

Please Quote
P14427

IN THE MATTER of an application
by Tachikawa Forest Products Ltd
for a dispensation from or waiver
of the provisions of the Rotorua
Operative District Scheme

LT113898JMA
6991/17000/

Tachikawa Forest Products (NZ) Ltd,
c/- P.O. Box 2010,
ROTORUA.

Dear Sir,

Application 1989/45 for Dispensation/Waiver - 87-97 Vaughan Road,
Rotorua to reduce side yard from 4.5m to 3m.

The Rotorua District Council's Dispensation Committee considered the
abovementioned application at its meeting held on 10th August 1989.

The decision of this Committee was that the dispensation be granted
under the requirements of Section 76 of the Town and Country Planning
Act 1977.

Dated at Rotorua this 11th day of August 1989.

Yours faithfully

J.D. Sholl
SENIOR PLANNER ADMINISTRATION

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MANNING LIST

Item No.	Description	1st Shift	2nd Shift	Total	Remarks
	<u>Machine Operator</u>				
A-01	Debarker	1	-	1	NZ
B-01	Twin Band Saw	1	1	2	NZ
C-01	Gang Rip Saw	1	1	2	NZ
D-01	Twin Band Saw with Auto Table	1	1	2	NZ
E-01	Resaw (Center Cut Saw)	-	-	-	
F-01	Horizontal Band Saw	-	-	-	
G-01	Edge Trim Saw	-	-	-	
H-01	Sorting, Stacking and Strapping	2	2	4	NZ
J-01	"	2	2	4	NZ
T-01	Chipper	-	-	-	
X1 ~ X8	Saw Filing Equipment	1	1	2	NZ/JPN
	<u>Others</u>				
	Log Loader	1	1	2	NZ
	Shovel Loader	1	1	2	NZ
	Fork Lift	1	1	2	NZ
	Maintenance	1	1	2	NZ/JPN
	Production Superintendent	2		2	JPN
	"		1	1	NZ
	<u>Office</u>				
	Director (*1)	1	-	1	JPN
	General Manager	1	-	1	NZ
	Accountant/Secretary	1	-	1	NZ
	Typist/Receptionist	1	-	1	NZ
	Company Secretary (*2)			(1)	NZ
	Auditor (*3)			(1)	NZ
		19	13	32 (34)	

- Operating Hours: 1st shift - 7:00am ~ 2:30pm
2nd shift - 2:30pm ~ 10:00pm
- (*1) Besides one full time director stationing at Mt. Maunganui, there are 4 part time Japanese directors.
- (*2), (*3) Company secretary and auditor shall be nominated from the outside.
- Number of Japanese technical people shall be decreased gradually in accordance with the extent of technical transfer to the local people.

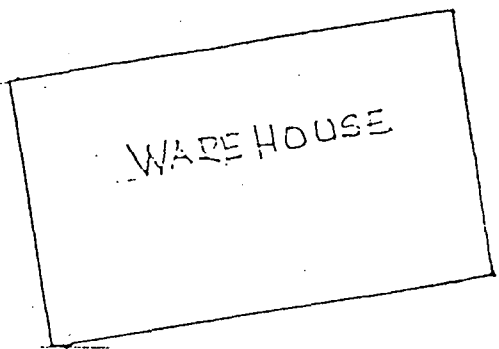
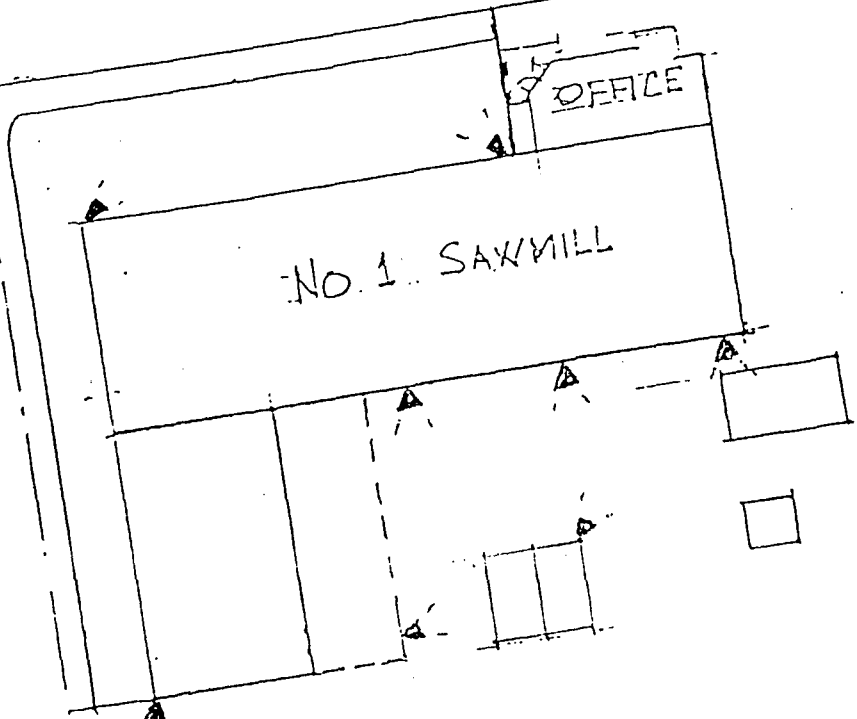
BACKGROUND COMPARATIVE INFORMATION ON NOISE CHARACTERISTICS
MACHINERY AND PLANT (COMPARISON OF NEW ZEALAND MILLS AND
PRACTICE WITH TACHIKAWA FOREST PRODUCTS (N.Z.) MILL):

