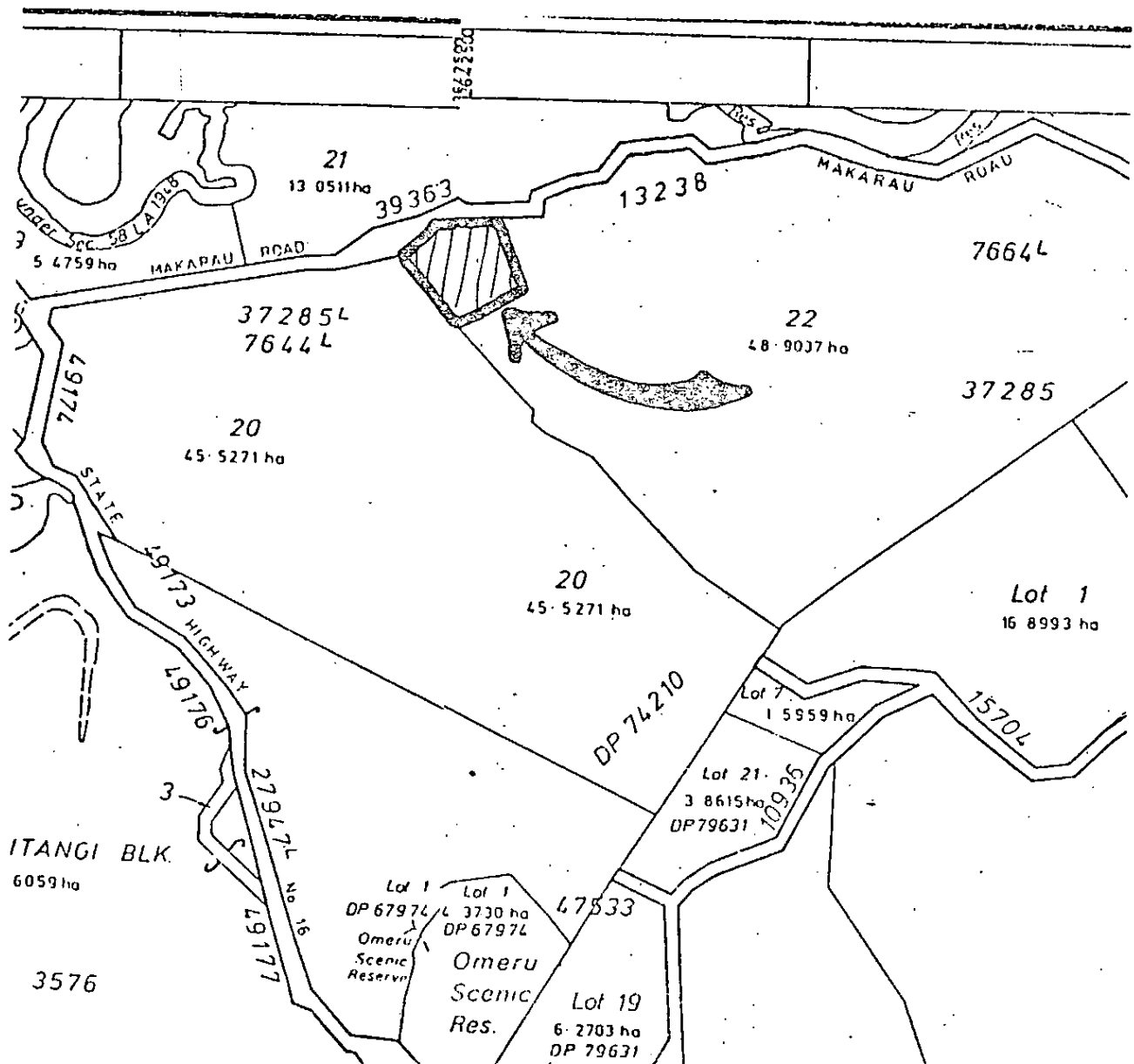
HEARINGS

=====

10.00 a.m.

