

yellow copy

Billy T.

FILE
FILE

27 July 1998

16/11/98

Stormwater inspection done.

Please Quote: P14427

Alan Haley
PO Box 7219
ROTORUA

next visit 30/5/99

Doc No: 92483v2



JCP

Dear Sir,

RESOURCE MANAGEMENT ACT 1991
NON-NOTIFIED APPLICATION FOR RESOURCE CONSENT
APPLICANT - TACHIKAWA FOREST PRODUCTS (NZ) LTD

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 in accordance with the submitted plans (numbered 1733/1) to the application by Tachikawa Forest Products (NZ) Ltd to construct a storage shed to cover dry timber at 87-97 Vaughan Road, legally described as Pt Lot 1 DPS 57621.

This consent is subject to the following conditions:

1. *That the proposal proceeds in accordance with the application submitted.*
2. *That the hours of operation on the site be limited to between 7 am and 5 pm Monday to Saturday.*
3. *That the row of *Pittosporum eugenoides* (Lemonwood) and *Alnus glutinosa* (Common Elder) shall be retained and any gaps in the screen shall be re-planted within 3 months of the date of this consent, such being to the satisfaction of the Director, Environmental Services.*
4. *That a row of *Pittosporum eugenoides* (Lemonwood) shall be planted along the top of the north-eastern slope of the bund and also along the southern edge to the dry store at a spacing of 2 metres between plants as more particularly shown on Rotorua District Council's Drawing No. 1733/1, within 3 months of the date of this consent, such being to the satisfaction of the Director, Environmental Services.*
5. *That the planting denoted in Conditions 3 and 4 above shall be monitored, maintained and replaced on an ongoing basis if diseased or damaged, to the satisfaction of the Director, Environmental Services.*
6. *That the planting denoted in Conditions 3 and 4 above shall be secured by a bond to the value of \$3,000.00, to ensure such work is undertaken.*
7. *That the height of any timber stored in the outside storage area shall not exceed 5 metres in height.*
8. *That the noise levels as measured at the boundary of the site from activities carried out at the site shall be in accordance with Appendix K of the Proposed District Plan.*

Advice Note:

The applicants are advised that:

- (a) Please ensure that you fill in the enclosed "Advice of Intention to Comply" form and return to Council in the enclosed envelope.
- (b) 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.

The reasons for this decision are that:

- 1. The site is zoned Residential B in the Proposed District Plan and the proposal is a Discretionary Activity.
- 2. The proposal is in accordance with the provisions and requirements of the Proposed District Plan for Industrial Storage on this particular property in a Residential B zone in terms of Rule R7.1.7 of that Plan.
- 3. The proposal is not contrary to the policies and objectives of the District Plan.
- 4. The proposal will have only a minor potential adverse effect on the environment.
- 5. The earth bund of from 4 to 5 metres in height plus existing landscaping will ensure the impact of a 7.025m building when viewed from the nearest residential buildings will be minimal.
- 6. New planting along the top of the bund and other replacement planting will ensure the effects of the Industrial Activity are mitigated to a greater extent when viewed from the nearest residential buildings.
- 7. Compliance with noise standards will ensure an acceptable noise environment is maintained for the protection of residential amenity.
- 8. The conditions relating to the height of the outside timber storage stacks and the hours of operation on this site were attached to the previous Resource Consent application granted by Council in December 1996 and are still relevant for this proposal.
- 9. No persons are considered adversely affected by the proposal, due to the location of the proposed building, plus the planted bund between this site and other residential properties.

If you have any questions, please contact John Sholl.

Yours faithfully



P. Crawford
Director, Environmental Services

Encl.

RESOURCE CONSENT	
Approved.....	29.7.98
Appn No.....	1998/051A
Plan No.....	P11N127
Date.....	29.7.98

ALAN HALEY BUILDERS

PO BOX 7218
ROTORUA

Phone: 07 3458149

FAX: 07 3458147

email: abchaley

**MEMBER OF MASTER
BUILDERS FEDERATION OF NZ.**

ROTORUA DISTRICT COUNCIL
RE RESOURCE CONSENT FOR TACHIKAWA
LEAN TO SHED.

JOHN SHOALES,

I have approached the local Moari representative as per your fax for the Resource Consent and as far as they are concerned they have no interest in the property within the Tachikawa boundaries.

Could this letter please be filed with the Consent application.

Yours Alan Haley.



Rec'd 15/7/98 48

14 July 1998

Please Quote: P14427

Doc No: 92807

Tachikawa Forest Products (NZ) Ltd
C/- Alan Haley
PO Box 7219
ROTORUA

Dear Sir,

RESOURCE CONSENT APPLICATION

Your application for resource consent has been considered by the Council's consultation committee. Consultation with particular members of the Maori community is considered necessary in respect of your application, to ensure compliance with the Resource Management Act 1991.