	<u>N.Z. MILLS</u>	<u>TFP (N.Z.) MILL</u>
1. Saw blade size	10"(w) X 16 BWG(T)	8"(w) X 17-18 BWG(T) 6"(w) X 18-19 BWG(T)
Means saw blades are much smaller and thinner for better quality (lumber surface) and higher recovery, results in less noise.		
2. Saw Revolutions	Approx. 550-650 rpm	453-574 rpm
For better quality production and less noise.		
3. Feed speed of band saw	Approx. 80-100m/min (Normally fixed high speed.)	0-60mpm (vertical saws) 0-40mpm (horizontal saws) (Variable, normally change speed at least a few time per one pass of cutting blocks.)
For better quality production less noise.		
4. Average inside noise levels of mill.	95-100dB	80-90dB
5. Air consumption (capacity of air compressor)	Approx. 40KW	22KW (for sawmill machines)
6. Waste and slab size to be fed into chipper	Large due to low recovery	Very small due to high recovery
7. Chip Recovery	About 35-42%	20-22%
8. Thickness of boards	1"-2" (25-50mm)	11-15mm(T)
9. Noise generated by the lumber transfer	Noisy	Less Noisy

(Mainly drop and hit/strike sound) - noise reduction in Tachikawa Mill arises from smaller piece size, lower feed speed, smaller thickness of ultimate board size, and smoother processing from more advanced plant design.

FLOODLIGHTS

VAUGHAN ROAD



RONAYNE

DEVELOPMENTS LTD

P.O. BOX 2010
ROTORUA
NEW ZEALAND

TELEPHONE (073) 80-523
FAX (073) 82-056

11 August 1989

The District Manager
Rotorua District Council
Private Bag
ROTORUA

ATTENTION: Mr D McArtney

Dear Sir

RE: SAWMILL FOR TACHIKAWA FOREST PRODUCTS (NZ) LTD
VAUGHAN ROAD, ROTORUA

Further to our meeting with Mr Colin Alexander, Mr J P Scholl, Mr D A Gray and Mr R Goldsworthy on 26 July 1989, we confirm our replies to the points raised as follows:

TOWN PLANNING (MS111628JSH)

A. Car Parking

The plant staff requirements will be as indicated on the attached manning list, a maximum of 19 in the 1st shift. Therefore based on your notes 20 car park spaces are necessary in excess of the number indicated, these additional spaces will be provided as parallel parking in the drive at Vaughan Road frontage.

B. Sighting Requirements

As suggested application has been made for dispensation to reduce the side yard requirement from 4.5m to 3.0m.

C. We confirm that reserves development contribution will be paid at the time of uplifting the building permit.

HEALTH COMMENTS (MS111631 DGR)

A. Noise

Noise control design measures form part of our contract with Tachikawa Forest Products (NZ) Limited which will be indicated on the detailed drawings as we proceed. We are lining roof and walls using Pinex Triple S which we have identified as an ideal product to use for sound insulation in this situation. The product has been thoroughly tested by Auckland Universities Acoustics Department, details of which we have handed to Mr D Gray. To further clarify the matter of noise we attach some comparative details for your information.

B. Water Pollution Control

We are confident that the modern waste handling equipment, to be installed will minimize the fallout of bark and sawdust from plant production. Both bark and sawdust will be stored in enclosed bins for regular disposal.

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MANNING LIST

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3. (*2), (*3) Company secretary and auditor shall be nominated from the outside.
4. Number of Japanese technical people shall be decreased gradually in accordance with the extent of technical transfer to the local people.

27th July 1989

Please Quote
P14427

Tachikawa Forest Products (NZ) Ltd
c/- P O Box 2010
ROTORUA

LT111979JMA
6991/17000/

Enquiries to: Joan Matthews

Dear Sir

APPLICATION FOR DISPENSATIO/WAIVER - 87-97 Vaughan Road Rotorua

I hereby acknowledge the receipt of your application for dispensation/waiver to reduce side yard from 4.5 m to 3 m (adjoining residential 2 zone).

Written consent of the adjoining property owners is also to hand.

I wish to advise that your application is being processed in accordance with Ordinances 201-3 and 202-1 of the Rotorua District Scheme and you will be advised of the Dispensation Hearing Committee's decision in due course.