=====

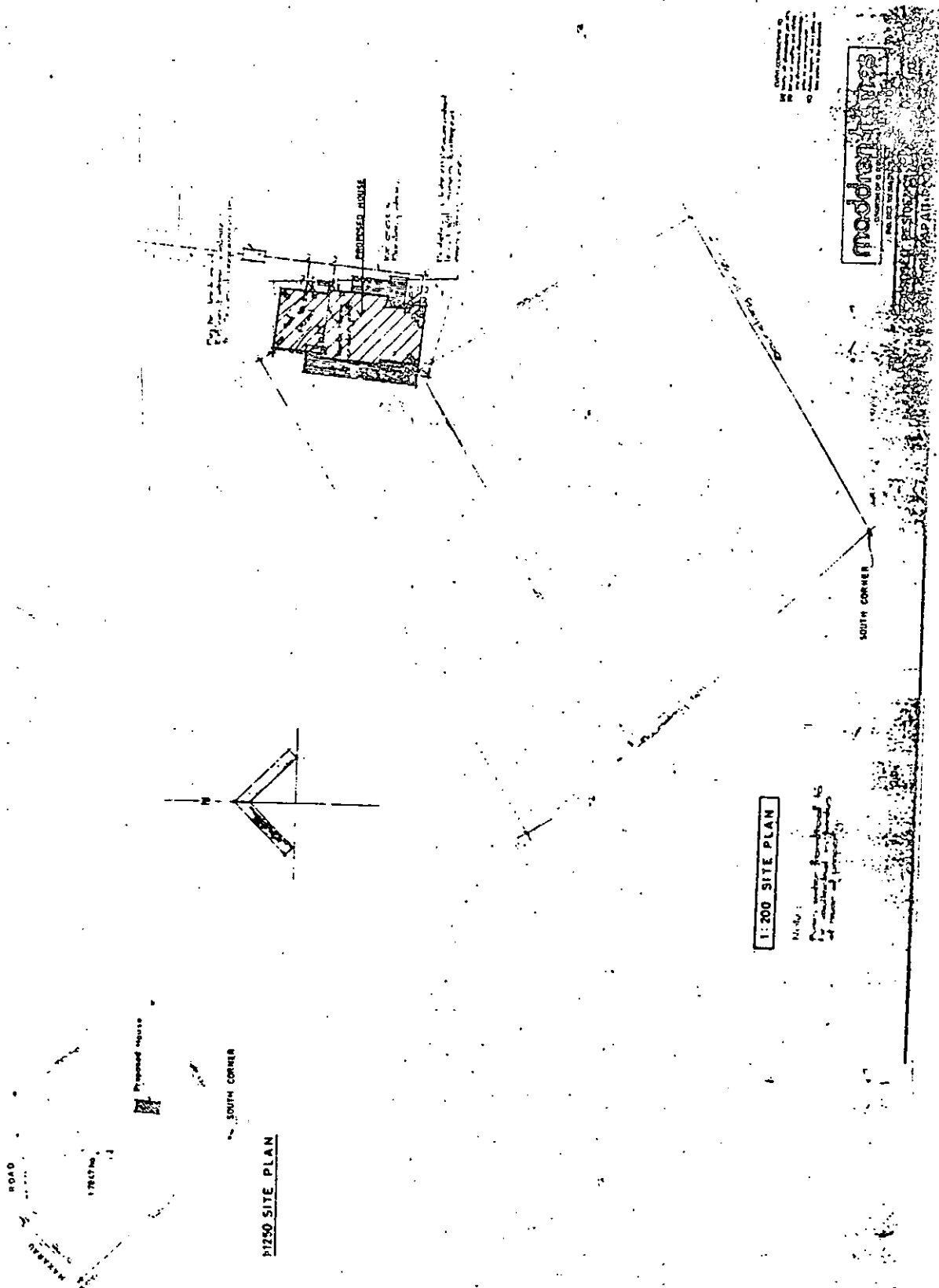
2. NOTIFIED APPLICATION - R M AND M L OATES
(File: TP/96/88) (Kaukapakapa Riding)



17 May 1988

Agenda
Rural and Coastal Planning Committee

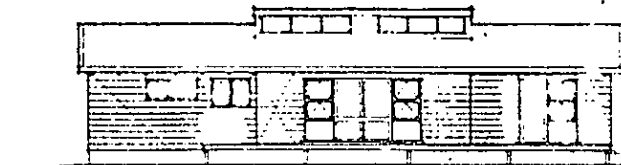
NOTIFIED APPLICATION - R M AND M L OATES
(File: TP/96/88) (Kaukapakapa Riding)



