********** LAND INFORMATION MEMORANDUM **********

LAND INFORMATION MEMORANDUM No:50399
Local Government Official Information & Meetings Act 1987

Issued:18Mar26

APPLICANT: Samantha LETT
C/O BOWER REAL ESTATE
Unit 3
116 Main Road Phone: 075493102 (Bus.)
KATIKATI 3129

Application received: 11Mar26

LOCATION OF PROPERTY

Street Address: 9C KAURI GROVE, PAEROA 3600
Property ID: 33749
Assessment No: 05002/521.29
Legal: LOT 29 DP 382748 LOT 73 1/4 ROW DP 382748

COUNCIL CHARGES

The Council's total charges payable on the uplifting of this application in accordance with the attached details, are: $0.00

Receipt number: 2705521 Date: 11Mar26 Amount: $300.00

1:

INFORMATION IDENTIFYING SPECIAL FEATURES OR CHARACTERISTICS OF THE LAND

DURABILITY - ZONE B
****
In relation to the Building Act 2004 the land in this area is in Zone B, under Section 4 - Durability of NZS 3604:2011. See attached Durability Map.

WIND EFFECTS - LEE ZONE
****
The land is within Wind Region A - Lee Zone (See figure 5.1 - Wind Regions and Lee Zones) attached. For any proposed future building works on site, a site specific assessment will have to be undertaken. Note further details can be found on the BRANZ website (www.branz.co.nz).

FILL KNOWN
****
The land or part of the land contains fill of determined depth and nature.
Please find attached details.

Please refer to the attached report from Grant Crook Consulting Engineers Ltd dated 17/04/2007 ref: 4597.

NATURAL HAZARDS:

PAEROA FLOOD MODELLING
****
Modelling of susceptibility to surface flooding undertaken by the Hauraki District Council in 2023 identifies a potential flooding hazard for this property during intensive rainfall.

Modelling was undertaken, and a report titled 1D/2D Hydraulic Modelling, Ref: 310600232 was prepared by Stantec, dated 09 November 2023.

This report was commissioned by Hauraki District Council to support possible Plan Changes being investigated by Council for the growth of Paeroa Town and for use by Council`s Infrastructure Engineers.

For a copy of this Report please contact Council and request Document No. 3777060.

This modelling is based on rainfall only and does not account for encroachment of water from the Ohinemuri River (overtopping or breach of stopbanks).

The maps included in the report cover a number of scenarios (event size and degree of climate change).

The modelling covers Paeroa and the rural land to it`s north (up to Komata River).

No other special features or characteristics of the land are known to Council at this time.

2:

DRAINAGE & UTILITIES: PRIVATE AND PUBLIC. STORMWATER AND SEWERAGE DRAINS:

The land is connected to a reticulated sewerage treatment and disposal system.

Attached is a plan showing the sewer main serving the land.

Attached is a plan showing the sewer main crossing the land.

The land is connected to a reticulated stormwater disposal system.

Attached is a plan showing the stormwater main serving the land.

Attached is a plan showing the stormwater main crossing the land.

Please note that the location of all of the services shown on the computer generated plan is indicative only. The actual location of services needs to be checked on site. See as built for actual locations.

SERVICES PLAN LIMITATIONS
****
Please note that the location of all of the services shown on the plan is indicative only. The actual location of services needs to be checked on site.

3:

INFORMATION RELATING TO ANY RATES OWING IN RELATION TO THE LAND:

Information which relates to rates owing in relation to the land is attached.

Please note that Water Rates `AND` from 01 July 2025 - Waste water rates are not included in the attached rates printout.

These are separately invoiced every six months. Note - for 2025/26 the Fixed Water charge is $243.46 (balance by meter) and the fixed Waste Water charge is $847.56 (1 Pan).

For more information on when the water meters in your area are read please contact Council on 07 862 8609, or visit our website www.hauraki-dc.govt.nz

Waikato Regional Council Rates
****
This property will also be liable for rates from Waikato Regional Council. Refer to its website for details:
http://www.waikatoregion.govt.nz/Council/Rates

4:

CONSENTS, CERTIFICATES, NOTICES, ORDERS OR REQUISITIONS AFFECTING THE LAND

Following are details of Building Permits or Building Consents which have been issued for the land. (The details provided may exclude some permits issued by the previous territorial authorities.)

Also listed are buildings (which the Council has been advised about) for which a Building Consent was not obtained as the owner believed them to be exempt under Schedule 1 of the Building Act 2004.

Note: many buildings (which the owners believe to be exempt) are erected without Council being advised, so there may be other such buildings on-site which are not listed below.

The absence of records for building permits or consents may mean any of the following;
* The building was erected without a permit or consent.
* The Council no longer holds a record of the permit (previous bylaws allowed for the record to be discarded after 10 years from the date of issue).
* The property was in the ownership of the Crown when the building was constructed and did not therefore require a permit.
* The owner believed the building work to be exempt under Schedule 1 of the Building Act 2004.

WHAT IF I BUY A PROPERTY WHICH HAS AN EXISTING BUILDING WITHOUT ANY BUILDING CONSENT OR PERMIT?

If building work was carried out without a building permit prior to the 1991 Building Act, or without obtaining building consent under the Building Act 2004, then there is no authority under the Act for the Council to retrospectively issue a building consent for the work. This is the legal position, and until there is any amendment to the Building Act 2004, Council cannot retrospectively validate building work carried out without Consent.

For buildings erected prior to commencement of the Building Act 1991, without any building permit or for which Council holds no records, then Council is generally unlikely to take any action against the current owners of that building unless the building is unsafe or insanitary in terms of the Building Act 2004 or the provisions of the Health Act 1956. This assumes that the building complies in all other respects with other statutory requirements.

For building work carried out between 1991 and 2013, for which Council holds no record, it is likely that the building work was carried out without consent. If so, the property owner and the person who carried out the work may have contravened the Building Act 1991 and enforcement action may be taken at the Council`s discretion. If purchasers require a report on a building they should engage a Building Surveyor to inspect the building and provide the report. The Council is happy to put a copy of the report on the property file.

For building work carried out since 2013, for which Council holds no record, an exemption under Schedule 1 of the Building Act 2004 may apply. If purchasers want to find out more about these buildings they should engage a Building Surveyor to inspect the building(s) and provide a report. A copy of this report can be added to the Council`s property file.

Please note that the Building Bylaws under which Building Permits were issued did not include a requirement for the signing of a certificate of completion of the building work (as is now the case under the Building Act for Building Consents).

In addition the Council`s records of Building Permits is not complete, for various reasons, as noted above. Only in a few cases will Council be able to confirm "sign off" of Building Permits. The lack of a record of "sign off" therefore does not imply that the building work was not completed.

BUILDING INFORMATION
****
Consent No: 36491 issued 11/10/10 - Dwelling with attached Double Garage
Code Compliance Certificate issued 02/06/11 for Consent 36491

WEATHERTIGHT HOMES RESOLUTION SERVICE ACT 2006
****
No information is known to Council relating to this property.

WEATHERTIGHT HOMES DISCLAIMER
****
This information has been provided to the Council by the Chief Executive of the Ministry of Building Innovation and Employment, or the chair of the Weathertight Homes Tribunal, in accordance with section 124 of the Weather tight Homes Resolution Services Act 2006, or in response to an Official Information Act request by Council.

The Council is not in a position to verify the correctness of the information and cannot accept any responsibility for its accuracy.

RESOURCE CONSENTS
****
Details of Resource Consents (subdivisions/planning) granted for this land follow. (This may exclude those granted by territorial authorities other than the Hauraki District Council.)

SUBDIVISION
****
82.316.155
Subdivision off Buchanan Street, Paeroa Stage 3-5 Variation. Copy of decision, survey plan, as-built services plans and certificates attached. **Please note in particular the on-going conditions (221 Certificate) **.

5:

INFORMATION RELATING TO BUILDING CERTIFIERS CERTIFICATES HELD BY COUNCIL

No certificates issued by Building Certifiers are held by Council.

6:

INFORMATION RELATING TO THE USE TO WHICH THE LAND MAY BE PUT AND THE CONDITIONS ATTACHED TO THAT USE : ZONING:

The land is zoned RESIDENTIAL in the Hauraki Section of the Operative Hauraki District Plan. Attached is a copy of the zone section of the Plan, and the relevant Planning Map.

Please note that Section 6 "Conservation and Heritage", Section 7 "Specific and District Wide Matters," Section 8 "Performance Standards for Development and Subdivision" and Section 9 "Subdivision", also need to be consulted in relation to any proposed activities on the land.

7:

INFORMATION FROM STATUTORY ORGANISATIONS NOTIFIED TO COUNCIL:

No information is known to Council.

8:

NETWORK UTILITIES:

POWER LINES
****
The Electricity Supply Company has advised that any additions to existing buildings or structures in the vicinity of an electric line must comply with the New Zealand Electrical Code of Practice for Electrical Safety Distances, NZECP 34:2001.

FIBRE OPTIC CABLES
****
Council holds no information on the location of fibre optic cables.

For information on the location of fibre optic or other telecom cables contact Spark by phoning 0800 B4UDIG (0800 242 344).

ROAD RESERVE WORKS - COUNCIL ROADS
****
Should be intending to carry out any works within the road reserve eg: construction, upgrading of entrance, trenching for service connections etc, you will need to obtain a Corridor Access Approval from the Council before you start work (for Council Roads).

Further information regarding this can be obtained by contacting Council`s Customer Service Advisors.

9:
|INFORMATION ON PUBLIC WORKS KNOWN TO COUNCIL:|

Council has no information on existing or proposed Public Works which affect the land.

10:
|INFORMATION IN RESPECT TO SWIMMING POOLS: |

Council has no knowledge of a swimming pool/spa pool on this land.

It is the land owner`s responsibility to ensure that if there is any swimming pool on the subject land that it complies with the requirements of the Building Code, or Fencing of Swimming Pools Act 1987 (for pools installed prior to 01 January 2017).

11:
|WATER: |

This land is connected to the reticulated water supply, the water is metered.

Attached is a plan showing the water main serving the land.

Attached is a plan showing the water main crossing the land.

12:
|COMMENTS OR ADDITIONAL INFORMATION: |

HAURAKI GULF MARINE PARK ACT 2000
****
The purpose of the Hauraki Gulf Marine Park Act 2000 is to:-

(a) integrate the management of the natural, historic, and physical resources of the Hauraki Gulf, its islands, and catchments:
(b) establish the Hauraki Gulf Marine Park:
(c) establish objectives for the management of the Hauraki Gulf, its islands, and catchments:
(d) recognise the historic, traditional, cultural, and spiritual relation-

ship of the tangata whenua with the Hauraki Gulf and its islands:
(e) establish the Hauraki Gulf Forum.

This Act applies to all of the land in the Hauraki District which is within the Drainage Catchment of the Hauraki Gulf (which includes the east coast of the District). The subject land is within the area subject to the Act.
See attached Map.

ZONING
******
The subject property is adjacent to land zoned Residential, which is subject to a `Structure Plan`.
See Hauraki District Plan `G` attached.

PROPOSED WIND FARM
****
The Hauraki District Council received a Resource Consent application late 2018 from Kaimai Wind Farm Ltd to establish and operate a 24 turbine wind farm on 771 and 604 Rotokohu road and 6356 State Highway 26 (on the north western area of the Kamai Range) south of Paeroa.

The application was publicly notified - with the submission period closing on 31 January 2019. This resulted in 220 submissions to Hauraki District Council (as well as 143 to Waikato Regional Council).

The proposal has been included in the Schedule 2 list of projects that is part of the Fast Track Approvals Act. If applications are lodged under this legislation processing will become the responsibility of the body appointed under that legislation (and will not be carried out by the Council`s).

A copy of the application can be viewed on Councils website:
www.hauraki-dc.govt.nz

HAZARDS PORTAL
****
The Waikato Regional Council holds and administers a "Waikato Regional Hazards Portal" on its website, for the Waikato Region.

The tool is available for viewing at the following website:
www.waikatoregion.govt.nz/services/regional-hazards-and-emergency-management/regional-hazards-portal/
and should be read alongside its Disclaimer.

The Hauraki District Council does not hold any information on the design, process, methodology or functionality of the Regional Hazards Portal. The Hauraki District Council makes no representation as to the completeness, accuracy, or otherwise of any information or data provided by the Regional Hazards Portal, or its use.

13:
|-----------------|
RECORD OF TITLE:

It is recommended that a copy of the RECORD (CERTIFICATE) OF TITLE be

obtained prior to purchasing a property. This may contain additional information, for example; Covenants, Easements, Consent Notices.

14:

DISCLAIMER:

This Land Information Memorandum has been prepared for the purposes of Section 44A and 44B of the Local Government Official Information and Meetings Act 1987 and includes all the information required to be provided pursuant to Sect 44A(2) that is known to the Hauraki District Council relevant to the land described as at the date this LIM was issued.

It is based on a search of Council records only and there may be other information relating to the land which is unknown by Council.

The Council has not undertaken any inspection of the land or any building on it for the purpose of preparing this Land Information Memorandum.

The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.

15:

DISTRICT PLAN:

The Hauraki District Plan (2014) was made operative on 26th September 2014.

You are advised to discuss any specific proposals with the Hauraki District Council Duty Planner to determine the rules relevant to your property or visit the Hauraki District Council website for the District Plan Maps and Text.

A copy of the Operative District Plan can be viewed at www.hauraki-dc.govt.nz.

****

Address all correspondence to the Chief Executive.

Enquiries in respect to this document should be made at the Paeroa Office.

****

Signed for and on behalf of the Hauraki District Council:



.....
Peter Thom

Group Manager Community Development & Regulatory Date: 18 March 2026



Date	12/03/2026
Print	A4 Landscape
Source	HDC GIS – LIM Map
Scale	1:600
Created By	Vicki Cuthbert

05002/521.29
9C Kauri Grove
PAEROA

Hauraki District Council does not guarantee that this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequences which may arise from relying on any information depicted. The Digital Cadastre Layers are produced and maintained by Land Information New Zealand (LINZ) and is a component of the digital cadastral dataset available from LINZ. Accuracy, particularly in non survey-accurate areas, can be variable. The spatial accuracy of an object is better where the object's position has been determined by using either surveyed bearings & distances captured from survey plans or adjusted survey data.