You are advised to contact:

1. Eria Moke - Ph: (07) 3456-380; and
2. Don Bennett - Ph: (07) 3487-593

The purpose of your consultation will be to ascertain whether there are any features of cultural significance located within your land such as an archaeological site, waahi tapu or urupa (burial site).

The request for this information is made under Sections 92(1) and 92(2)(a)(ii) of the Resource Management Act 1991 and is to fulfil Council's obligations under Sections 6(e) and 8 of the Resource Management Act 1991. In the meantime, your application has been placed on hold although staff will process the application as far as possible.

Should you have difficulty in making the necessary contact, or in obtaining a response, please contact the writer.

Yours faithfully



J.D. Sholl
Principal Planner

Alan Haley
Advised had spoken to both
and neither had any concerns.
15/7/98

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.)

1. APPLICANT'S NAME AND ADDRESS

Applicant's name: ALAN HALEY

Applicant's postal address: PO Box 7219
ROTORUA

Contact name and address
(if different from above): _____

Contact telephone number: 021 979 980 Fax: 07 345 5147

2. OWNER AND OCCUPIER OF PROPERTY

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

Name: TACHIKAWA

Address: 87/97 VAUGHANS
RO 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).

87-97 VAUGHANS RO ROTORUA

ROTORUA
DISTRICT
COUNCIL



ENVIRONMENTAL
SERVICES

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

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):

NIL

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

BUILD A LEAN TO SHED TO COVER PREY TIMBER
Some of existing timber stored in yard is to
stored in proposed shed.

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

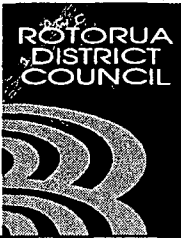
- I attach sufficient information in accordance with Section 219 of the Act to adequately define:
- The position of all new boundaries;
 - The areas of all new allotments (Not required for cross leases, company leases, or unit plans);
 - The location and areas of new reserves to be created, including 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]
Signature of applicant or person authorised
to sign on the applicants behalf

20/6/98.
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:

- 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 type="checkbox"/> YES | <input checked="" 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? YES NO

Is there any historic or significant building, tree, object or site affected by the proposed development? YES NO

Note 1: The District Plan contains registers of the above features for reference, see Appendix A.

Note 2: If the above feature is registered under the *Historic Places Act 1993* the consent of the Historic Places Trust will be required. In addition a survey of archaeological sites, including registered, non-registered and NZAA listed and previously unlisted sites may be required to be undertaken.

DESCRIBE THE EFFECT OF THE PROPOSAL ON THE ABOVE FEATURE.

Has the value of any of the above listed items been assessed and relevant parties consulted? N/A YES NO
Does the proposed development affect tangata whenua? YES NO

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

SHOW ON PLAN

3. Does the site or neighbouring site contain:

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

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

SHOW ON PLAN

4. Will the proposed development generate:

Any additional utility service requirements? YES NO

Any additional vehicular traffic? YES NO

Any additional noise? YES NO

Any dust that can drift beyond the site? YES NO

Any odour beyond the site? YES NO

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

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

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

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

6. Will the development produce any waste materials? YES NO

7. Will you be applying for a liquor licence in relation to this activity? YES NO

8. Will you be storing, using, transporting or disposing of any hazardous substance or contaminant? YES NO

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


9. Will the scale/size/use of your development have any adverse effect on the environment or the amenities of the neighbourhood and the resources and services already provided to support such a use? YES NO

10. Describe the visual effects of the proposed development

SITS ABOUT 2m ABOVE EXISTING BUND IT WILL STOP NOISE FROM MILL AS IT IS DRY STORAGE ONLY THERE IS VERY LITTLE ACTIVITY.

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.

20/11/98
(date)


(Signature of applicant or agent for applicant)

INTERNAL MEMORANDUM

File No. P. 14427

Date 6.3.98

FILE

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

- Urgent
- As requested
- For your information
- For your comment
- Please file
- Please telephone
- Please action

Subject TACHIKAWA — LANDSCAPING.

To:

RE : REQUIREMENT TO PLANT BUND .

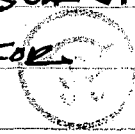
6 MAR 98 — MEET LAURIE WOODY
SITE MANAGER AT TACHIKAWA
TO DISCUSS FAILURE OF PLANTING
ON BUND AND POSSIBLE OPTIONS .

WHILE INITIAL IDEA FOR SCREENING
WAS SOUND — END PRODUCT COMPLETE
FAILURE .