17 May 1988

Agenda
Rural and Coastal Planning Committee

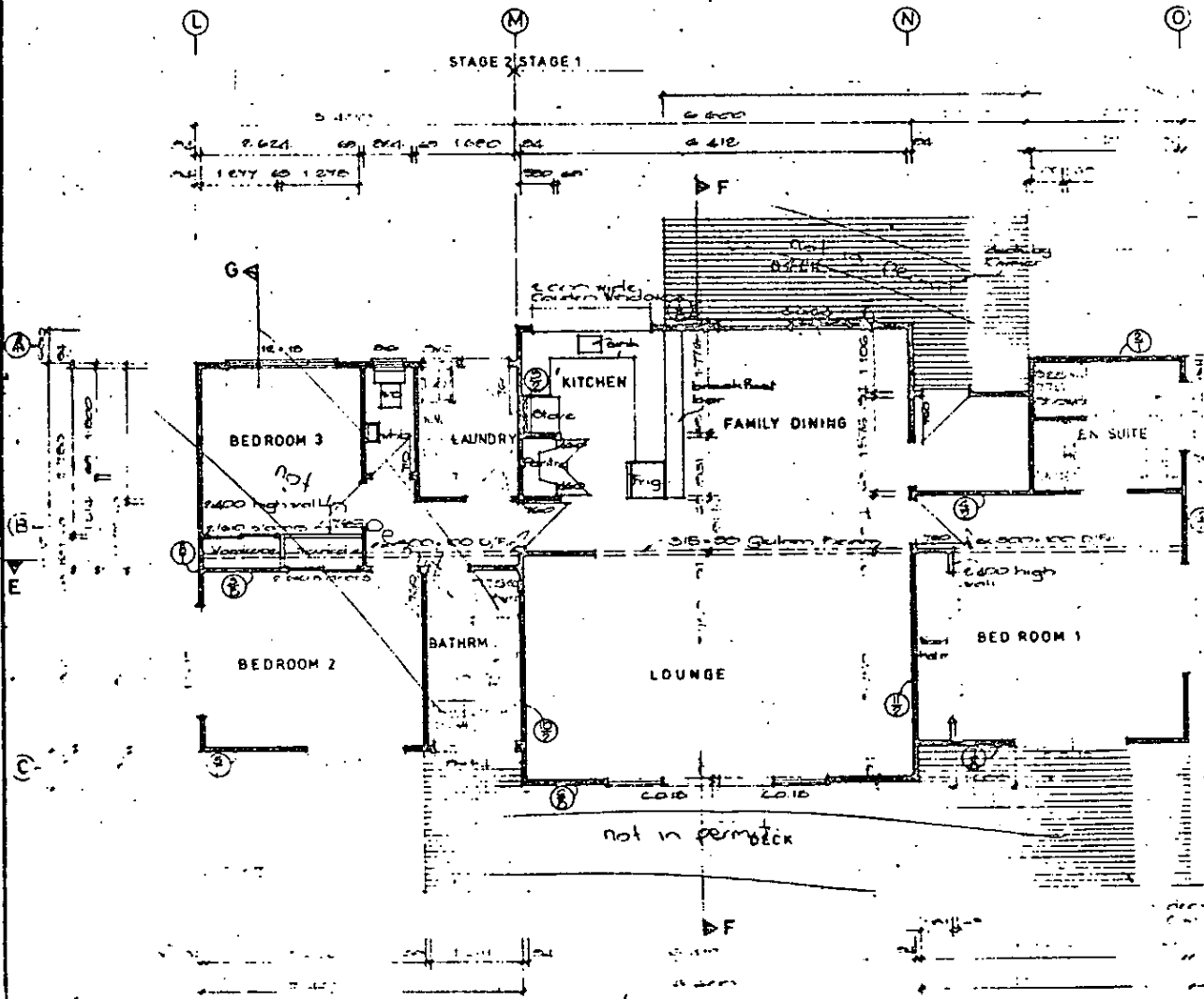
NOTIFIED APPLICATION - R M AND M L OATES
(File: TP/96/88) (Kaukapakapa Riding)



ELEVATION A
Scale: 1:100



ELEVATION B



FLOOR PLAN.
Scale: 1:50

17 May 1988

Agenda
Rural and Coastal Planning Committee

NOTIFIED APPLICATION - R M AND M L OATES
(File: TP/96/88) (Kaukapakapa Riding)

APPLICANT: R M and M L Oates

APPLICATION: Consent to build a dwellinghouse on a intensive use lot.

LOCATION AND LEGAL

DESCRIPTION OF SITE: The site is situated at Makarau Road and comprises Lot 3, DP 114673, having a total area of 1.7847 hectares.

DISTRICT SCHEME: The site is zoned Rural General (South).

In terms of the relevant provisions of the Scheme, the application is to be considered as a:-

Conditional Use: Section 72 of the Town and Country Planning Act 1977.

SITE INSPECTED BY: D Sanders

REPORT:

Site Description and Proposal

The applicants' property was approved as an intensive use lot for greenhouse purposes, being part of a subdivision of an existing farm in Makarau Road (Scheme Plan R13719 approved 1986).

The land rises at a moderate gradient from the road frontage and is presently in pasture. A storage shed and caravan occupy a small levelled area towards the south eastern corner of the property.

The applicants have provided the following information with their application:

" In the area of the south west boundaries, it is planned to erect a plastic covered growing house of some 2,000 square feet (216 square metres approximately) in which we plan to grow vegetables using the Hydroponic System, followed by further houses or a multispans type, which extra bays can be added as required, with a total area in the vicinity of 15,000 square feet. In the interim some outdoor cropping will be undertaken and shelter belts will be planted in preparation for the establishment of an orchard.

Both partners are working full time off the property until such time as the first plastic house is erected and planted, at which time one partner will work full time on the property. We envisage the development from the property solely for the development. Therefore, it will be necessary for one partner to remain working full time off the property, until development is to a stage where full time employment away from the property could become part time and eventually both partners working the property full time.