N

NZTM 2000

HAURAKI DISTRICT COUNCIL

Map Key

Last Updated
11/03/2025

HAURAKI DISTRICT COUNCIL

Stormwater

- Catchpit Lead
- Connection
- Open Drain
- Pipe
- Rising Main
- Stopbank
- Private Catchpit Lead
- Private Connection
- Private Open Drain
- Private Pipe
- Catchpit
- Connection
- Stormwater Filter
- Flap
- Protection
- Inlet
- Manhole
- Outlet
- Outfall
- Valve
- Rodding Eye
- Pump Station
- Private Catchpit
- Private Connection
- Private Stormwater Filter
- Private Inlet
- Private Manhole
- Private Rodding Eye
- Private Outfall

Stormwater Abandoned

- Connection
- Open Drain
- Pipe
- Catchpit
- Detention
- Manhole
- Outfall

Water

- Pipe
- Trunk Main
- Raw Water main
- Service Lead
- Scour Pipe
- Overflow Pipe
- Private Service Lead
- Private Pipe
- Hydrant
- Intake
- Booster Pump
- Chamber
- Treatment Plant
- Treated Water Reservoir
- Valve - Air Valve
- Valve Closed
- Valve Open
- Pressure Reducer Valve
- Pigging Point
- Water Meter with Internet
- Water Meter
- Storage Tank
- Private - Water Meter
- Private - Hydrant
- Private Valve
- GIS Valve - Air Valve

Water Abandoned

- Pipe
- Raw Water main
- Service Lead
- Hydrant
- Intake
- Treatment Plant
- Treated Water Reservoir
- Valve
- Water Meter

Wastewater

- Gravity Main
- Rising Main
- Connection
- Sludge Rising Main
- Private Gravity Main
- Private Rising Main
- Private Connection
- Connection
- Inspection Point
- Manhole
- Pump Station
- Dump Station
- Rodding Eye
- Air Valve
- Valve
- Treatment Plant
- Private Connection
- Private Dump Station
- Private Inspection Point
- Private Pump Station
- Private Manhole
- Geobag Membrane
- Storage Tank

Wastewater Abandoned

- Gravity Main
- Rising Main
- Connection
- Crossing - Bridge
- Inspection Point
- Manhole

Boundary

- Hauraki District
- TLA
- Land Parcel
- Assessment
- Parcel Easement

Land Drainage

- Pump Station
  - HDC
  - WRC
- Floodgate
  - HDC - Land Drainage
  - Unknown
  - HDC - Transport
  - NZTA
- Land Drain
- WRC
- Stopbank
- Syphon
- Land Drain Abandoned
- Drainage District
- Water Canal

Earthquake Building Assessment

- Earthquake Prone
  - Yes
  - No
  - Partial
- Category
  - A
  - B
  - C
  - BA Section 133AG(1b)
  - No Category
- Priority Building
  - Yes
  - No
- Historic Building
  - Yes
  - No

Powerlines

- Powerco_Overhead
- Powerco_Underground
- Powerco_Buffer12m
- Powerco_Buffer32m
- Transpower_Lines
- Transpower_Buffer12m
- Transpower_Buffer32m

Land Hazard

- Mineshaft
- Mine Hazard Line
  - Low Risk
  - Med Risk
  - High Risk
- Fault Line
- HAIL Line - Verified HAIL - No Sampling
- HAIL Site
  - Contaminated
  - Managed
  - Remediated
  - Sampled
  - Unverified HAIL
  - Verified HAIL
  - Verified HAIL - Limited Sampling
  - Verified HAIL - No Sampling
- HAIL Area
  - Contaminated
  - Managed
  - Remediated
  - Sampled
  - Unverified HAIL
  - Verified HAIL
  - Verified HAIL - Limited Sampling
  - Verified HAIL - No Sampling
  - Review Pending
- Peat Area
- Fill Area
- Swamp
- Low Area
- Kaiaua Hazard
  - Advisory
  - Contamination
  - Fill
  - Subsidence
  - Slippage
  - Erosion
  - Inundation
  - Other

Metadata

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Copyright

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Contact Hauraki District Council

Phone: (07) 862 8609
Email: info@hauraki-dc.govt.nz

Postal Address: PO Box 17, Paeroa 3640, New Zealand
Website: www.hauraki-dc.govt.nz



Date	12/03/2026
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Source	HDC GIS – LIM Map
Scale	1:600
Created By	Vicki Cuthbert

05002/521.29
9C Kauri Grove
PAEROA

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N

NZTM 2000

HAURAKI DISTRICT COUNCIL

HAURAKI DISTRICT PLAN - 26 SEPTEMBER 2014

MAP LEGEND

HAURAKI DISTRICT COUNCIL

PLANNING ZONES
(Section 5)

- Rural (Section 5.1) — refer to duplicate Planning Map for Outstanding Natural Landscape and District Amenity Landscape area overlays
- Conservation (Indigenous Forest) (Section 5.2)
- Conservation (Wetland) (Section 5.3)
- Coastal (Section 5.4)
- Karangahake Gorge (Section 5.5)
- Residential (Section 5.7)
- Low Density Residential (Section 5.8)
- Marae Development (Section 5.9)
- Township (Section 5.10)
- Town Centre (Section 5.11)
- Industrial (Section 5.12)
- Paeroa Flood Ponding (Section 5.13)
- Reserve (Active) (Section 5.15)
- Reserve (Passive) (Section 5.16)
- Martha Mineral (Section 5.17)
- Golden Cross Mineral (Section 5.18)

SIGNIFICANT FEATURES

- multiple trees / single trees — Significant Tree (Section 6.4)
- Outstanding Natural Feature (Section 6.3)
- Outstanding Natural Feature (Area) (Section 6.3)
- Heritage Feature Category A (Section 6.1)
- Heritage Feature Category B (Section 6.1)
- Heritage Item Category C (Section 6.1)
- Heritage Area (Section 6.1)
- Heritage Line Item (Section 6.1)
- Area of Significance to Maori (Section 6.1)
- Area of Significance to Maori (Section 6.1)
- Significant Natural Area (Section 6.2.6)
- Significant Natural Area (where over Conservation Zones) (Section 6.2.6)
- Significant Natural Area (Section 6.2.5.1(3) Table 1)

NOTE: re Transmission Lines

While only High Voltage Transmission and Sub-Transmission Lines are identified on the Planning Maps, works in close proximity to any electric line can be dangerous. Compliance with the New Zealand Code of Practice 34:2001 is mandatory for buildings, earthworks and mobile plants within close proximity to all electric lines. Compliance with the Electricity (Hazards from Trees) Regulations 2003 is also mandatory for tree trimming and planting. To discuss proposed works, including tree planting, within close proximity to electric lines, contact the line operator.

OTHER NOTATIONS

- Rural Zone District Amenity Landscape Area (Section 5.1)
- Rural Zone Outstanding Natural Landscape Area (Section 5.1)
- Area Subject to Inundation (Paeroa) (Sections 5.1, 5.7, 5.12)
- Amenity Protection Area (Section 5.12)
- Pedestrian Frontage (Section 5.11)
- Proposed Esplanade (Section 7.3)
- Designation (Section 7.5)

Designating Authority Codes

A - Minister of Corrections
B - Minister of Justice
C - Hauraki District Council
D - Meteorological Service of NZ Ltd
E - Minister of Education
F - Minister of Police
G - Minister of Railways
H - Minister of Transport
J - PowerCo Limited
K - Chorus NZ Limited
L - Transpower NZ Ltd
M - Waikato Regional Council
N - Telecom NZ Limited

- Floodways (Section 8.2.1)
- Spillways (Section 8.2.1)
- Piako Flood Ponding Area (Sections 5.1 and 8.2.2)
- Whiritoa - Toe of Frontal Dune (1995/96) (Section 8.2.3)
- Whiritoa - Primary Development Setback Line (Section 8.2.3)
- Whiritoa - Secondary Development Setback Line (Section 8.2.3)
- High Voltage Transmission Line (Section 8.2A)

OTHER NOTATIONS

- Structure Plan Area (Section 8.6.3)

Structure Plans

8.6.4 Turua (Residential)
8.6.5 Ngatea North (Residential)
8.6.6 Ngatea South (Residential)
8.6.7 Kerepehi North Industrial
8.6.8 Kerepehi South Industrial
8.6.9 Kerepehi Residential
8.6.10 Paeroa North (Residential)
8.6.11 Opukeko, Paeroa (Industrial)
8.6.12 Waikino (Low Density Residential)
8.6.13 Waihi East (Residential)

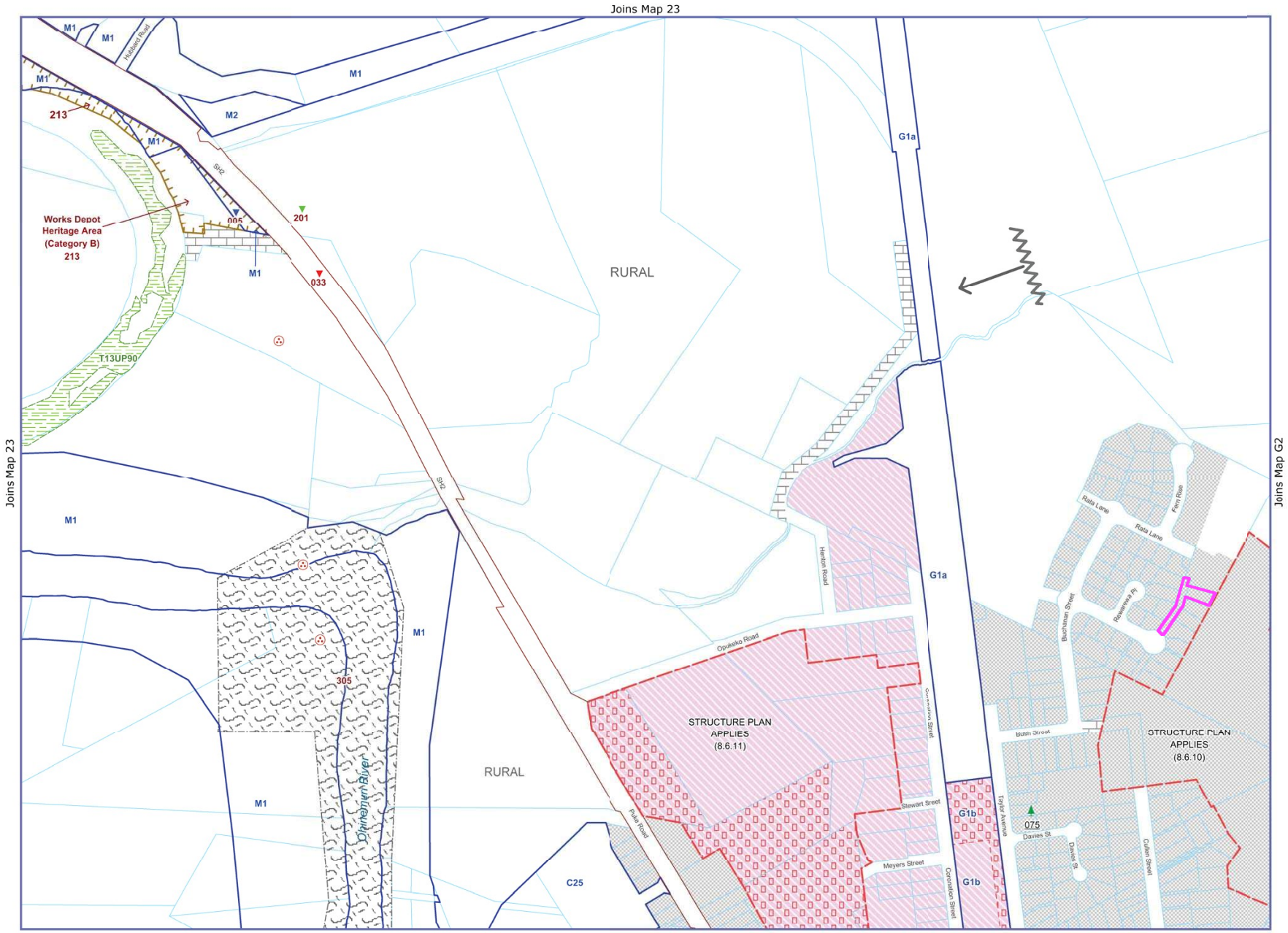
- Quarries: Quarry Resource Area (Section 9.4.1.2)
- Quarry Reverse Sensitivity Area (Section 9.4.1.2)

INFORMATION ONLY

- Archaeological Site

Archaeological site locations shown may be inaccurate in some cases as the updated data (Archaeological Upgrade Project) is not yet available.

- Coastal Marine Area (CMA) (Landward Boundary)
- State Highway
- Sub Transmission Line
- Water Supply Catchments
- Unformed Road
- Extent of Future Urban Development (Turua only)



Cadastral data sourced from Land Information NZ, CROWN COPYRIGHT RESERVED.
Significant Natural Areas sourced from Waikato Regional Council.

HAURAKI DISTRICT COUNCIL

HAURAKI
DISTRICT PLAN

26 September 2014

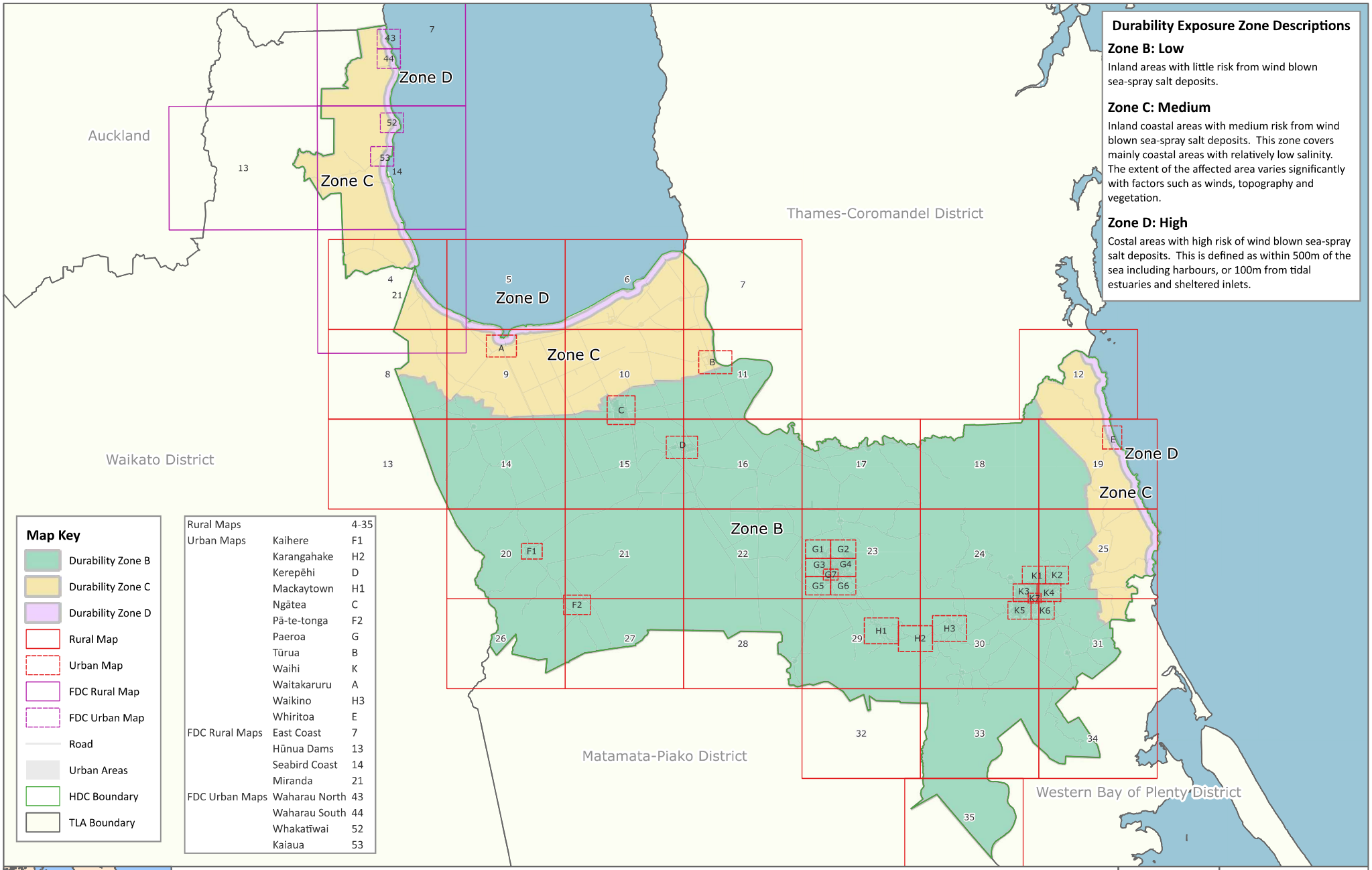
= subject property

NOTE: For full list of notations and description of information shown on maps please refer to separate Map Legend