Yours faithfully



J.D. Sholl
SENIOR PLANNER ADMINISTRATION

TACHIKAWA MILL

Townplanning Comments on Preliminary Plans

A Car Parking

The carparking requirements cannot be ascertained until the number of possible staff has been obtained. The carparking spaces based on the main building areas ie warehouse (1500 square metres), finishing line building (500 m²), No 1 sawmill (1600 m²) and offices (250 m²) is 13 spaces. The spaces based on staff numbers is additional and is worked out on the formula of 1 space for every three staff as registered with the Department of Labour. (It is understood from publicity that the mill proposal when completed will provide 70 jobs. As two mills are proposed, of similar design, I would assume that half of these would be employed in this proposal. 35 persons could therefore be employed and therefore 12 additional spaces would be required, making a possible total of 25 spaces - 18 spaces are shown on the submitted plans).

B Siting Requirements

As the northern property boundary is also the boundary between the Industrial 2 and Residential 2 zones, a yard of at least 4.5 metres is required and is to be landscaped to provide a buffer between the two zones, part of the office building is shown at 3 metres and the "proposed metalled area" is shown as being provided from boundary to boundary. If necessary, the applicants have the right to apply for dispensation from these planning requirements.

C Other Planning Matters

There would appear to be no other matters ^{of a} planning nature of concern at this preliminary stage. (NB It is noted that the Environmental Health Officer has covered the aspect of noise in his comments.)

J D Sholl
Senior Planner Administration

27 July 1989

APPLICATION FOR DISPENSATION/WAIVER

Property File: 6991/170 File No: .1989/45

Applicant: Tachikawa Forest Products (NZ) Ltd

Property: 87-97 Vaughan Road Rotoma

Legal Description: LOT 1 OPS 38979

Nature of Application: To reduce side yard from 4.5m to 3m

Zoning: Industrial 2

Application lodged: 26.7.89

Receipt Acknowledged: _____

Adjoining Property Owners Consents Required:

- (1) _____
- (2) _____
- (3) _____
- (4) _____

Hearing Date: 10.8.89

Decision: Approved

Notice of Decision given: _____

Application for Review of Decision Lodged: _____

Reviewed Decision: _____

TOWN AND COUNTRY PLANNING ACT 1977

CONSENT TO AN APPLICATION FOR DISPENSATION OR WAIVER

To: The District Manager
Rotorua District Council
Private Bag
ROTORUA

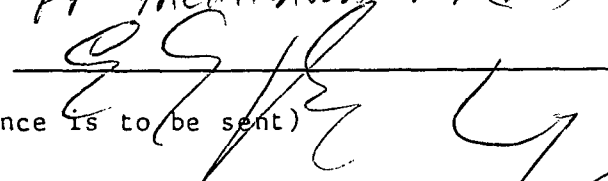
I, TACHIKAWA FOREST PRODUCTS (NZ) LTD being the owner/occupier
of VAUGHAN ROAD, ROTORUA, PART LOT 53 DP 7049 having studied the
application made by Mr/Mrs TACHIKAWA FOREST PRODUCTS (NZ) LTD in respect of
LOT 1 DPS 38979
No _____ for DISPENSATION TO REDUCE THE SIDE YARD FROM 4.5m TO 3.0m
(state what is being agreed to)

AS INDICATED ON DRW. 6872 No.1

hereby consent to the granting of the application for the dispensation or waiver
sought.

I acknowledge that my consent may permit the dispensation or waiver to be granted
by the Council without any public hearing and that by consenting thereto
I appreciate that if the dispensation procedure was not followed the matter would
have to come before the Council by way of a notified application for a planning
consent pursuant to the provisions of the above Act, which application would
create rights of objection and appeal.

Dated this 26 day of JULY 1989

Signed: PP TACHIKAWA FP (NZ) LTD


Address for Service: (To which all correspondence is to be sent)

PO BOX 2010
ROTORUA

FORM X

TOWN AND COUNTRY PLANNING ACT 1977

APPLICATION FOR DISPENSATION OR WAIVER

TO: The District Manager
Rotorua District Council
Private Bag
ROTORUA

I hereby apply for DISPENSATION TO REDUCE THE SIDE YARD FROM

4.5m TO 3.0m AS INDICATED ON THE ATTACHED DRAWING.

(here state fully the nature of the dispensation or waiver sought and the reasons therefor, including particulars of what is proposed and of what the Ordinances require.)

The property in respect of which this application is made is situated at:

No. VAUGHAN ROAD, ROTORUA

and the legal description is:

LOT 1 DPS 38979

I am the owner/occupier of the property (delete whichever is not applicable).

Name and Address of Applicant TACHIKAWA FOREST PRODUCTS (NZ) LTD

C/o PO BOX 2010

ROTORUA

Dated at Rotorua this 26 day of JULY 1989

Signed: PP TACHIKAWA FP (NZ) LTD

(Signature of Applicant or Applicant's Agent)