The erection of a dwelling is most important to this type of operation as it is not possible to be living off the property and growing hydroponically, as a failure of equipment not attended to quickly, or some weather changes would be a complete disaster in terms of crop being grown as well as financially. All ground area not developed will be kept neat and tidy at all times, as it is our intention to have that ground grazed,

17 May 1988

Agenda
Rural and Coastal Planning Committee

we have an agreement already in hand for that purpose. Growing hydroponically has advantages over conventional growing, as there is no heavy application of ground spray or chemicals for sterilizing the soil, therefore much less likelihood of waterways becoming contaminated and crops on neighbours properties being effected. "

DEVELOPMENT ENGINEER'S REPORT:

Water Supply - Private

Drainage -

(i) Sanitary Private

(ii) Stormwater On site disposal

Land Hazard - Nil

Access - Makarau Road is sealed to rural standard.

BUILDING AND HEALTH INSPECTORS' REPORTS:

Water Supply - Roof collected water supply.

Drainage -

(i) Sanitary Shallow trench irrigation trenches for stormwater effluent disposal.

(ii) Stormwater To nearest watercourse.

Land Hazard - Nil - the block is rising land above the road.

Other Comments - Building Permit Application No. 1/66 was applied and lodged on the 2 March 1988.

OBJECTIONS:

Nil

STATUTORY FRAMEWORK:

The Operative District Scheme provides for single household units on sites subdivided for intensive use sites as a conditional use in the Rural General (South) zone. It is therefore appropriate for the Council to consider the application in terms of Section 72 of the Town and Country Planning Act 1977, whereby the Council needs to have regard to:

- " (a) The suitability of the site for the proposed use determined by reference to the provisions of the operative district scheme; and
- (b) The likely effect of the proposed use on the existing and foreseeable future amenities of the neighbourhood, and on the health, safety, convenience, and the economic, cultural, social, and general welfare of the people of the district."

17 May 1988

Rural and Coastal Planning Committee

EVALUATION:

1. To ensure that intensive use sites are bonifide and will not be used as a non-productive rural-residential site, the Council has set requirements for the establishment of a dwelling on a site subdivided for intensive uses. These are:
 - " (i) The Council will require to be satisfied that sufficient capital commitment has been made to permanent improvements in accordance with the specified use (as at the time of Scheme Plan approval) to ensure its full establishment within two years; or
 - (ii) That a binding agreement has been entered into to the satisfaction of the Council which will ensure the full establishment of the specified use (as at the time of Scheme Plan approval) within three years which may include a guaranteed bond of a sufficient amount to ensure completion of the work. "
2. With regard to (i) above, the property is in pasture and no development of the proposed shadehouses has been undertaken. In view of the applicants' proposed schedule for completing the development of the hydroponic system, they would appear at present to be in a position to have the use fully established within two years.
3. It is understood that the initial capital investment to establish a hydroponic system is higher than for conventional shadehouse or greenhouse crop growing but that once the system is operational crop production is more rapid. Although the applicants state that their development, with a total area of shadehouse in the vicinity of 15,000 square feet, could take up to five years to complete, it would be appropriate for the Council to impose a condition of consent, in terms of part (ii) above, that an appropriate bond and agreement be entered into to ensure establishment of the use within three years.

CONCLUSION:

Having regard to the information which is available to the Planning Division at this stage, it is the Planning Officer's opinion that the Council could grant consent for the application.

It should be understood, however, that this has been based on the information that is currently available to the Planning Division and different conclusions may be reached when the Council has heard additional evidence and has had an opportunity to consider such additional information as may be available to it at the Hearing.

CONDITIONS:

If this application is consented to, it should be subject to the following conditions:

1. That development proceeds in general accordance with the plans and application submitted.
2. That prior to the issue of a building permit for the dwelling the applicants shall enter into a binding agreement with the Council by way of a guaranteed bond for \$35,000 requiring the construction of 1,200 square metres of shadehouse within three years of this consent.

Note: The Council has issued a Certificate of Compliance (Section 306 of the Local Government Act 1974) for Scheme Plan R13719. Issue of a building permit for the dwelling is subject to the approval of the Deposited Plan by the County Surveyor.

17 May 1988

Agenda
Rural and Coastal Planning Committee

CHARGES

Pursuant to the provisions of Regulation 38 (5) of the Town and Country Planning Act 1977, a charge to the applicant of \$268.00, inclusive of G.S.T., is proposed to cover the Council's expenses incidental to the advertising and hearing of the application. (Standard charge for all notified applications received after 1 December 1987.)

County Inspector (2) TP/970/5/88
Nil Objections
County Treasurer "Please review
as appropriate the rating of
property."