PAEROA

MAP NO

G1



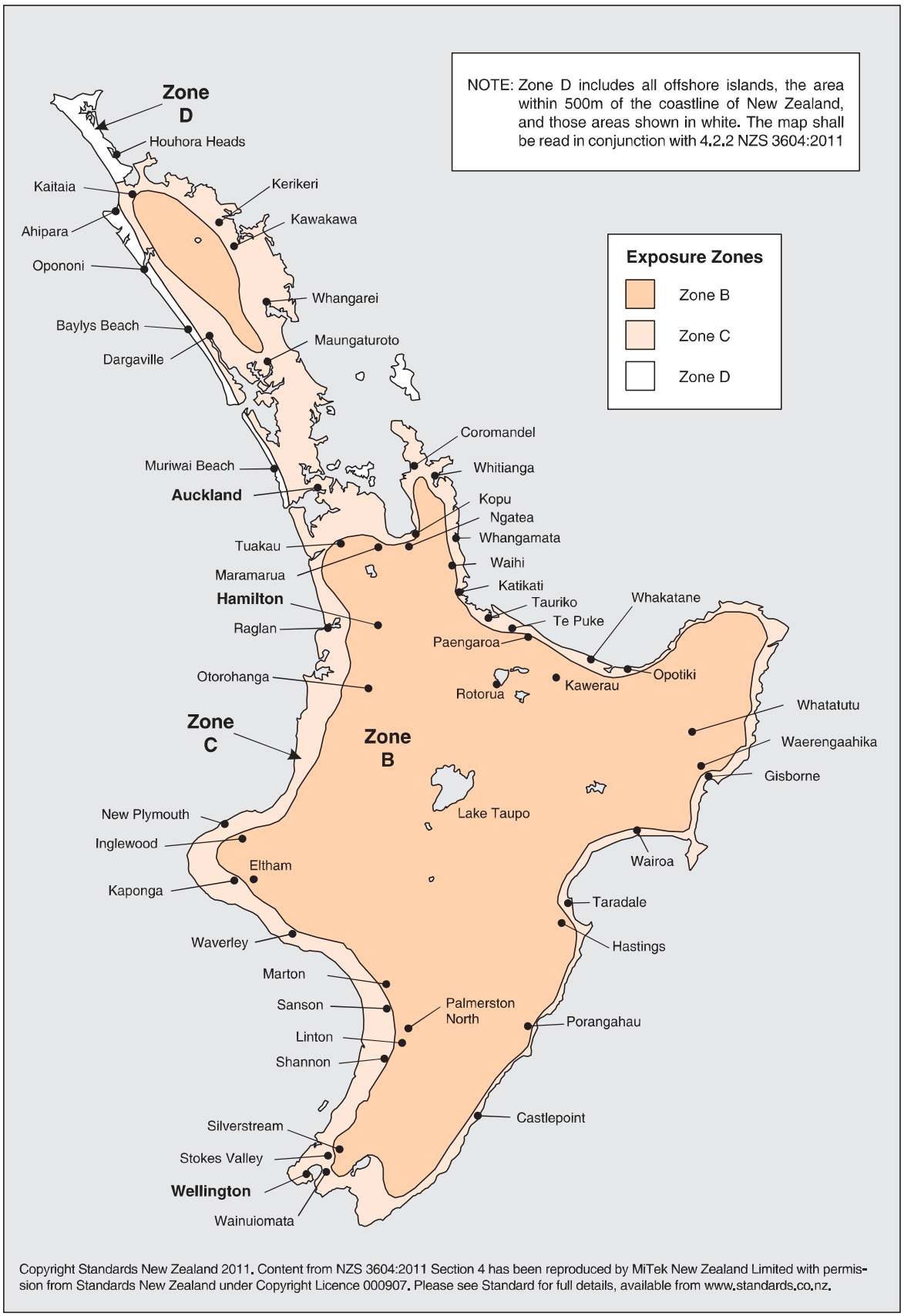
Hauraki District Durability Zones

Print Size: A4 Landscape	Scale: 1 to 350000
Date: 10-March-2025	Map By: HDC GIS
Projection: NZTM	Source: HDC GIS

Hauraki District Council does not guarantee that this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequences which may arise from relying on any information depicted.

File Location: Z:\Maps\Policy and Planning\Planning Zones\Durability Zones

HAURAKI DISTRICT COUNCIL



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Exposure zone map

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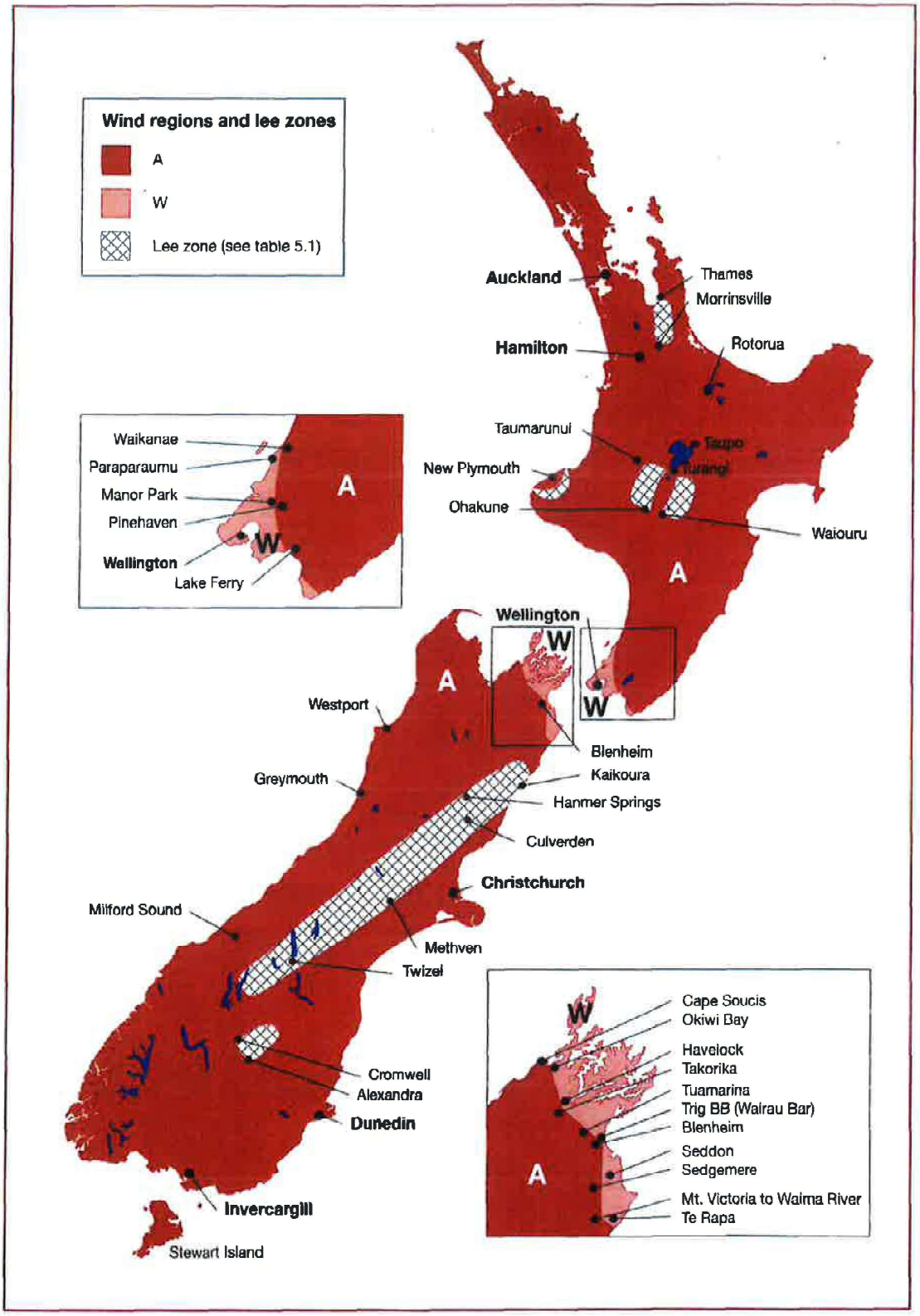
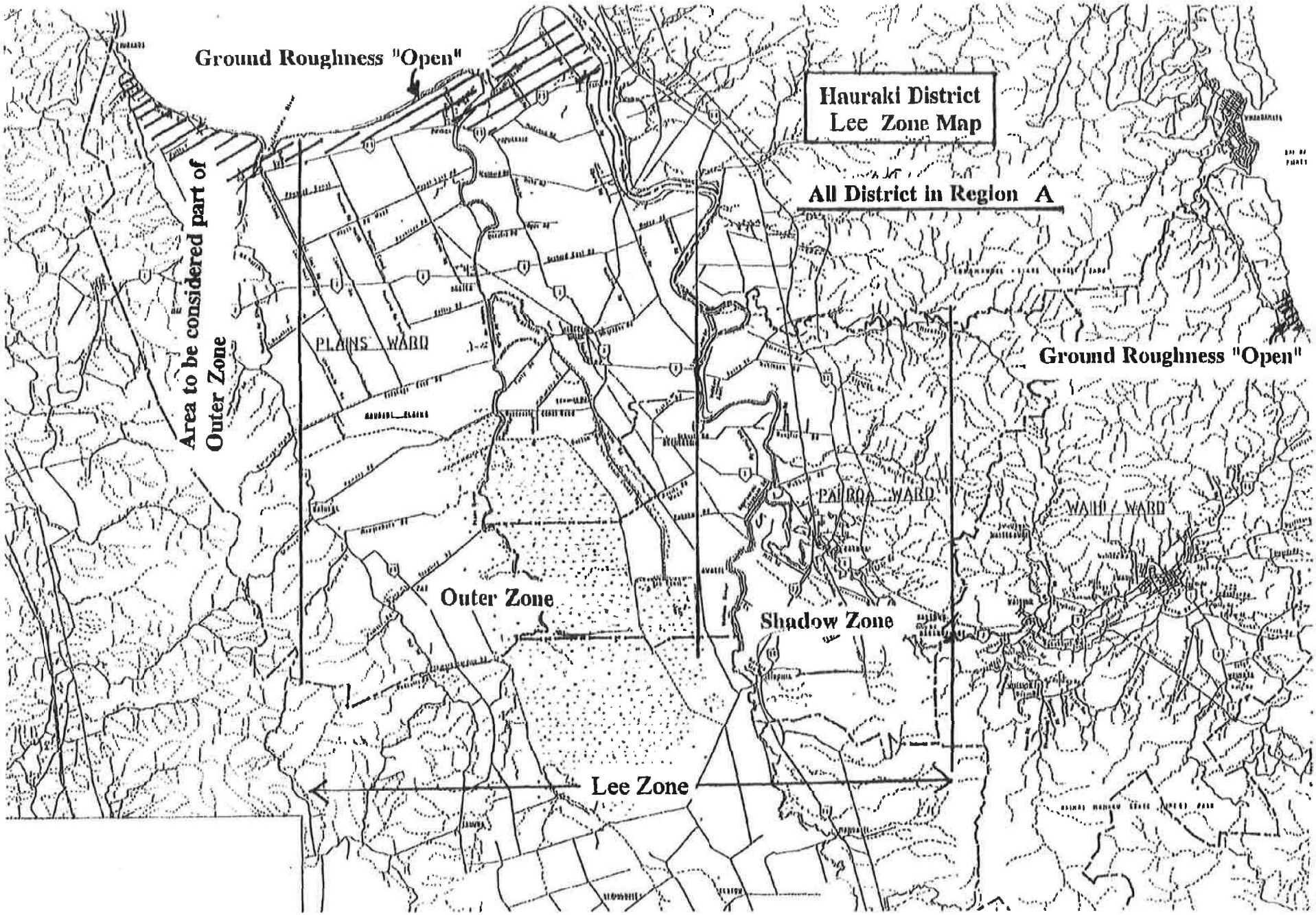


Figure 5.1 – Wind regions and lee zones (see 5.2.2)


Hauraki District
Lee Zone Map
All District in Region A
Ground Roughness "Open"
Ground Roughness "Open"
Area to be considered part of Outer Zone
PLAINS WARD
PAIROA WARD
WAIHI WARD
Outer Zone
Shadow Zone
Lee Zone


Far North District
Whangarei District
Kaipara District
Auckland Council
Waikato Regional Council
Auckland
Thames-Coromandel District
Hauraki District
Waikato District
Matamata-Piako District
Tauranga City
Hamilton City
Western Bay of Plenty District
Waipa District
Otorohanga District
Rotorua District
Whakata District
Waitomo District
South Waikato District
N
This map/plan is illustrative only and all information should be independently verified on site before taking any action.Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.
Date: 12 December 2011
Hauraki Gulf Marine Park
Catchment and TLA boundaries
0 5 10 20 30 40 50 Kilometers
Regional Sea Boundary
Regional Boundary
Hauraki Gulf Marine Park
Hauraki Gulf Marine Park Catchment
Waikato District
Forum Member Council
Auckland Council

LIM Report Search Results

[LIM Search]

SITUATION DETAILS 12/03/2026

Valuation Number	05002/521.29
Legal Text	LOT 29 DP 382748, LOT 73 DP 382748
CT Reference	330657
Address	9C Kauri Grove Paeroa 3600

VALUATION INFORMATION

Area (Ha)	0.0825
Capital Value	$1,000,000.00
Land Value	$265,000.00

RATES INFORMATION FOR 2025/2026

Description	Rateable Value	Rates
General Rates	1000000	$1,021.80
Overpayments	0	$0.00
Paeroa Community Facilities	1	$494.13
Paeroa Urban Stormwater	1000000	$464.70
Refuse - District Collection	1	$191.46
Roading Rates	1000000	$827.20
Uniform Annual General Charge	1	$887.89
	Total Rates Levied	$3,887.18

Please Note:
Rates shown are for the 2025/2026 year.
15% GST is included.
Environment Waikato Regional Rates are invoiced separately.

BALANCE/ARREARS INFORMATION

Current Rates Balance	$1,422.22
Arrears/Overdue	$0.00
Rates Due Now	$1,422.22

Disclaimer This information is provided as at the date noted at the top right, it should not be used for property settlement purposes and contact should be made with Council if such a figure is required.

For more information please contact:

Hauraki District Council
William Street
PO Box 17
PAEROA

Phone **07 862 8609**
\- **0800 734 834** (from within the district)
Fax **07 862 8607**
Email **rates@hauraki-dc.govt.nz**

Paeroa Flood Mapping

1% AEP Maximum Depth

Legend

Model Boundary

1% AEP Flood Depth (m)

- <= 0.05
- 0.05 - 0.10
- 0.10 - 0.15
- 0.15 - 0.20
- 0.20 - 0.30
- 0.30 - 0.40
- 0.40 - 0.50
- 0.50 - 0.75
- 0.75 - 1.00
- > 1.00

N

Scale at A3
1:17,000

0 500 1,000 m

Cardno

Map Produced by National Water (2304)
Date: 2022-10-13
Coordinate System: NZGD2000
Map: Paeroa_TUFLOW_Results.qgz 01

Y:\2304\Projects_AWE\FY22\NZ0122118_Paeroa\5_DES_AN\2_GIS\Workspaces\Paeroa_TUFLOW_Results.qgz

BC 2010-36491

Hauraki District Council AS BUILT Site Plan

Community Facility	Drainage	Roading	Stormwater	Sewer	Water

(Circle / Highlight)

Description Details: Murdock Consent 3649

Date: Drawn by: Paul Jamie

~~C&M Job No.:~~

House No.: 9C

Road Name: Kauri Grove

Area:

(Tick/Highlight)

- ☐ Waitakaruru
- ☐ Ngatea
- ☐ Turua
- ☐ Kerepehi
- ☐ Kaimanawa
- ☑ Paeroa
- ☐ Ohinemuri
- ☐ Mackaytown
- ☐ Karangahake
- ☐ Waikino
- ☐ Waihi
- ☐ Whiritoa
- ☐ Other