EXISTING SITUATION SEES MAGNOLIA TREES
SURVIVING WITH WIDESPREAD FAILURE OF
UNDERPLANTING — IN PART DUE TO
LACK OF MAINTENANCE BUT LARGELY TO
POOR PLANT SELECTION FOR SITUATION .

IN MEANTIME EXISTING DECIDUOUS TREES
ARE 3-4M HIGH NOW AND ARE ALL
THAT IS REQUIRED .

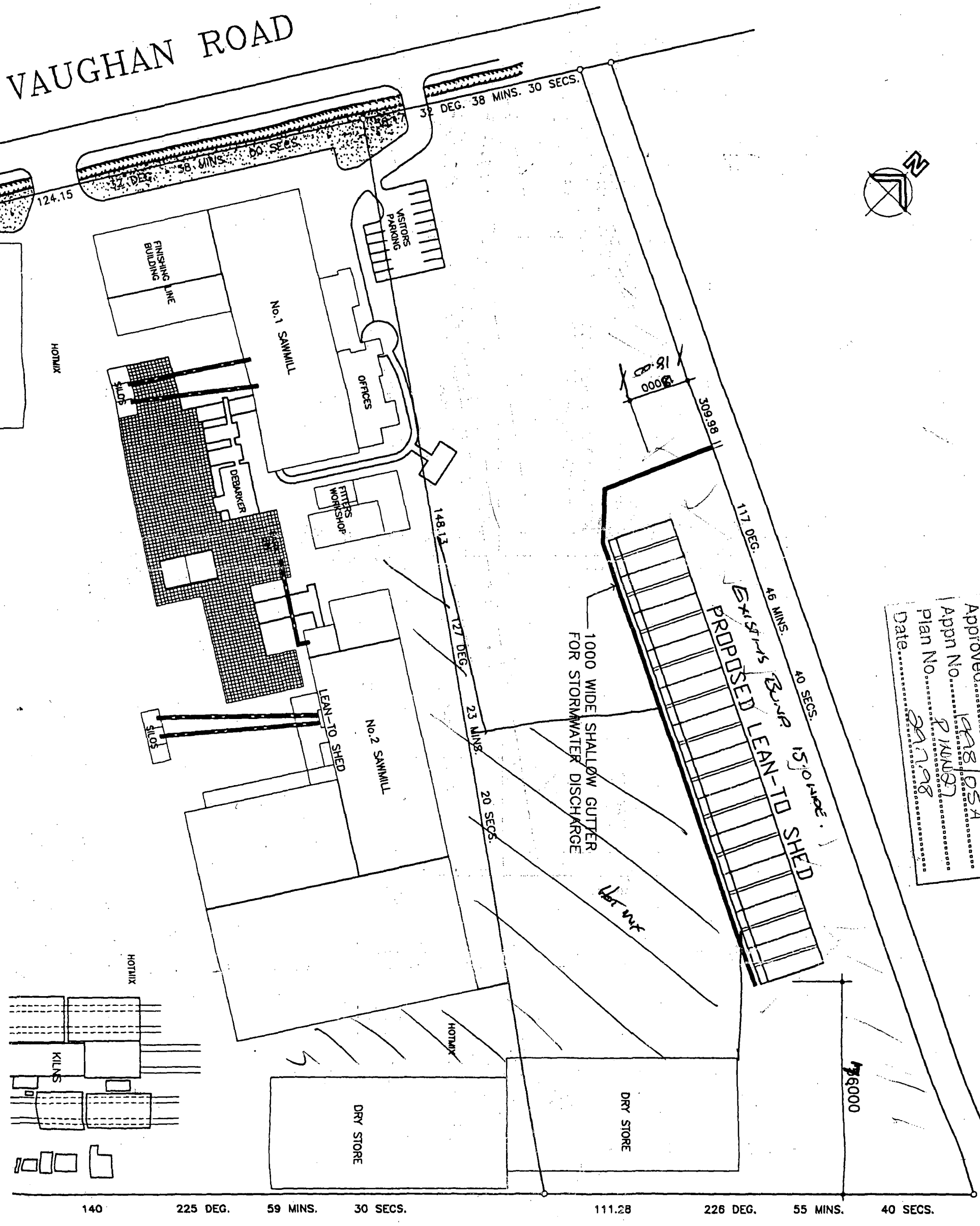
AGREED WITH MR WOODY ON THIS
MATTER AND SUGGESTED HE TRANSPLANT
SURVIVING SHRUBS IN AUTUMN/WINTER
FOR USE AT FRONT OF SITE .



Signature *Walker*
Designation LA .

1:1000

VAUGHAN ROAD



RESOURCE CONSENT

Approved..... 29/7/08

Appn No..... 1978/05A

Plan No..... P10007

Date..... 29/7/08

LOT
DPS
VAL.