TP/96/88

Mrs Tyrrell
DB

2 June 1988

Priser 3/6

R and M Oates
P O Box 8
KAUKAPAKAPA

Dear Mr and Mrs Oates

NOTIFIED APPLICATION: R AND M OATES

At its meeting held on Tuesday, 17 May 1988 the Rural and Coastal Planning Committee resolved:-

" THAT THE APPLICATION PURSUANT TO SECTION 72 OF THE TOWN AND COUNTRY PLANNING ACT 1977, FROM R M AND M L OATES, FOR CONSENT TO BUILD A DWELLING HOUSE ON AN INTENSIVE USE LOT, ON A SITE SITUATED AT MAKARAU ROAD, BEING LOT 3, DP 114673, HAVING A TOTAL AREA OF 1.7847 HECTARES AND ZONED RURAL GENERAL (SOUTH) BE CONSENTED TO SUBJECT TO THE FOLLOWING CONDITIONS:

1. THAT DEVELOPMENT PROCEEDS IN GENERAL ACCORDANCE WITH THE PLANS AND APPLICATION SUBMITTED.
2. THAT PRIOR TO THE ISSUE OF A BUILDING PERMIT FOR THE DWELLING THE APPLICANTS SHALL ENTER INTO A BINDING AGREEMENT WITH THE COUNCIL BY WAY OF A GUARANTEED BOND FOR \$35,000 REQUIRING THE CONSTRUCTION OF 800 SQUARE METRES OF GREENHOUSE WITHIN THREE YEARS OF THIS CONSENT.

NOTE: THE COUNCIL HAS ISSUED A CERTIFICATE OF COMPLIANCE (SECTION 306 OF THE LOCAL GOVERNMENT ACT 1974) FOR SCHEME PLAN R13719.
ISSUE OF A BUILDING PERMIT FOR THE DWELLING IS SUBJECT TO THE APPROVAL OF THE DEPOSITED PLAN BY THE CHIEF SURVEYOR.

THE REASONS FOR CONSENTING TO THIS APPLICATION ARE:

1. THE COUNCIL IS SATISFIED THAT THE APPLICANT'S SITE IS SUITABLE FOR THE PROPOSED USE OF A HYDROPONIC SYSTEM AND THAT THE USE WOULD BE COMPATIBLE WITH THE EXISTING AMENITIES OF THE NEIGHBOURHOOD.

R and M Oates
2 June 1988

2. IN GRANTING CONSENT THE COUNCIL HAS HAD REGARD TO THE PROVISIONS OF ORDINANCE 7.1.5(o) OF THE DISTRICT SCHEME APPROVED CHANGE 75 AND CONSIDERS THAT, IN VIEW OF THE LIMITED AMOUNT OF PERMANENT IMPROVEMENTS SO FAR UNDERTAKEN ON THE PROPERTY, A BOND TO REQUIRE AT LEAST 800 m² OF GREENHOUSE BE ESTABLISHED WITHIN THREE YEARS OF THIS CONSENT IS APPROPRIATE. THE COUNCIL HAS REQUIRED AN AREA OF GREENHOUSE WHICH IS LESS THAN IS NORMALLY REQUIRED ON THE BASIS OF THE HYDROPONICS OPERATION BEING MORE INTENSIVE THAN TRADITIONAL GREENHOUSE ACTIVITIES. "

Pursuant to the provisions of Section 70 of the Town and Country Planning Act 1977, this consent lapses on the expiry of a period of two years after the date on which it was given, or in the event of a consent given on appeal, two years after the date on which the appeal was determined, or on the expiry of such longer period as the Council in any particular case may allow, unless:-

- (a) The person to whom it was granted has within that period given effect to the consent;
or
- (b) The Council has, on application made within three months after the expiry of that period, determined that the person has made substantial progress towards giving effect to the consent and is continuing to do so.

You may within 1 (one) month after notification of this decision, appeal to the Planning Tribunal, Tribunals Division, Department of Justice, Private Bag, Postal Centre, Wellington, against the Council's decision or against any condition, restriction or prohibition imposed in respect of the decision. The Tribunal requires that such appeals be lodged in proper form and if you decide to take that course of action, I suggest that you seek legal advice.

Yours faithfully

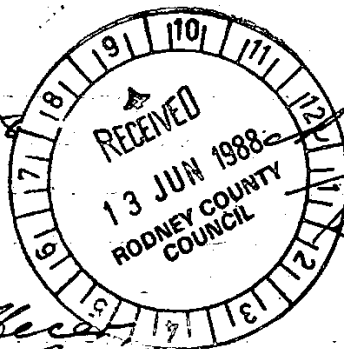
COUNTY MANAGER

B D Sharplin

The Secretary
Auckland Regional Authority
Private Bag
AUCKLAND

The District Valuer
Valuation Department
P O Box 33-359
Takapuna
AUCKLAND 9

The Regional Manager
Ministry for the Environment
Northern Regional Office
P O Box 39-463
AUCKLAND



REFERENCE: TP/96/88

Shirley & M. L. Bates,
Box 8,
Haukapapa,
10-6-88.

The Planning Officer,
Rodney County Council,
Orewa.

ACTION	TP
COPY	10 CP 13/6

Dear Sir,

We have to hand your letter 2nd June, report on our Town & Country Planning Application. There are some points we wish to have clarified.