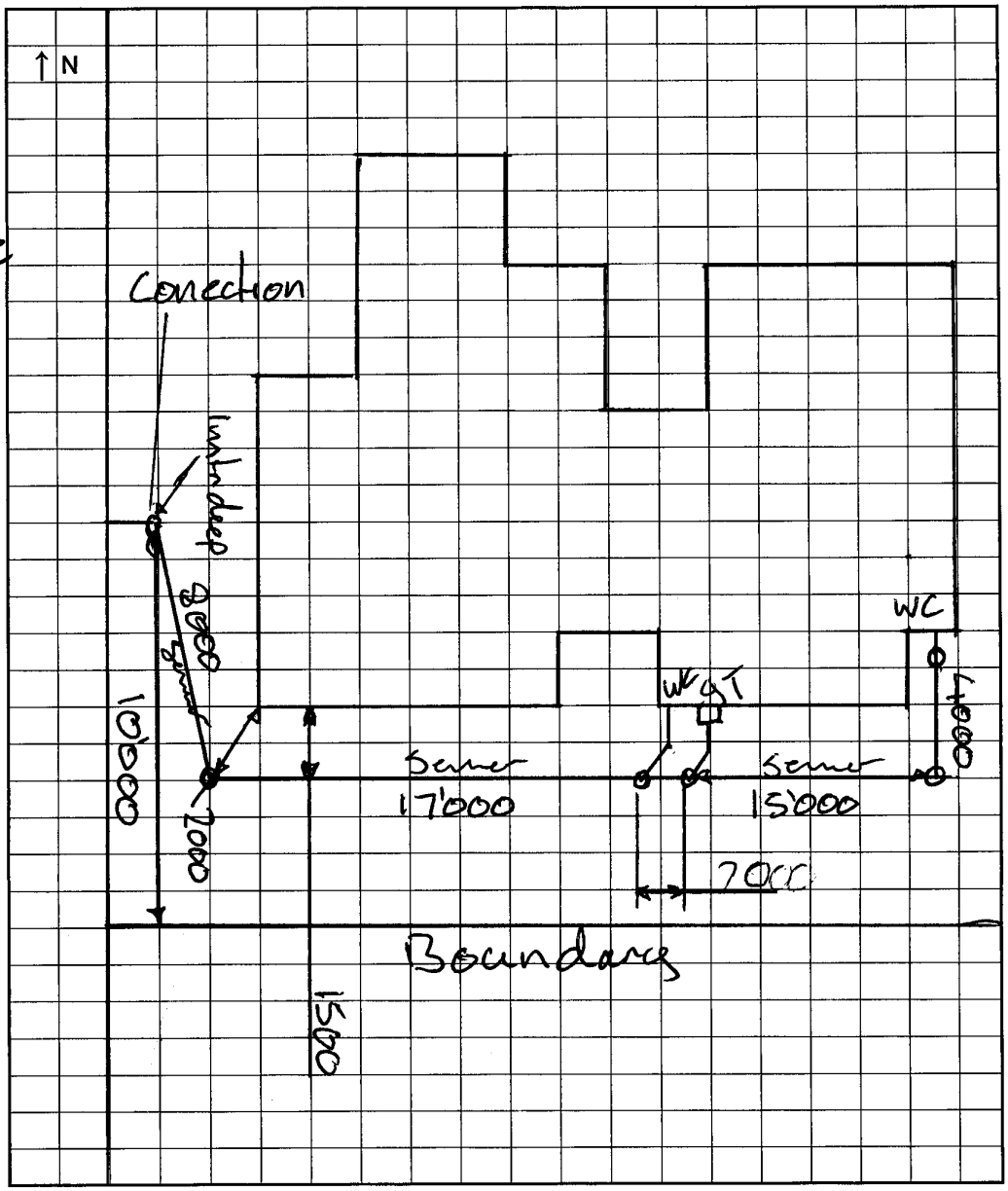
Office Use:

Service Request #

As Built Register #

(Please Tick)

- GIS ☐
- Rates ☐
- Property File ☐



Material: PVC Length: Diameter: (OD or ~~ID~~) 110 PVC

Diameter: (OD)

Manhole: Lid Level: Outlet Invert Level:

Diameter: Depth to Invert:

RECEIVED
12 MAY 2011
HAURAKI DISTRICT COUNCIL
PAEROA OFFICE

Notes on information required.

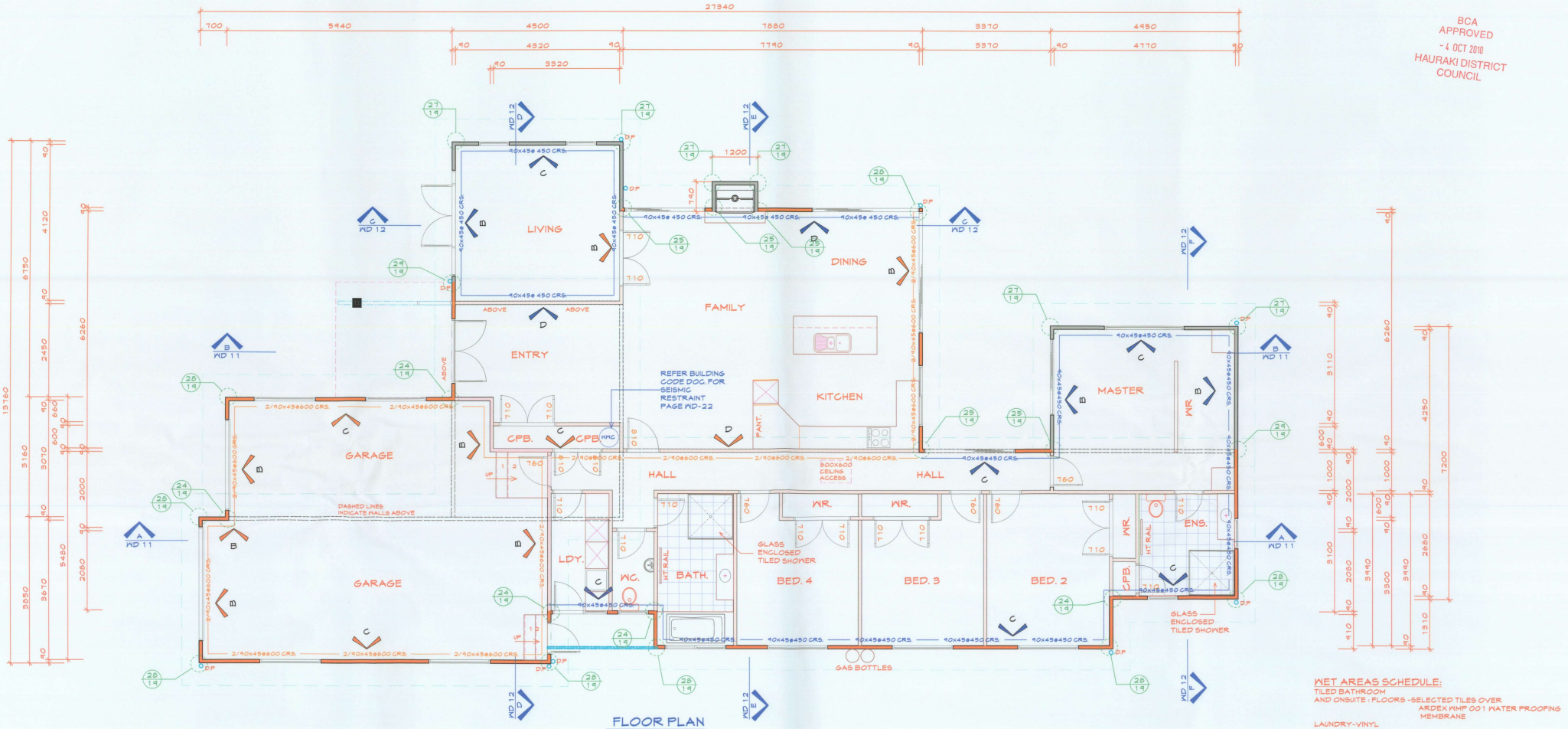
Rating Unit No. Or Valuation No.

GIS Co-ordinates:

Measurements from:

Paul Jamie Drainage - Landscape
Reg no

\\DOCS-PROD\DMNFSL1\FRED\397697\1\FRED_n397697_v1_Form_-_AS_BUILT_-_HDC_As_Built_Site_Plan_(Blank)



BCA APPROVED
- 4 OCT 2010
HAURAKI DISTRICT COUNCIL

WET AREAS SCHEDULE:

TILED BATHROOM AND ONSUITE : FLOORS -SELECTED TILES OVER ARDEX WMP 001 WATER PROOFING MEMBRANE

LAUNDRY -VINYL
WC -VINYL
KITCHEN - POLISHED CONRETE
WALLS- GIB AQUALINE WITH DULUX PAINT REFER SPECIFICATION.

ALL TIMBER MSG8 UNLESS OTHERWISE NOTED

NOTE:
ALL TIMBER CONNECTIONS WITHIN 600mm OF GROUND & EXPOSED TO MOISTURE TO BE STAINLESS STEEL

ALL FIXINGS TO LUMBERLOK DETAILS ALTERNATE SUBSTITUTION TO PRYDA ACCEPTED IN STRICT ACCORDANCE WITH MANUFACTURERS INSTALLATION SPECIFICATIONS AND DESIGN LOAD CHARTS

ENSURE A MINIMUM 25mm GAP BETWEEN TOP OF INSULATION AND BOT. OF ROOF UNDERLAY

LEGEND

- NON FULL HEIGHT WALLS
- LOAD BEARING BEAM BELOW
- INTERNAL WALLS 90x45 H1.2 FRAMING 10mm GIB BOTH SIDES
- ETERSIDE FIBRE CEMENT W/BOARDS OVER 20mm H3.1 BATTENS OVER THERMAKRAFT WATERGATE WRAP 90x45 H1.2 FRAMING
- EXPRESSCLAD SYSTEM WITH 9mm ETERPAN FLAT PANEL OVER 20mm H3.1 BATTENS OVER THERMAKRAFT WATERGATE WRAP 90x45 H1.2 FRAMING
- STUD TO TOP PLATE PLATE REFERENCE INDICATOR REFER LUMBERLOK MANU. FIXING DETAILS SEE NEXT PAGE
- 90x45@450 CRS. LOAD BEARING WALL STUD SPACING MSG8
- 2/90x45@600 CRS. LOAD BEARING WALL STUD SPACING MSG8

CONSENT APPLICATION 02-09-2010

NOTE : A1 PAGE DOUBLE SCALE FOR A3 PRINTS

Vectored Design Ltd
CAD DESIGN WORK - VECTORED ART - COMPLIANCE SOLUTIONS
136 Corbett Rd
Ruti WAIHI
TELEPHONE 07 863 8035 021 236 2000
FAX 07 863 8035

PROJECT
PROPOSED NEW DWELLING FOR MR MARK MURDOCK 9C KAURI GROVE PAEROA

AMMENDMENTS

FLOOR PLAN

Scale At A1 1:50
Date 21-08-2010
Sheet ND-04 (of 25)
Ref 0185

File Ref: 82.316.155 05002/50.90 - 273641
Enq to: Michelle

2 April 2007

In reply please quote reference: 82.316.155 05002/50.90

North View Estate Ltd
C/- Dunwoodie & Green Surveyors Ltd
P O Box 194
THAMES

Dear Sir/Madam

SUBDIVISION 82.316.155 – BUCHANAN STREET, PAEROA STAGE 3 & 5- VARIATION

I wish to advise pursuant to Section 114 of the Resource Management Act that the above application was considered under delegated authority on 23 March 2007 , and that the following decision was made: -

That pursuant to Section 127 of the Resource Management Act 1991 Council agree to amend condition 11 Stage 3 and conditions 10 and 19 of Stage 5 of resource consent decision no. 2005/06-183 (file reference 82.316.155), by replacing with the following:

Stage 3

10. *That the subdivision shall be certified by a Chartered Professional Engineer, experienced in geotechnical investigation, in accordance with NZS 4404:2004, Schedule 2A and NZS 4431:1989. The geotechnical documentation accompanying the 224c application shall be in accordance with NZS4404:2004 section 2.11.*

    NOTE: The investigation should be based on at least 3 scalar penetrometer tests per lot, located such that they reasonably represent conditions for the likely building platform on the lot. These tests are to be carried out to a depth not less than 2m.

11a. That pursuant to section 221 of the Resource Management Act 1991 a consent notice be registered against the title of each residential lot advising that a geotechnical investigation of the subdivision has been undertaken and that the resulting report sets out requirements in relation to building on the subdivision.

Stage 5

10. That the subdivision shall be certified by a Chartered Professional Engineer, experienced in geotechnical investigation, in accordance with NZS 4404:2004, Schedule 2A and NZS 4431:1989. The geotechnical documentation accompanying the 224c application shall be in accordance with NZS4404:2004 section 2.11.

NOTE: The investigation should be based on at least 3 scalar penetrometer tests per lot, located such that they reasonably represent conditions for the likely building platform on the lot. These tests are to be carried out to a depth not less than 2m.

10a. That pursuant to section 221 of the Resource Management Act 1991 a consent notice be registered against the title of each residential lot advising that a geotechnical investigation of the subdivision has been undertaken and that the resulting report sets out requirements in relation to building on the subdivision.

19. That the easements or easements in gross as set out in the Memorandum on the Trevor C Davies & Associates Scheme Plan ref. 10723/SP1 dated September 2004, with the addition of a right of way easement in favour of Lot 32 over Lot 73, and any other easements found necessary on survey, be duly granted or reserved.

Reasons

- *Due to information received as a result of building consent applications on lots within Stages 2 & 4, there is sufficient cause to raise concerns for the test results obtained on most of the sections, and therefore more detailed investigation is required than was provided in the report submitted for Stages 2 & 4.. As a result, and in order to comply with conditions of the resource consent for stages 3 and 5, further testing will be required. A consent notice with reference to a suitable Engineer's report is considered sufficient to avoid or mitigate potential adverse effects.*

- *There will be no adverse effects as a result of Lot 32 having access to the right of way over Lot 73, as the number of lots served by the right of way will not exceed that permitted by the District Plan.*

The amended consent shall read as follows:

General

1. The subdivision shall be carried out generally in accordance with Trevor C Davies & Associates Scheme Plan ref. 10723/SP1 dated September 2004 and the further information received 13 December 2005 (including the construction plan prepared by Dunwoodie and Green Surveyors Ltd File Ref 5154, Sheet 19) concerning the construction of the stormwater pipeline and overland flow path.

Stage 3

2. That a Community Recreation Facilities Contribution of $13,763.34 Plus GST shall be paid to Council for the creation of 9 additional residential lots (Paeroa Ward).

3. That a consent notice pursuant to section 221 of the Resource Management Act 1991 shall be registered against the Certificate of Title for Lots 18 – 26 and 41 stating that any habitable building constructed on Lots 18 – 26 and 41 inclusive shall have a minimum floor level of 4.80 metres RL above Tararu Datum.

4. That the subdivider shall reticulate the subdivision for water. Each Lot shall be provided with a separate metered connection in accordance with NZS 4404:2004 and Performance Standard 9.3.9 of the Hauraki District Plan.

5. That the subdivider shall install fire hydrants and valves in the new reticulation in accordance with NZS 4404:2004.

6. That the subdivision shall be reticulated for sewage disposal in accordance with the requirements of NZS 4404:2004 and Performance Standard 9.3.7 of the Hauraki District Plan. Each Lot shall be provided with a connection in the body of the Lot, which will service the whole of the minimum shape factor by gravity flow.

7. That the subdivision shall be reticulated with a piped stormwater drainage system, in accordance with the requirements of NZS 4404:2004 and Performance Standard 9.3.10 of the Hauraki District Plan. Each lot shall be provided with a connection in the body of the Lot, which will service the whole of the minimum shape factor by gravity flow.

8. That the subdivider shall form and construct a sealed carriageway as shown on the Trevor C Davies & Associates Scheme Plan ref. 10723/SP1 dated September 2004 in accordance with NZS 4404:2004 and Hauraki District Council requirements. This is to include footpaths, kerb and channelling, street lighting, any necessary under kerb drainage, road marking and road signage.

9. That corner splays in accordance with the appropriate standard as specified in Section 9.3.14.3 of the Hauraki District Plan shall be created at the intersection of Rewa Place and Kauri Grove. In this case the appropriate standard is the 6.0 metre splay (Residential and Industrial Heavy zones).

10. That a Class E (Standard Residential Vehicle Entrance) vehicle crossing as specified in Section 9.3.3 of the Hauraki District Plan shall be constructed to serve the access legs to Lots 20 and 23.

11. That the subdivision shall be certified by a Chartered Professional Engineer, experienced in geotechnical investigation, in accordance with NZS 4404:2004, Schedule 2A and NZS 4431:1989. The geotechnical documentation accompanying the 224c application shall be in accordance with NZS4404:2004 section 2.11.

    NOTE: The investigation should be based on at least 3 scalar penetrometer tests per lot, located such that they reasonably represent conditions for the likely building platform on the lot. These tests are to be carried out to a depth not less than 2m.

11a. That pursuant to section 221 of the Resource Management Act 1991 a consent notice be registered against the title of each residential lot advising that a geotechnical investigation of the subdivision has been undertaken and that the resulting report sets out requirements in relation to building on the subdivision.

12. That all earthworks are to be undertaken and certified in accordance with the Waikato Regional Council Consent no. 111898.

13. The subdivider shall take all measures including the control of any contractors during the construction period, to ensure that:

    a. No construction work is to be undertaken on Sundays or outside the hours between 7am to 5:30pm – Monday to Sunday.

    b. Noise standards are to comply with section 9.4.1.3 Construction Noise of the Hauraki District Plan.

14. That the subdivision shall be reticulated for power and telephone in accordance with NZS 4404:2004 and as required by the Network Utility operators for each utility service.

15. That Lot 77 be vested in Hauraki District Council as Road.

16. That engineering plans and specifications covering all engineering works shall be submitted to the District Engineer for consideration and approval **PRIOR** to the commencement of any work.