- ① If we were to delay the construction of the dwelling in the meantime, and constructed a "Double Skinned Plastic Hydroponic House" of some (2034 sq ft) 7m x 27m, then as finances permit start on the remaining plastic houses, would the council waive the bond requirement.
- ② In what period of time would we have to complete the remaining "Plastic Houses" as mentioned above.
- ③ The Bond \$35,000.00
 - ① How does Council arrive at this figure
 - ② Who arranges the bond and at whose cost
 - ③ What guarantee do we have from Council, that if we proceed, and at the end of the period specified we haven't constructed the required square metres of "Plastic Houses", that we would be granted an extension of time

④ Planning Officers Report.

It is the usual procedure for your officers to visit a property and write a report without even interviewing the applicants.

Yours Faithfully
R. M. & M. L. Bates
~~Chapman~~

MEMO TO:

TICK

RETURN TO:

County Planner ✓
 County Surveyor
 County Engineer
 Northern Division Engineer
 Southern Division Engineer
 Development Engineer
 County Treasurer

Assistant Planning Committee Secretary - S Evans

TICK



Letter No: 1033

Date: 13/6

Letter from: L.M.V. M.S. OATES

PLEASE LET ME HAVE YOUR COMMENTS WITHIN 8 DAYS

S/H

Intensive Use - Lot 3 DP 114673 Makarau TP 46/88

In answer to your questions - Re order you put them in:

- 1) No the Council would not waive the bond requirement if you were to construct ^{only} 200m² approx of greenhouse. The site was subdivided for intensive use purposes. The only way in which the Council can ensure that the specified purpose is actually carried out is by a bond performance bond.
- 2) The question does not arise having regard to the issues above.
- 3) The bond of \$35,000 is a standard figure the Council has deemed as being the average cost of constructing a greenhouse/glasshouse.

A bond is arranged between the applicants solicitors ~~and~~ and/or both and the Council solicitors, Simpson, Greison, Butler, who is in Auckland.

You have no guarantee that time to complete construction of the greenhouses would be extended. The purpose of the bond is to ensure that the stated ~~purpose~~ development is carried out within a reasonable period. We should point

and that the Council's normal requirement is for 1200 m² of greenhouse within 3 years. ~~However~~ In your case this requirement was reduced to 400 m² having regard to the more intensive hydroponic system proposed.

- 4/ Yes. The issues relating to planning applications deal with land use and not personal circumstances. A planning officer visits a site to familiarise himself with the site characteristics. The Council's ^{workload} workload in this regard is such that we cannot interview the owners of every site subject to a planning application; and as we have stated such a meeting is generally irrelevant to the land use issues involved.

We trust that this letter satisfactorily answers your questions.

SAT

15/6

TP/96/88

Mrs Markovina
VJH

17 June 1988

L M and M L Oates
P O Box 8
KAUKAPAKAPA

Dear Mr and Mrs Oates

INTENSIVE USE - LOT 3 DP 114673 - MAKARAU

In answer to your questions in the order you put them:-

1. No, the Council would not waive the bond requirement if you were to construct only 200m² approximately of greenhouse. The site was subdivided for intensive use purposes. The only way in which the Council can ensure that the specified purpose is actually carried out is by a performance bond.

2. The question does not arise having regard to the answer above.

3. The bond of \$35,000 is a standard figure the Council has derived as being the average cost of constructing a greenhouse/glasshouse.

A bond is arranged between the applicant's solicitors and/or bank and the Council's solicitors, Simpson, Grierson, Butler, White in Auckland.

You have no guarantee that time to complete construction of the greenhouses would be extended. The purpose of the bond is to ensure that the stated development is carried out within a reasonable period. We should point out that the Council's normal requirement is for 1200m² of greenhouse within three years. In your case the requirement was reduced to 800m² having regard to the more intensive hydroponic system proposed.

4. Yes, the issues relating to planning applications deal with land use and not personal circumstances. A planning officer visits a site to familiarise himself with the site characteristics. The Council's work load in this regard is such that we cannot interview the owners of every site subject to a planning application; and as we have stated such a meeting is generally irrelevant to the land use issues involved.

We trust that this letter satisfactorily answers your questions.

Yours faithfully

for: COUNTY MANAGER

B D Sharplin

TP/96/88

Mrs Tyrell
KMC

8 July 1988

Messrs Simpson Grierson Butler White
Barristers and Solicitors
DX 92
AUCKLAND

Attention: F Burton

Dear Sirs

NOTIFIED APPLICATION: R AND M DATES

I enclose a copy of the minutes relating to the above application.

Please note that condition 2 requires that a legal agreement be entered into.

The owners solicitor may contact you in due course in this matter.