17. That three copies of 'as-built' plans shall be submitted to Council upon completion of the construction works showing the details required by NZS 4404:2004.

18. That the subdivider is to bond a sum of 5% of the total project cost (to be agreed with the District Engineer) at the time of section 224 certificate application for a period of 12 months being the maintenance period required for this subdivision. This bond is to be held by the Hauraki District Council to ensure that all works within this subdivision perform satisfactorily and are up to Council standard after 12 months of operation from the time of completion. The Hauraki District Council will inspect the works prior to the release of the bond with a representative of the subdivider present. Any works not up to standard will be required to be remedied by the applicant prior to the release of the bond. Alternatively Council reserves the right to repair any defective works at the applicants cost, with the cost of repairs to be deducted from the bond.

19. That pursuant to Section 36(1)(b) of the Resource Management Act 1991, the Applicant shall pay Council charges for receiving, processing and granting the Resource Consent.

20. That pursuant to Section 36(1)(c) of the Resource Management Act 1991 the applicant shall pay an administration fee of $85.00 for administration of the consent.

21. That pursuant to Section 36(1)(c) of the Resource Management Act 1991 the applicant shall pay all Council's costs for monitoring this consent including all costs associated with the consideration and certification of plans and details associated with the consent as appropriate.

Advice Notes

- Lots 18, 19, 21, 22, 24-26, and 41 are to be provided with a Class E (Standard Residential Vehicle Entrance) vehicle crossing in accordance with the District Plan at the time of building consent.

- Any work undertaken in the road reserve will require a street opening permit and traffic management plan to be submitted for approval before work commences. Any enquiries regarding this procedure may be directed to Janet Tee at the Council Paeroa offices. Tel 07 862 8609.

- The water meters required by condition 3 above are to be 15mm Kent PSM meters and are to be placed on the road frontage just inside the road reserve, within 0.5m of the property/road reserve boundary. The connections, including the water meters, will be installed by the HDC at the cost of the developer.

- As-Built drawings of all works are to comply with NZS 4404: 2004, Schedule 1D. All works are to be presented on a single plan by the Applicant. Attention is drawn to the requirement for co-ordination of all utility surface features. All co-ordinates are to be presented in New Zealand Transverse Mercator Projection. Levels are to be in terms of the Tararu datum.

- Should any amendments be made to the shape and size of Lot 23 that result in that lot having a split residential/rural zoning, the residential zoning shall prevail over the entire site.

- Condition 2 of the previous subdivision consent granted for Stages 2 and 4 prevented earthworks from being carried out within 5 metres of the top of the banks of the drains running through the property. That condition is effectively superseded by this consent.

- Any filling of properties neighbouring the site of this subdivision shall comply with Hauraki District Plan requirements, or gain any necessary resource consent(s).

- Earthworks are addressed in the landuse consent issued by the Waikato Regional Council on 1 March 2005, however the following is noted with regard to this activity:

    - Silt control measures shall generally conform to the Waikato Regional Council's Technical Report No. 2002/01 – "Erosion and Sediment Control: Guidelines for Soil Disturbing Activities, May 2003".

    - The consent holder shall regularly wet land disturbed by earthworks during dry periods, to ensure that dust nuisance is kept within the site. Dust control measures shall ensure that there are no adverse effects on the neighbouring properties.

    - All exposed earthworks shall be re-grassed or hydro-seeded within 3 months of the completion of earthworks to achieve an approximately 80 – 90 percent grass strike.

Stage 5

1. That a Community Recreation Facilities Contribution of $21,409.64 Plus GST shall be paid to Council for the creation of 14 additional residential lots (Paeroa Ward).

2. That a consent notice pursuant to section 221 of the Resource Management Act 1991 shall be registered against the Certificate of Title for Lots 27 – 40 stating that any habitable building constructed on Lots 27 – 40 inclusive shall have a minimum floor level of 4.80 metres RL above Tararu Datum.

3. That the subdivider shall reticulate the subdivision for water. Each Lot shall be provided with a separate metered connection in accordance with NZS 4404:2004 and Performance Standard 9.3.9 of the Hauraki District Plan.

4. That the subdivider shall install fire hydrants and valves in the new reticulation in accordance with NZS 4404:2004.

5. That the subdivision shall be reticulated for sewage disposal in accordance with the requirements of NZS 4404:2004 and Performance Standard 9.3.7 of the Hauraki District Plan. Each Lot shall be provided with a connection in the body of the Lot, which will service the whole of the minimum shape factor by gravity flow.

6. That the subdivision shall be reticulated with a piped stormwater drainage system, in accordance with the requirements of NZS 4404:2004 and Performance Standard 9.3.10 of the Hauraki District Plan. Each lot shall be provided with a connection in the body of the Lot, which will service the whole of the minimum shape factor by gravity flow.

7. That the subdivider shall form and construct a sealed carriageway as shown on the Trevor C Davies & Associates Scheme Plan ref. 10723/SP1 dated September 2004 in accordance NZS 4404:2004 and Hauraki District Council requirements. This is to include footpaths, kerb and channelling, street lighting, any necessary under kerb drainage, road marking and road signage.

8. That the entrance to serve right of way "E" be constructed to Class E (Standard Residential Vehicle Entrance) standard as specified in Section 9.3.3.3 of the Hauraki District Plan.

9. That the rights of way over access lots 73 and 74 and their entrances be formed and constructed in accordance with the Hauraki District Plan, i.e. Class E (Standard Residential Vehicle Entrance) and Section 9.3.19 Internal Access, subject to the entrances being 4.8m wide at the property boundary and a speed hump or other traffic calming measure that will not significantly impede the passage of overland flow being constructed at the midway point of each right of way to the satisfaction of the District Engineer.

10. That the subdivision shall be certified by a Chartered Professional Engineer, experienced in geotechnical investigation, in accordance with NZS 4404:2004, Schedule 2A and NZS 4431:1989. The geotechnical documentation accompanying the 224c application shall be in accordance with NZS4404:2004 section 2.11.

    NOTE: The investigation should be based on at least 3 scalar penetrometer tests per lot, located such that they reasonably represent conditions for the likely building platform on the lot. These tests are to be carried out to a depth not less than 2m.

10a. That pursuant to section 221 of the Resource Management Act 1991 a consent notice be registered against the title of each residential lot advising that a geotechnical investigation of the subdivision has been undertaken and that the resulting report sets out requirements in relation to building on the subdivision.

11. That all earthworks are to be undertaken and certified in accordance with the Waikato Regional Council Consent no. 111898.

12. The subdivider shall take all measures including the control of any contractors during the construction period, to ensure that:

    a. No construction work is to be undertaken on Sundays or outside the hours between 7am to 5:30pm – Monday to Sunday.

    b. Noise standards are to comply with Section 9.4.1.3 Construction Noise of the Hauraki District Plan.

13. That the subdivision shall be reticulated for power and telephone in accordance with NZS 4404:2004 and as required by the Network Utility operators for each utility service.

14. That Lot 79 be vested in Hauraki District Council as Road.

15. That Lot 80 be vested in Hauraki District Council as Local Purpose Reserve (Access).

16. That Lot 73 hereon (legal access) be held as to four undivided one quarter shares by the owners of Lots 28, 29, 30 and 31 hereon as tenants in common in the said shares and that individual Certificates of Title be issued in accordance therewith. See request 529147.

17. That Lot 74 hereon (legal access) be held as to two undivided one half shares by the owners of Lots 35 and 36 hereon as tenants in common in the said shares and that individual Certificates of Title be issued in accordance therewith. See request 529147.

18. That Lot 75 hereon (legal access) be held as to two undivided one half shares by the owners of Lots 38 and 39 hereon as tenants in common in the said shares and that individual Certificates of Title be issued in accordance therewith. See request 529147.

19. That the easements or easements in gross as set out in the Memorandum on the Trevor C Davies & Associates Scheme Plan ref. 10723/SP1 dated September 2004, with the addition of a right of way easement in favour of Lot 32 over Lot 73, and any other easements found necessary on survey, be duly granted or reserved.

20. That engineering plans and specifications covering all engineering works shall be submitted to the District Engineer for consideration and approval **PRIOR** to the commencement of any work.

21. That three copies of 'as-built' plans shall be submitted to Council upon completion of the construction works showing the details required by NZS 4404:2004.

22. That the subdivider is to bond a sum of 5% of the total project cost (to be agreed with the District Engineer) at the time of section 224 certificate application for a period of 12 months being the maintenance period required for this subdivision. This bond is to be held by the Hauraki District Council to ensure that all works within this subdivision perform satisfactorily and are up to Council standard after 12 months of operation from the time of completion. The Hauraki District Council will inspect the works prior to the release of the bond with a representative of the subdivider present. Any works not up to standard will be required to be remedied by the applicant prior to the release of the bond. Alternatively Council reserves the right to repair any

defective works at the applicants cost, with the cost of repairs to be deducted from the bond.

23. That pursuant to Section 36(1)(b) of the Resource Management Act 1991, the Applicant shall pay Council charges for receiving, processing and granting the Resource Consent.

24. That pursuant to Section 36(1)(c) of the Resource Management Act 1991 the applicant shall pay an administration fee of $85.00 for administration of the consent.

25. That pursuant to Section 36(1)(c) of the Resource Management Act 1991 the applicant shall pay all Council's costs for monitoring this consent including all costs associated with the consideration and certification of plans and details associated with the consent as appropriate.

Advice Notes

- Lots 27, 32-34, 37 and 40 are to be provided with a Class E (Standard Residential Vehicle Entrance) vehicle crossing in accordance with the District Plan at the time of building consent.

- Any work undertaken in the road reserve will require a street opening permit and traffic management plan to be submitted for approval before work commences. Any enquiries regarding this procedure may be directed to Janet Tee at the Council Paeroa offices. Tel 07 862 8609.

- The water meters required by condition 2 above are to be 15mm Kent PSM meters and are to be placed on the road frontage just inside the road reserve, within 0.5m of the property/road reserve boundary. The connections, including the water meters, will be installed by the HDC at the cost of the developer.

- As-Built drawings of all works are to comply with NZS 4404: 2004, Schedule 1D. All works are to be presented on a single plan by the Applicant. Attention is drawn to the requirement for co-ordination of all utility surface features. All co-ordinates are to be presented in New Zealand Transverse Mercator Projection. Levels are to be in terms of the Tararu datum.

- Condition 2 of the previous subdivision consent granted for Stages 2 and 4 prevented earthworks from being carried out within 5 metres of the top of the banks of the drains running through the property. That condition is effectively superseded by this consent.

- Any filling of properties neighbouring the site of this subdivision shall comply with Hauraki District Plan requirements, or gain any necessary resource consent(s).

- Earthworks are addressed in the landuse consent issued by the Waikato Regional Council on 1 March 2005, however the following is noted with regard to this activity:

    - Silt control measures shall generally conform to the Waikato Regional Council's Technical Report No. 2002/01 – "Erosion and Sediment Control: Guidelines for Soil Disturbing Activities, May 2003".

    - The consent holder shall regularly wet land disturbed by earthworks during dry periods, to ensure that dust nuisance is kept within the site. Dust control

measures shall ensure that there are no adverse effects on the neighbouring properties.

- All exposed earthworks shall be re-grassed or hydro-seeded within 3 months of the completion of earthworks to achieve an approximately 80 – 90 percent grass strike.

"Pursuant to Section 36 of the Resource Management Act that the charge payable by the applicant be at cost."

The fee payable is as follows: -

Non-Refundable Application Fee	$30.00
Processing Fee (including GST)	$420.00
Total of Fees	$450.00
Application Fee	$450.00
Balance Owing	$0.00

Yours faithfully

Mark Buttimore
Planning & Environmental Services Manager

GRANT CROOK
CONSULTING ENGINEERS LTD

604 PORT ROAD, WHANGAMATA
Phone and Fax 07 865 7199
Mobile Phone 0274 728 695
gcrook@clear.net.nz
P.O.Box 228
WHANGAMATA

SCANNED

File No. 82-316-155
Document No. 275407

RECEIVED
23 APR 2007
HAURAKI DISTRICT COUNCIL

17 April 2007

Northview Estate Ltd.,
c/o Cliff Pett,
28 Buchanan Street,
PAEROA

Our ref: 4597

Dear Sir,

Re: Geotechnical Investigation
Lots 18 - 30 and 32 - 41 (Stages 3 and 5)
Northview Estate, Buchanan Street, Paeroa

1.0 Introduction

This report has been prepared by Grant Crook Consulting Engineers Ltd (GCC) for Northview Estate Ltd.

The purpose of the investigation and report is to identify and confirm foundation design criteria for Stages 3 and 5 of the completed subdivision.

Recommendations for Lot 31 are not included in this report as they were made in our earlier report 4285 prepared by GCC dated 18 January 2007.

2.0 Site Description

Stages 3 and 5 of the subdivision are presently the eastern most developed section of Northview Estate.

The section are accessed from Rewa Place and Kauri Grove. Lots 29 - 36 are situated to the east of the stormwater pipe draining a catchment to the south of the subdivision.

Principal:
GRANT CROOK
NZCE, B.E(Civil), MIPENZ, C.P.Eng.
I.P.E. Civil and
Structural Engineer

ACENZ

The pipe line route was originally an open drain and the Dunwoodie & Green (DG) As Built cut/fill Plan 5154 dated April 2007 shows fill up to 2m deep along this line.

The DG plan also shows an area of cut up to 0.75m deep on Kauri Grove. Filling between 0.5 - 1.0m deep extends onto the lots adjacent to the major filling (Lots 23, 24, 27, 28, 29, 30, 31 32, 34, 36, 37 and 38).

Lots unaffected by filling on the DG plan include Lots 18, 19, 20, 21, 22, 25, 26, 39, 40 and 41.

The subdivision is gently sloping with falls towards the drainage easement from the sections to the East and West. The concrete ROW over the stormwater easement is designated as an overland flow path.

The sections are topsoiled and fully grassed.

3.0 Geology

Geological records indicate that the site is generally situated in areas of Holocaust aged alluvium and colluvium of the Tauranga Group deposits documented to comprise muds, silts and gravels. (Edbrooke, 2001 Geology of the Auckland Area).

4.0 Fieldwork

Fieldwork was undertaken in April 2007 and involved drilling 44/50mm handauger holes over the lots. Soil in situ strengths were tested at regular intervals using a 19mm Pilcon Shear Vane Device and a Scala Penetrometer Probe was used to identify resistance of the deeper soils in many of the augerholes. Augerhole locations are shown on DG Plan 5154.

Results of in situ soil tests together with detailed descriptions and depths of strata encountered during drilling of the augerholes are recorded on the borelogs presented with this report.

5.0 Results of Investigations

Lots 18 - 22

The augerholes identified up to 350mm of topsoil over these lots.

The underlying soils comprised stiff to very stiff brown CLAY over stiff to very stiff grey SILT.

Augerholes were extended to 1.2m and groundwater was not identified at this depth. Scala Penetrometer testing in AH1 on Lot 22 recorded blow resistance of 30 - 13mm/ blow from 1.15 - 1.75m.

Lots 23 and 24

The augerholes identified up to 0.5 - 0.6m of topsoil and fill over firm to stiff brown CLAY and grey SILT to depth 1.2m

Groundwater was not identified in the augerholes and the Scala Penetrometer (recorded resistance of 28 -13mm/blow) from1.8m - 2.2m.

Lots 25 - 29

The augerholes identified topsoil and mixed fill up to 400mm deep over firm to stiff brown CLAY and light brown SILTY clay to depth 1.2m.

Scala Penetrometer results showed increasing resistance from 45 - 7.5m/blow from depth 1.2 - 2.2m over the lots.

Lots 30 - 32

The augerholes identified up to 1.2m of topsoil and variable clay fill over firm grey SILT.

Scala resistance in the underlying silt increased from 30 - 10mm/blow at depths of 1.1 - 2.7m.

Groundwater was not identified in the augerholes.

Lots 33 and 34

The augerholes identified up to 200mm of topsoil overlying firm to stiff SILT (Ash) soils overlying brown clay to depth 1.2m

Fill up to 1.2m is likely in the triangle shape adjacent to the cul-de-sac head on Lot 34 adjacent to Lot 35. However this is likely to be outside a likely building platform on Lot 34.