Yours faithfully

for: COUNTY MANAGER

B D Sharplin

PETER S. CLAPSHAW, C.B.E., LL.B.
 EWEN D. CAMERON
 R. MacG. (JOCK) IRVINE, LL.B. Not. Pub.
 MICHAEL A. SANDELIN, LL.B.
 MICHAEL S. COLE, LL.B.
 DEREK S. FIRTH, LL.B., F.C.I. Arb.
 PETER BLANCHARD, LL.M., LL.M. (Harv.)
 RODNEY O. WILLIS, LL.B.
 RICHARD W. WORTH, LL.B. (Hons), M. Jur.
 ROBERT A. FISHER, LL.B., Dip. T.P.
 DENIS M. McNAMARA, LL.B. (Hons)
 BARRY VC. STAFFORD, LL.B.
 PETER J. FERGOUSON, LL.B.
 RODNEY H. HANSEN, LL.B. (Hons), A.C.A.
 TERENCE N. McFADGLEN, LL.B. (Hons), LL.M. (Harv.)
 CHARLES R. St C. BROWN, LL.B.
 NEIL R. CAMERON, LL.B. (Hons), LL.M. (Tbr.)
 WILLIAM AKEL, LL.B. (Hons), M. Jur., B.C.L. (Oxon.)
 JOHN KATZ, LL.B. (Hons)
 SUSAN C. RHODES, LL.B.
 R. BRUCE STEWART, LL.B., M.A. (Oxon.)
 CON ANASTASIOU, B.A., LL.B. (Hons)
 MARK L.S. COOPER, LL.B. (Hons), M. Jur.
 PETER B. HINTON, B. Com., LL.B. (Hons), LL.M. (Harv.)
 CAROLE R. DUBBIN, B. Com., LL.B. (Hons), A.C.I. Arb.
 MARK J. BINNS, LL.B.
 JOHN GRESSON, LL.B. (Hons) (Lond.)
 ROBERT M. GAPES, B. Com., LL.B. (Hons), A.C.I. Arb.
 GEOFF W. HARDY, LL.B., LL.M. (Tbr.)
 STUART G. HUTCHINSON, B. Com., LL.B.
 RICHARD E. NELSON, B. Com., LL.B.
 COLIN F. PARKER, LL.B.
 RICHARD B. LANGE, LL.B.
 PHILLIP J. MERFIELD, B.A., LL.M. (Hons)
 MICHAEL G.C. STEPHENS, B.A., LL.B.
 LIAM McENTEGART, LL.B. (Hons)
 SUSAN G.H. GLAZEBROOK, M.A., LL.B. (Hons), D. Phil. (Oxon.)

BARRISTERS & SOLICITORS NOTARIES PUBLIC

SIMPSON GRIERSON BUILDING
 92-96 ALBERT ST
 AUCKLAND

PRIVATE BAG, WELLESLEY ST. PO
 AUCKLAND
 NEW ZEALAND

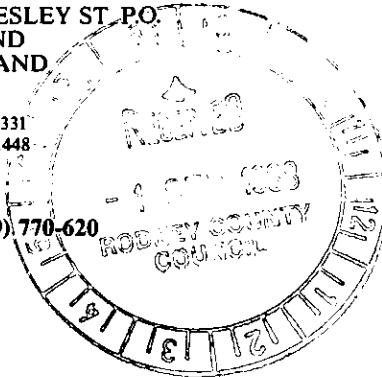
FAX: (09) 370-331
 TELEX: NZ 21448
 DX: 92

TELEPHONE (09) 770-620

CONSULTANTS
 M.R. GRIERSON, O.B.E., LL.B.
 G.P. HANNA, O.B.E., LL.M.
 B.L. MACEDO, LL.B.

WELLINGTON OFFICE
 CITY TOWER
 95 CUSTOMHOUSE QUAY
 P.O. BOX 2402
 TELEPHONE: (04) 723-206
 FAX: (04) 721-168
 DX: 8074

WRITER'S DIRECT
 DIAL NUMBER



31 August 1988

The County Manager
 Rodney County Council
 DX 3311

ACTION

CM

CP 2/9

FOR: Mrs Tyrrell

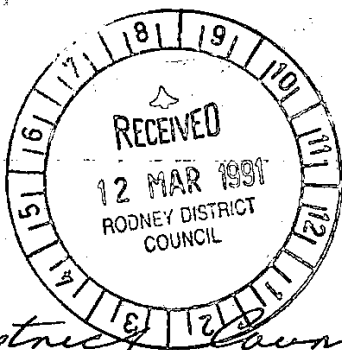
REF: TP96/88

NOTIFIED APPLICATION - R & M OATES

We advise that the above matter concerning the preparation of a Bond for a Greenhouse is no longer proceeding. Mr Oates has advised that following discussions with his solicitor and Bank Manager he has decided not to continue in this matter.

Yours faithfully
SIMPSON GRIERSON BUTLER WHITE

F C Burton



Rm & ml QATES.
 Robert
 Kaurapokapa
 10-3-91

Rodney District Council
 Rawate Bay
 Orewa

ACTION	TP
CCPY	do PV/K.T. 14.3.91

ATTENTION "TOWN & COUNTRY PLANNING DEPT"

Dear Sir/Madam

Re Property
 LOT 3 - DP 114673 - BUK 11
 PROPERTY REF 1243409
 VALUATION No 30710-21-3
 SITUATED MAKARA VALLEY RD KKK.