Groundwater was not identified in the augerholes.

Lots 35, 36, 37 and 38

The augerholes identified up to 1.2m of clay fill over soft organic silt with strong odour.

The Scala Penetrometer was easily forced in the base of the augerholes from 1.2 - 1.7m deep with resistance increasing from 22 - 13mm/blow to 2.3m.

Groundwater was not identified in the augerholes.

Lots 39, 40 and 41

The augerholes identified up to 200mm of topsoil over firm to stiff clayey silt with possible localised fill up to 0.5m on Lot 40.

Soil strengths in the natural silt and clayey silt were high and ground water was not identified.

5.0 Summary

The purpose of the investigation and analysis at Stages 3 and 5 Northview Estate is to report on Foundation Design Criteria for the subject lots.

GCC has carried out 44 handaugers and soil strength testing on the lots within Stage 3 and 5.

The following table summaries the foundation design requirements for each lot.

Foundation Design Requirements

Lot No.	NZS3604:1999	Specific Design
18 - 29	Yes	
30 - 32		Yes
33 - 34	Yes	
35 - 38		Yes
39 - 41	Yes	

NOTES
NZS3604:1999 Foundations

The lots identified as generally being suitable for foundations to be built in accordance with NZS3604:1999 can be designed with an allowable bearing capacity of 100kPa. However all foundations and load bearing thickenings should be excavated not less than 500mm into the natural ground below topsoil and any shallow clay fill identified during the excavations. Shallow fill up to 0.5m deep may be discovered during excavations on Lots 23, 24, 27, 28, 29, 34, and 40.

Specific Design Requirements

Lots 30, 32, 35, 36, 37 and 38

i) The building sites on Lots 30, 32, 35, 36, 37 and 38 have been filled using variable clay fill which is generally **not** suitable for support of building foundations.

ii) Lightweight buildings on these lots are to be supported on driven timber piles designed by a Chartered Professional Engineer. Special care is needed on the prepared site for Lot 36 where the proposed building site appears to be partially on good ground and partially on fill. Piling of the entire building is necessary.

iii) Pile set should be calculated using a F.O.S = 4 dependent upon the building loads. Timber bearers can be supported directly on the driven piles and concrete floor construction should be supported on reinforced concrete ground beams at regular intervals over piles.

iv) Pile positions should be predrilled oversize through the fill and would extend not less than 3.5m below existing ground level, however this depth should be confirmed by test piling prior to construction to confirm the depth that the design set can be achieved.

6.0 Applicability

This report has been prepared for the benefit of Northview Estate Ltd with respect to the particular brief given to us, and data or opinions contained in it may not be used in other contexts or for any other purpose without prior review and agreement. Recommendations and opinions in this report are based on the data from the augerholes drilled on site and testing carried out.

The nature and continuity of subsoil conditions away from augerholes are inferred and it must be appreciated that actual conditions could vary considerably from the assumed model. During excavation and construction the site should be examined by an Engineer competent to judge whether the exposed subsoils are compatible with the inferred conditions on which the report has been based. It is possible that the nature of the exposed subsoils may require further investigation and the modification of the design based on this.

We would be pleased to provide this service to you and believe that the project would benefit from such continuity. In any event it is essential that we are contacted if there is any variation in subsoil conditions from those described in the report as it may affect the design parameters recommended.

We trust this is sufficient for your purposes at present.

Should you require further advice please telephone this office.

Yours faithfully,
GRANT CROOK CONSULTING ENGINEERS LTD

Grant Crook
Chartered Professional Engineer

Encl: DG Plan 5154
Borelogs

cc: Dunwoodie & Green Surveyors
P.O. Box 194,
Thames
Attention: Phil Green

GRANT CROOK
CONSULTING ENGINEERS LTD.

BORELOG RECORD

DATE: April 2007
JOB NO: 4597
LOCATION: Lot 29 Northview Estate, Paeroa
BOREHOLE No: AH1
METHOD: 50mm Hand Augerhole

CHANGES IN STRATA				SAMPLES		IN SITU TESTS		
							TYPE	
DEPTH (mm)	LEGEND	GEOLOGICAL ORIGIN	SOIL DESCRIPTION	DEPTH (mm)	TYPE +No.	DEPTH	19mm SV	Scala mm/blow
150			Topsoil					
500			Clay Fill Brown Firm to Stiff				200/70	
650			Silt Grey/Light Brown				200/35	
1100			Clay (Silty) Light Grey Streaks of yellow				189/42	
						1150 - 1500		27
						1700		14
						2100		20
						2300		10

P.O. Box 228 WHANGAMATA Phone/Fax 07 8657199

GRANT CROOK
CONSULTING ENGINEERS LTD.

BORELOG RECORD

DATE: April 2007
JOB NO: 4597
LOCATION: Lot 29 Northview Estate, Paeroa
BOREHOLE No: AH2 12m from AH1
METHOD: 50mm Hand Augerhole

CHANGES IN STRATA				SAMPLES		IN SITU TESTS		
							TYPE	
DEPTH (mm)	LEGEND	GEOLOGICAL ORIGIN	SOIL DESCRIPTION	DEPTH (mm)	TYPE +No.	DEPTH	19mm SV	Scala mm/blow
100			Topsoil					
350			Clay Fill mixed variable Brown/Light Brown				140/56	
650			Clay Marbled Streak Dry Very Firm/Stiff				200/28	
1000			Silt (Clayey) Grey Moist Soft when remoulded				98/21	
						1150 -	1650	25
						1825		18
						2250		11

P.O. Box 228 WHANGAMATA Phone/Fax 07 8657199



RECEIVED
23 APR 2007

GRANT CROOK # 4597
CONSULTINGENGINEERSLTD APRIL 2007
P.O.BOX 228 WHANGAMATA
PHONE/FAX 07 8657199

NOTES:
CONTOUR INTERVALS MAJOR 0.50m MINOR 0.25m

CUT/FILL CONTOUR PLAN

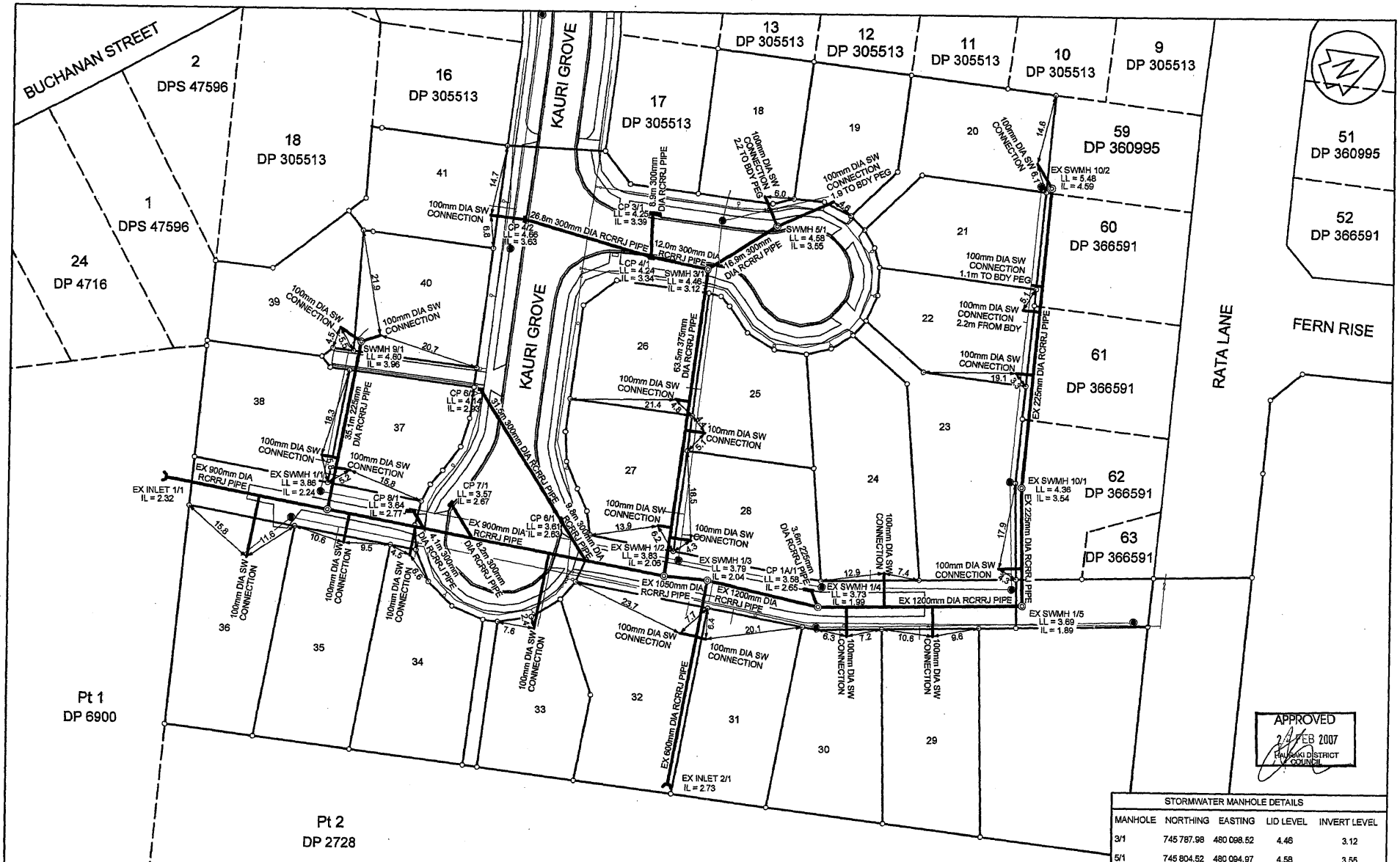
LOTS 18 - 41, 73 75, 80 & 90 BEING SUBDIVISION OF LOT 90 DP 399591

NORTHVIEW ESTATE LTD - STAGES 3 &5 - BUCHANAN STREET, PAEROA

DATE	BY	AMENDMENT
12.04.07	SG	CUT/FILL

DUNWOODIE & GREEN SURVEYORS LTD
LAND DEVELOPMENT SPECIALISTS
541 POLLEN ST THAMES
Ph (07)868 7587 Fax (07)868 8252

SCALE 1 : 500 (A2
DATE APRIL 2007
SHEET 53
FILE 5154
CCAD worksdata/stg3&5/CF



STORMWATER MANHOLE DETAILS				
MANHOLE	NORTHING	EASTING	LID LEVEL	INVERT LEVEL
3/1	745 787.98	480 098.52	4.46	3.12
5/1	745 804.52	480 094.97	4.58	3.55
9/1	745 716.21	480 089.08	4.80	3.96

AS BUILT

STORM WATER

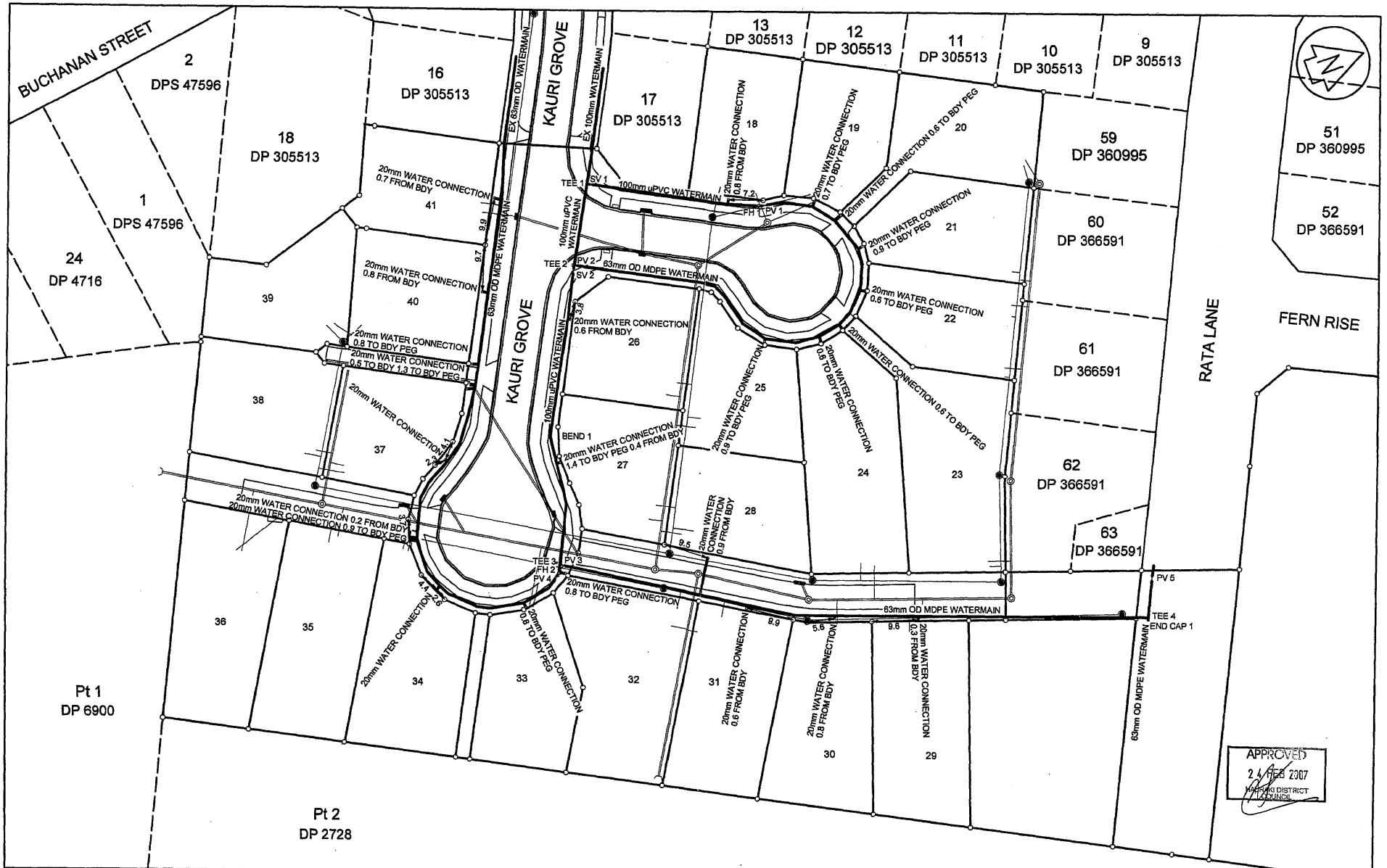
NOTE:
ALL POSITIONS SUPPLIED BY WORKS INFRASTRUCTURE COORDINATES ARE IN TERMS OF LINZ DATUM 2000

NORTH VIEW ESTATE - STAGES 3 & 5
SUBDIVISION OF LOT 90 DP 366591
NORTH VIEW ESTATE - KAURI GROVE, PAEROA

DATE	BY	AMENDMENT
23.01.07	SG	LOT 36

DUNWOODIE & GREEN SURVEYORS LTD
LAND DEVELOPMENT SPECIALISTS
541 POLLEN ST THAMES
Ph (07) 868 7587 Fax (07) 868 8252

SCALE 1 : 500 (A2)
DATE DEC 2006
SHEET 50
FILE **5154**
CCAD6 works data/SWAB



AS BUILT

WATER SUPPLY

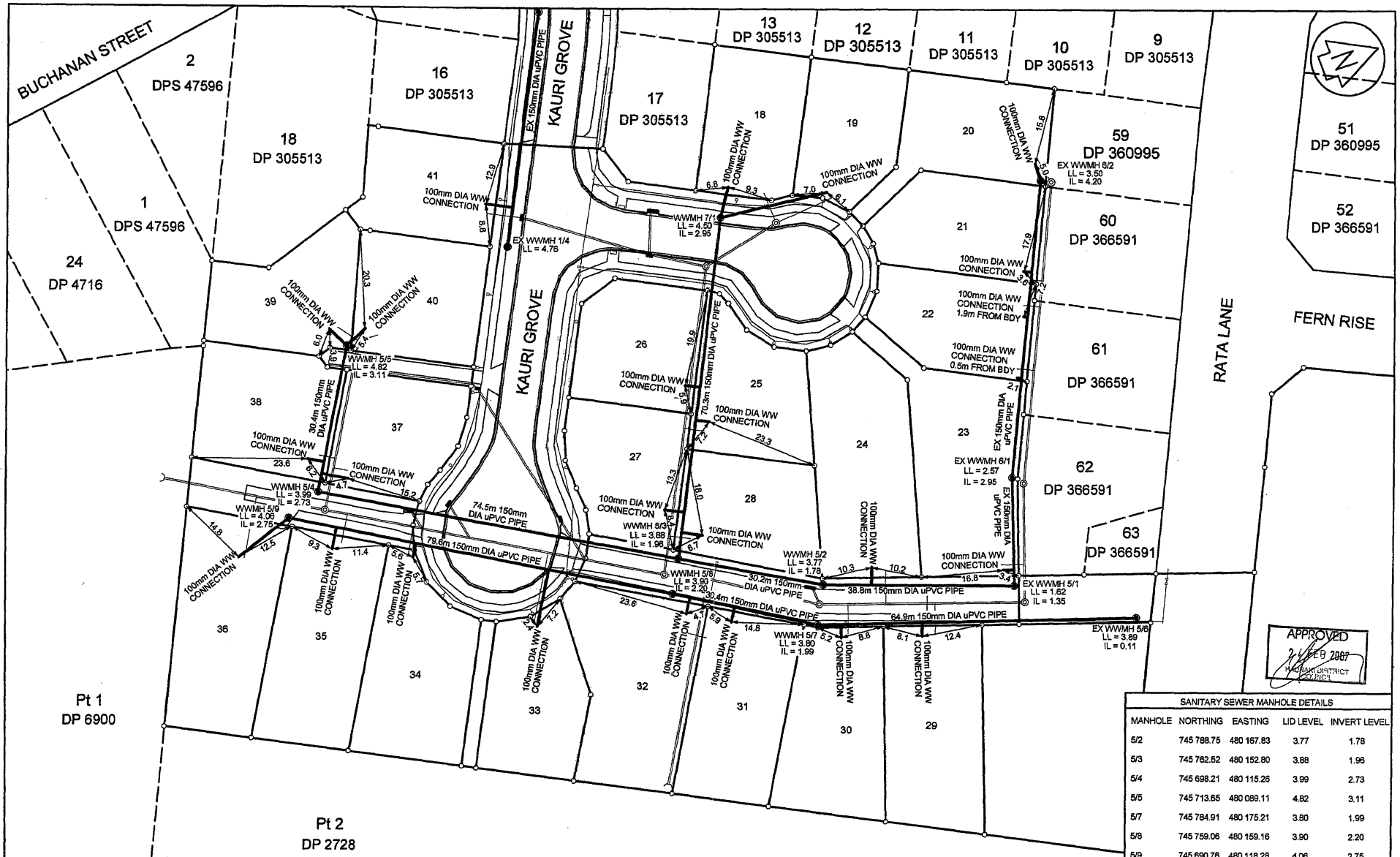
NOTE:
ALL POSITIONS SUPPLIED BY WORKS INFRASTRUCTURE COORDINATES ARE IN TERMS OF LINZ DATUM 2000

NORTH VIEW ESTATE - STAGES 3 & 5
SUBDIVISION OF LOT 90 DP 366591
NORTH VIEW ESTATE - KAURI GROVE, PAEROA

DATE	BY	AMENDMENT
17.01.07	SG	AB

DUNWOODIE & GREEN SURVEYORS LTD
LAND DEVELOPMENT SPECIALISTS
541 POLLEN ST THAMES
Ph (07) 868 7587 Fax (07) 868 8252

SCALE 1 : 500 (A2)
DATE JAN 2007
SHEET 52
FILE 5154
CCAD6 works data/WSAB



SANITARY SEWER MANHOLE DETAILS

MANHOLE	NORTHING	EASTING	LID LEVEL	INVERT LEVEL
5/2	745 788.75	480 167.83	3.77	1.78
5/3	745 762.52	480 152.80	3.88	1.96
5/4	745 698.21	480 115.26	3.99	2.73
5/5	745 713.65	480 089.11	4.82	3.11
5/7	745 784.91	480 175.21	3.80	1.99
5/8	745 759.06	480 159.16	3.90	2.20
5/9	745 690.76	480 118.28	4.06	2.75
7/1	745 794.24	480 090.07	4.50	2.95

AS BUILT

SANITARY SEWER

NOTE:
ALL POSITIONS SUPPLIED BY WORKS INFRASTRUCTURE
COORDINATES ARE IN TERMS OF LINZ DATUM 2000

NORTH VIEW ESTATE - STAGES 3 & 5
SUBDIVISION OF LOT 90 DP 366591
NORTH VIEW ESTATE - KAURI GROVE, PAEROA

DATE	BY	AMENDMENT
17.01.07	SG	AB

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LAND DEVELOPMENT SPECIALISTS
541 POLLEN ST THAMES
Ph (07) 868 7587 Fax (07) 868 8252

SCALE 1 : 500 (A2)
DATE JAN 2007
SHEET 51
FILE 5154
CCAD6 works data/SSAB

Hauraki District Council

(Consent Notice Pursuant to Section 221 Resource Management Act 1991)

In the Matter of Deposited Plan 382748

and

In the Matter of Subdivision Consent of Plan pursuant to Sec. 104B, 220 & 221 of the Resource Management Act 1991

Pursuant to Section 221 (1) of the Resource Management Act 1991 the Hauraki District Council by resolution passed on the 23 day of MARCH 2007 imposed the following conditions on the subdivision consent for Deposited Plan 382748.

1. That any habitable building constructed on Lots 18 - 41 inclusive shall have a minimum floor level of 4.8 metres RL above Tararu Datum.

2. That a geotechnical investigation of the subdivision has been undertaken, and the requirements in relation to building on the subdivision are set out in the resulting report by Grant Crook Consulting Engineers Ltd (ref; 4597) dated 17 April 2007 for Lots 18 - 30 and 32 - 41, and the report by Grant Crook Consulting Engineers Ltd (ref; 4285) dated 18 January 2007 for Lot 31.

Dated this 27 day of APRIL 2007

Authorised Officer/Chief Executive

FILE COPY

Land Registration District	Plan Number
South Auckland	DP 382748

Territorial Authority (the Council)

Hauraki District Council

Certifications under the Resource Management Act 1991 *(options that do not apply must be deleted)*

Pursuant to the Resource Management Act 1991 I hereby certify that:

- ☐ the above plan was approved by the Council pursuant to section 223 of the Resource Management Act 1991 on the 27 day of April 2007
- ☐ pursuant to Section 224(c) some of the conditions of the subdivision consent have been complied with to the satisfaction of the Council and that a consent notice has been issued in and a bond has been entered into in respect of those conditions that have not been complied with
- ☐ the approval of the Council under section 223 of the Resource Management Act 1991 is subject to the creation of the easement(s) set out in the Memorandum of Easements on the attached Annexure Schedule
- ☐ the approval of the Council under section 223 of the Resource Management Act 1991 is subject to the amalgamation conditions set out hereon (see Consultation Number 529147).

Dated this 27 day of April 2007

Principal Administrative Officer/Authorised Officer
82.316.155 05002/520.01

Amalgamation Conditions (Pursuant to s220 Resource Management Act 1991)
That Lot 73 hereon (legal access) be held as to four undivided one quarter shares by the owners of Lots 28,29, 30 and 31 hereon as tenants in common in the said shares and that individual Certificates of Title be issued in accordance therewith. See request 529147.
That Lot 74 hereon (legal access) be held as to two undivided one half shares by the owners of Lots 35 and 36 hereon as tenants in common in the said shares and that individual Certificates of Title be issued in accordance therewith. See request 529147.
That Lot 75 hereon (legal access) be held as to two undivided one half shares by the owners of Lots 38 and 39 hereon as tenants in common in the said shares and that individual Certificates of Title be issued in accordance therewith. See request 529147.

Areas marked A B to be subject to Land Covenants. See document 529948.10.

LOT 79 TO BE VESTED AS ROAD IN HAURAKI DISTRICT COUNCIL

LOT 80 TO BE VESTED AS LOCAL PURPOSE RESERVE (ACCESSWAY) IN HAURAKI DISTRICT COUNCIL

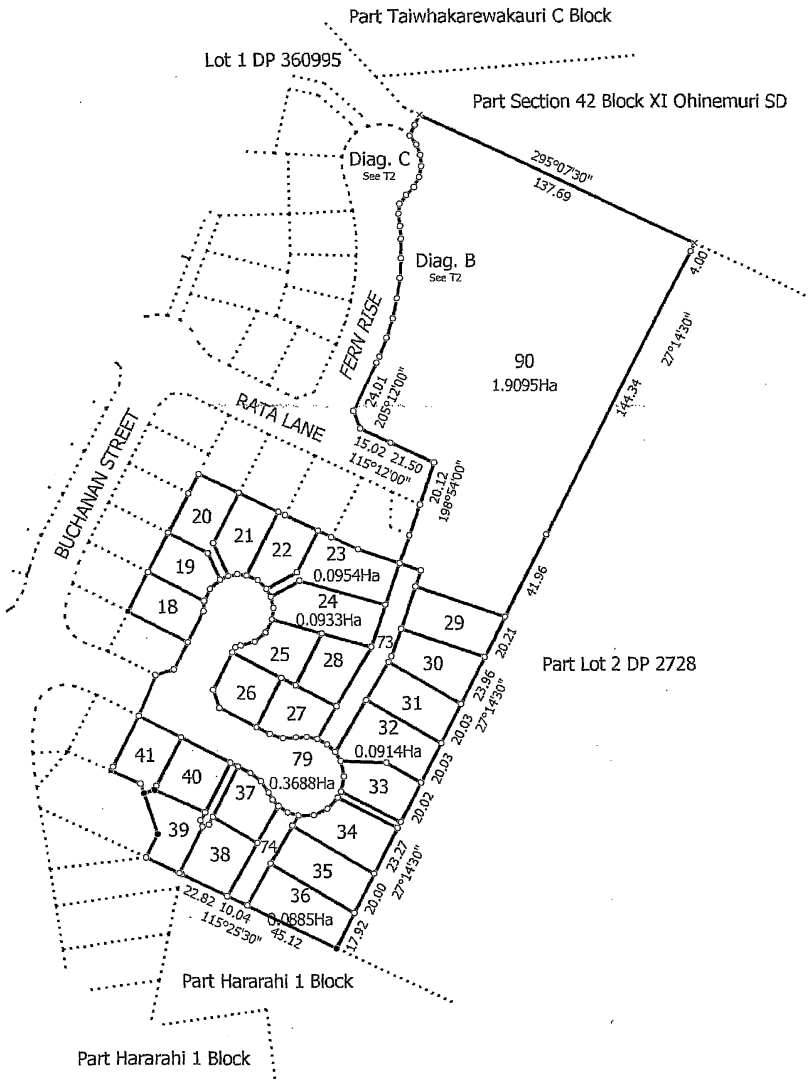
Plan Number

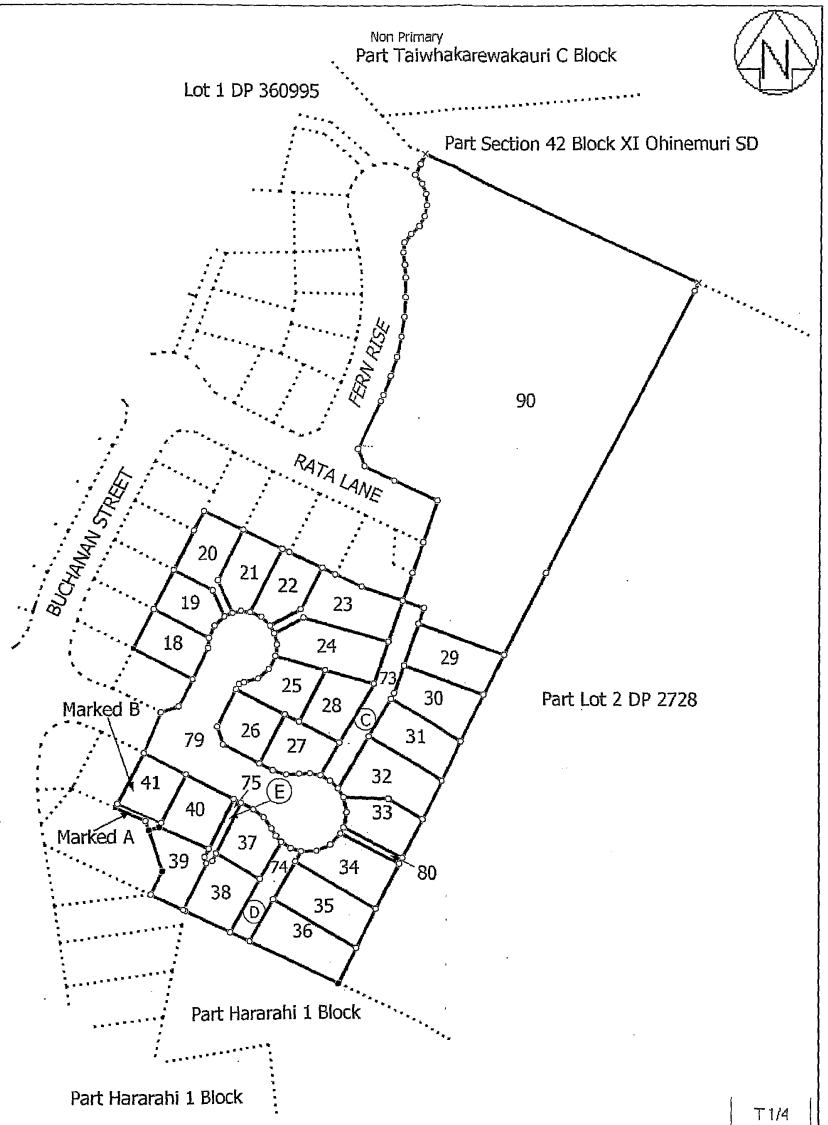
DP 382748

Memorandum of Easements (Pursuant to s243 Resource Management Act 1991)			
Purpose	**Shown**	**Servient Tenement**	**Dominant Tenement**
Right of Way, Electricity & Telecomm.	C	Lot 73	Lots 28 - 32
Right of Way, Electricity & Telecomm.	D	Lot 74	Lots 35 & 36
Right of Way, Electricity & Telecomm.	E	Lot 75	Lots 38 & 39

Memorandum of Easements in Gross			
Purpose/Interest	**Shown**	**Servient Tenement**	**Grantee**
Right to Drain Water	C	Lot 73	HDC
Right to Drain Water	D	Lot 74	HDC
Electricity	C	Lot 73	Powerco