The above property has an
 "Intensive use designation" on
 it. The purpose of this letter
 is to ask what would be
 required to have the property
 designation changed to "LIFE STYLE Block"
 Your comments would be appreciated

Yours Faithfully
 R. Bates

Use file
TP/96/88
~~TP/114~~

Mrs Brown
MT/JB

29 April 1991

R&M Oates
PO Box 8
KAUKAPAKAPA

Dear Mrs Oates

RE LOT 3 DP 114673 MAKAROW ROAD

Further to your letter and our telephone conversations I make the following comments.

The property was subdivided under ordinance 7.1.7.10 in the Operative District Scheme for an Intensive Use. You will note that approval for a house requires a conditional use consent in terms of ordinance 7.1.5 (O) (Copies attached).

As the property was subdivided under a specific ordinance (intensive use) the relevant conditions of that subdivision provision still apply.

The planning consent TP/96/88 (copy attached) in which a condition was applied required you to enter into a bond to ensure that you built 800m² of greenhouses for a hydroponics operation has expired.

We were advised by Simpson Grierson Butler White the Councils' solicitors that Mr Oates had advised that following discussions with his solicitor and Bank Manager he had decided not to continue concerning the preparation of a bond for a greenhouse.

If you still wish to erect only the 800m² of greenhouses for hydroponics you will require a fresh conditional use application to erect a dwelling and if approved it is likely that the same condition would apply. i.e. That prior to the issue of a building permit for the dwelling the applicants shall enter into a binding agreement with the Council by way of a guaranteed bond for \$35,000.00 requiring the construction of 800m² of greenhouse within three years of this consent.

A deposit of \$500.00 is required with the application.

page 2
R&M Oates
29 April 1991

However if you first build 1200m² of greenhouses a dwelling becomes a pre-dominant use (i.e. allowed as at right).

The reason for the different approach is that 1200m² is normally the minimum area of greenhouses required to maintain a full time operation. The 800m² area is only likely to be viable if it is a hydroponic operation.

Should you have any further queries please contact Mrs Shirley Brown at our Orewa office.

Yours faithfully

for: GENERAL MANAGER

B D Sharplin

TP/96/88

Mrs Brown
HM/SE

15 May 1991

R and M Oates
P O Box 8
KAUKAPAKAPA

Dear Mrs Oates

GREENHOUSES ON YOUR PROPERTY - KAUKAPAKAPA

Further to your recent meeting with Mr Hill and myself at Council's Orewa office, I wish to confirm that if you erect a total of 1200 m2 of shadehouses (NB - this would include the existing hydroponic operation), the building of a dwelling is a predominant use, i.e. it is allowed as of right.

If however, you wish to proceed with the greenhouses for hydroponics (less than 1200 m2), the building of a dwelling would be a conditional use. This is a notified planning application and a deposit fee of \$500 is required.

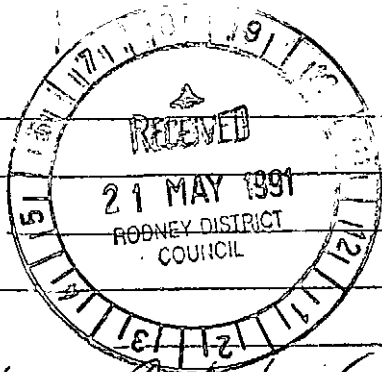
As discussed at our meeting, provided you can demonstrate that your hydroponics operation can be a viable economic unit, it may be that an operation of less than 800 m2 (as in your previous planning consent) would be acceptable to Council.

Should you have any further questions, please contact the writer at our Orewa office.

Yours faithfully

for: GENERAL MANAGER

B D Sharplin



MRS. M. L. Vates.

2800

P.O. Box 8

Makarau Valley Rd

Haukapakapa

17/5/91

Rodney District Council.

Private Bag

Orewa.

ACTION	TP
COPY	do GH/SA

L3.5.

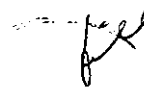
Ref. T.P./96/88. Attention MRS. S. BROWN.

I Thank you for your letter of the 15th May 1991. I intend going ahead & build the shade cloth house to the area specified by the Council. Total of 1200 mtrs Sq.

We understand that we will need a building permit, but can you give us any information on building structure required by Council i.e. size of poles ect.

Thanking You.

M. L. Vates.


TP/96/88

Mr G Hill
HM

31 May 1991

Mrs M L Oates
P O Box 8
KAUKAPAKAPA

Dear Mrs Oates

BUILDING SPECIFICATIONS

Thank you for your letter received 21 May 1991.

We do not have information available re the size of poles for the building of your shadehouse.

I suggest you contact your local building supply merchants for details. However, the Council would require a substantial structure, that was considered permanent and could be appropriately used for the growing of crops.

I regret that we cannot assist you further with this matter.

Yours faithfully

for: GENERAL MANAGER

B D Sharplin