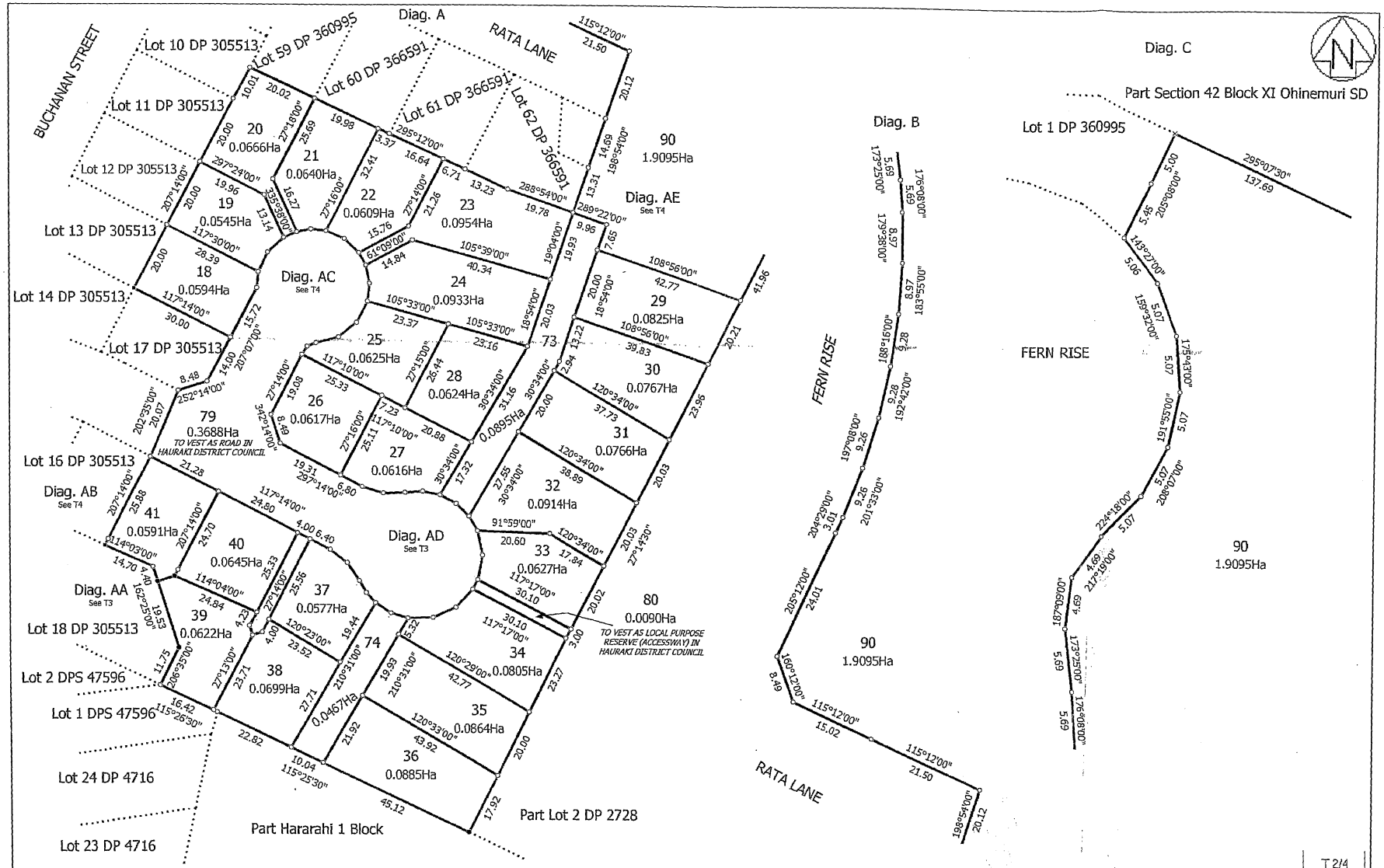
Certifying parties must sign or initial this box



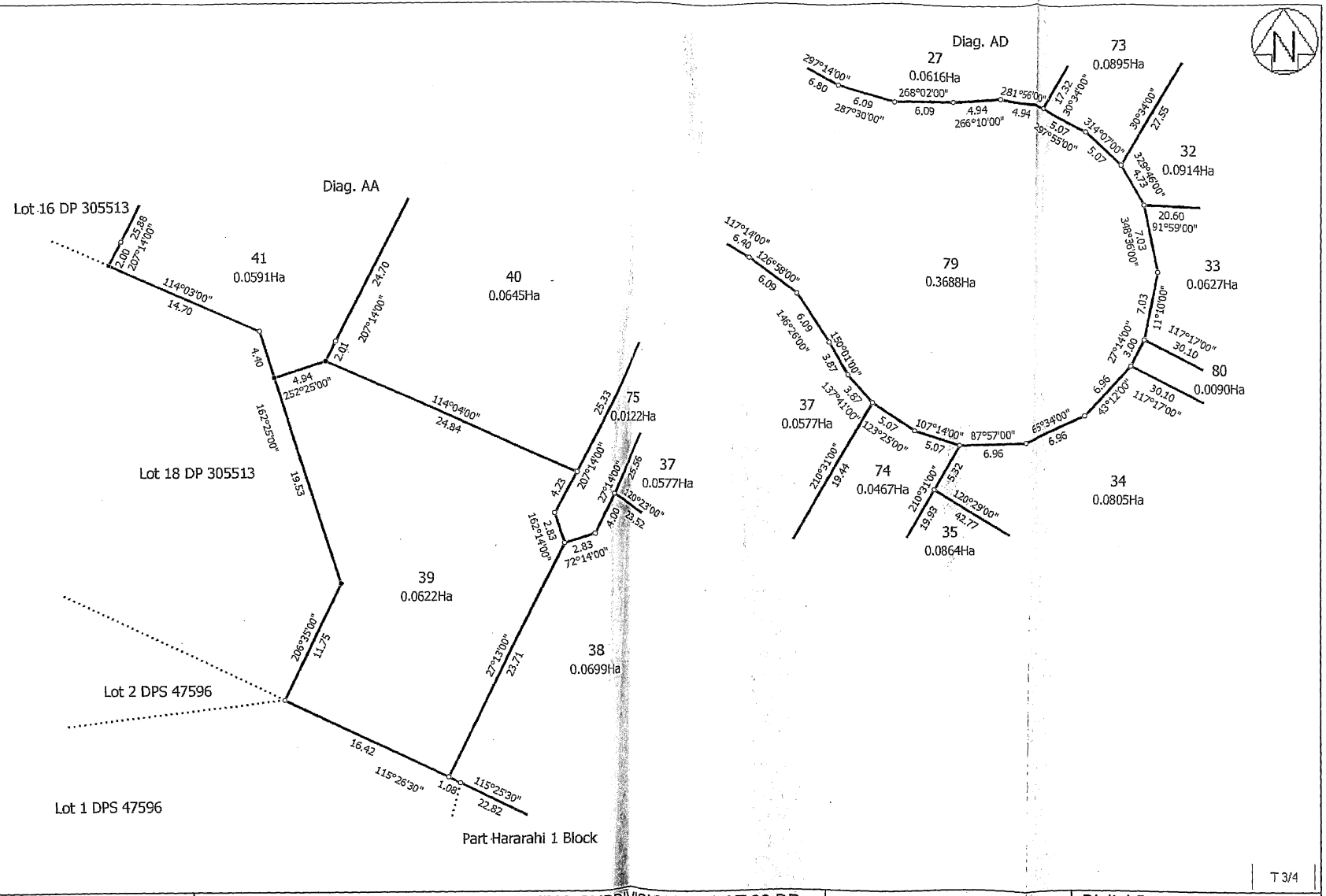


T1/4

Land District: South Auckland Digitally Generated Plan Generated on: 19/02/2007 4:09pm Page 1 of 4	LOTS 18 - 41, 73 - 75, 79, 80 AND 90 BEING SUBDIVISION OF LOT 90 DP 399591	Surveyor: Philip James Green Firm: Dunwoodie & Green Surveyors Ltd (T	Digital Survey Plan LT 382748

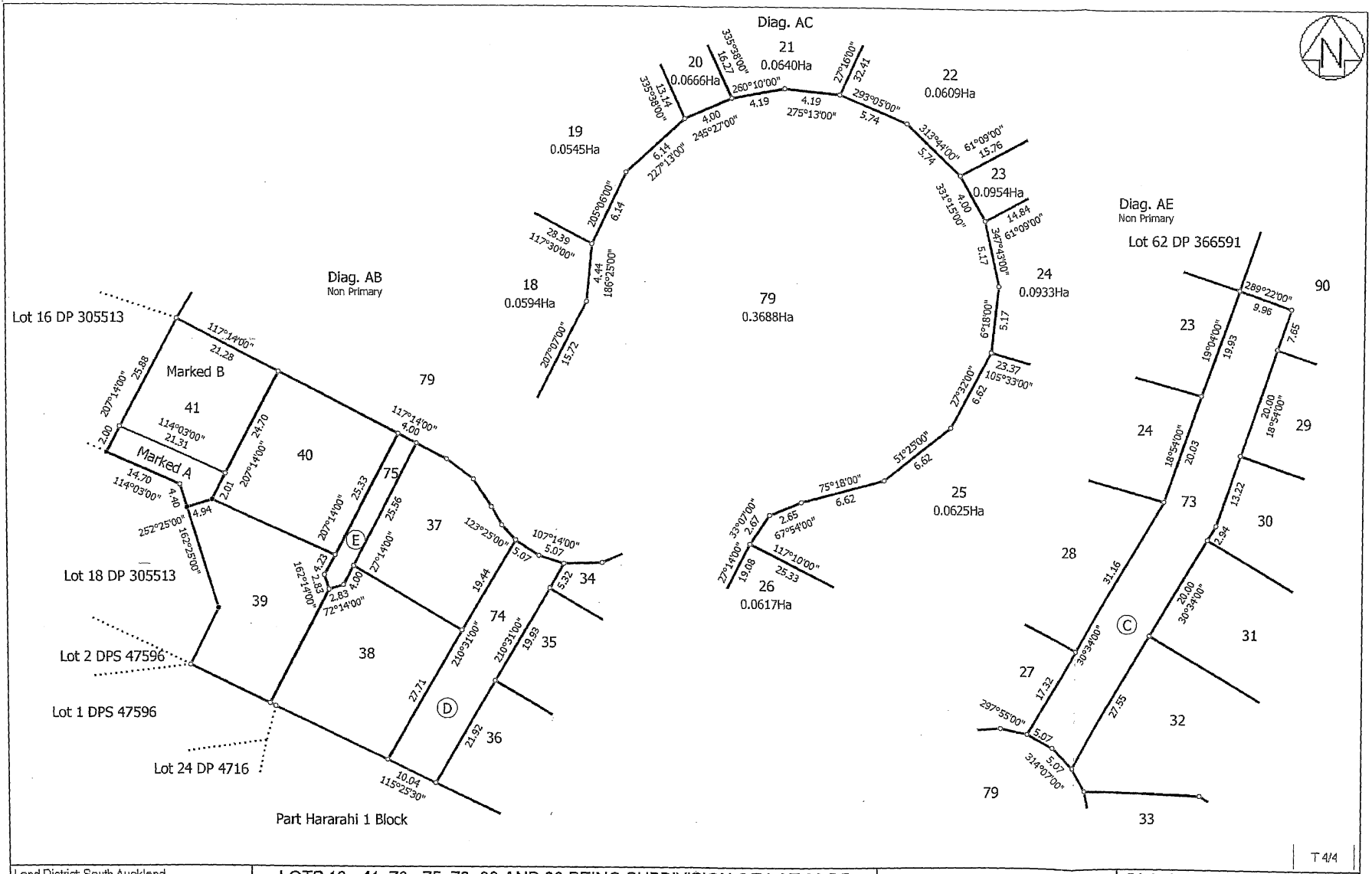


Land District South Auckland Digitally Generated Plan Generated on: 19/02/2007 4:09pm Page 2 of 4	LOTS 18 - 41, 73 - 75, 79, 80 AND 90 BEING SUBDIVISION OF LOT 90 DP 399591	Surveyor: Philip James Green Firm: Dunwoodie & Green Surveyors Ltd (T	Digital Survey Plan LT 382748



T 3/4

Land District: South Auckland Digitally Generated Plan Generated on: 19/02/2007 4:09pm Page 3 of 4	LOTS 18 - 41, 73 - 75, 79, 80 AND 90 BEING SUBDIVISION OF LOT 90 DP 399591	Surveyor: Philip James Green Firm: Dunwoodie & Green Surveyors Ltd (T	Digital Survey Plan LT 382748



T 4/4

Land District: South Auckland Digitally Generated Plan Generated on: 19/02/2007 4:09pm Page 4 of 4	LOTS 18 - 41, 73 - 75, 79, 80 AND 90 BEING SUBDIVISION OF LOT 90 DP 399591	Surveyor: Philip James Green Firm: Dunwoodie & Green Surveyors Ltd (T	Digital Survey Plan LT 382748

5.7 RESIDENTIAL ZONE

5.7.1 ZONE PURPOSE

(1) The Residential Zone covers those areas of the District that have previously been zoned for residential purposes with some minor expansion in some settlements where the land has been demonstrated to be suitable for residential purposes to meet the foreseeable future demand.

(2) The Residential Zone enables a variety of residential activities and some compatible non residential activities to establish in a manner that ensures that the amenity and character of the residential areas is protected.

(3) The settlements of Waikino, Mackaytown and Karangahake have a servicing constraint (no reticulated sewage treatment and disposal). As such, the performance and subdivision standards for these settlements have been set at a level that enables servicing on site and recognises a lower density of development that characterises these settlements.

(4) The boundaries of the residential areas in part reflect the physical constraints, historical factors and financial ability to service these areas. Physical boundaries and natural hazards have defined the residential areas (eg flooding, hills, Ohinemuri River in Paeroa; Waitete Stream, Ohinemuri River and mining areas in Waihi; Piako River in Ngatea). The policies of protecting land of high productive capability for food production purposes has also constrained not only residential but all urban development.

(5) The residential areas of the District are characterised by low density, low rise housing development and are generally low noise environments with low volumes of through traffic. Poor house design and siting can lead to a loss of sunlight, daylight and privacy. More intensive development is provided for where the layout is well planned to minimise these adverse effects, and where infrastructure and other urban amenities are available.

(6) Residential growth areas have been identified in Paeroa and Waihi and in some of the smaller settlements. Structure planning exercises have been undertaken for the majority of these growth areas to ensure a well planned and integrated approach to transport networks, infrastructure and zoning and to avoid adverse impacts upon identified areas of landscape, biodiversity, heritage and cultural value.

5.7.2 OBJECTIVES AND POLICIES

(1) OBJECTIVE 1

To provide for residential development that maintains and enhances neighbourhood amenities and qualities consistent with the aspirations of the individual communities within those areas.

(a) Policies

Objective 1 will be achieved by implementation of the following policies:

5.7 RESIDENTIAL ZONE

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5.7.2 OBJECTIVES AND POLICIES

(1) OBJECTIVE 1

To provide for residential development that maintains and enhances neighbourhood amenities and qualities consistent with the aspirations of the individual communities within those areas.

(a) Policies

Objective 1 will be achieved by implementation of the following policies:

(i) Require activities in residential areas to be sited, designed and operated in such a way that avoids, remedies or mitigates adverse noise, privacy and traffic effects on health, safety and amenity values.

(ii) Provide for residential development where servicing constraints do not exist and ensure any required infrastructure upgrades are borne by the development.

(iii) Provide for higher density residential development (comprehensive residential developments) where these can be accommodated in a manner that promotes good urban design and does not detract from the character of the locality.

(iv) Provide services to a standard that can meet the demands of the intensity of development.

(v) Provide flexibility for the development and operation of a range of non-residential activities which are not incompatible in scale, intensity and character with the residential area in which they are located.

(b) Reasons

(i) Residential areas are places where people seek to carry out home and leisure activities free from the detrimental effects of noise, fumes, dust and other adverse effects that can be associated with work, business, recreation and other activities.

(ii) There are negative effects associated with living in higher densities. These effects can be reduced and/or avoided by building within the limits of specified performance standards and adopting good urban design principles.

(iii) The use of resources, including land and services, can be reduced by higher density living and the containment of residential activities.

(iv) The wellbeing of the community can be improved by providing for the type of residential environment people want.

(2) OBJECTIVE 2

To develop residential areas free from the effects of hazards.

(a) Policies

Objective 2 will be achieved by implementation of the following policies:

(i) Identify hazards such as flooding, filled areas and mine shafts on the District Plan maps and/or Council's Land Information Memoranda and other information systems.

(ii) Limit the development of land for residential purposes within areas subject to inundation adjacent to the area zoned for flood ponding purposes in Paeroa.

(iii) In areas known to be subject to flooding establish building floor levels to avoid risk to human life and mitigate risk to dwellings and communal buildings.

(iv) Avoid intensive residential development and subdivision in areas known to be subject to flooding.

(v) Place constraints on development in areas of coastal erosion hazard potential at Whiritoa.

(b) Reasons

(i) Most hazards are of such a nature that no intervention or identification is required within the District Plan. Rather, many hazards are of a "site specific" nature, and can be properly addressed through other mechanisms such as the Project Information Memorandum and Land Information Memorandum systems, and the provisions of the Building Act.

(ii) Flooding is a recognised natural hazard that is appropriate to include in the District Plan as it is of a general nature applying to identified areas.

(iii) The effects of coastal erosion at Whiritoa would increase if inappropriate development occurred on or near the foredune area.

(3) OBJECTIVE 3

To avoid, remedy or mitigate any adverse effect of residential and non-residential developments on the environment and character of the locality.

(a) Policies

Objective 3 will be achieved by implementation of the following policies:

(i) Ensure development and subdivision is designed and located to:

(1) integrate well with the immediate locality;

(2) contribute positively to the streetscape;

(3) provide occupants of dwellings with a reasonable outlook, access to sufficient open space and reasonable aural and visual privacy.

(ii) Ensure development and subdivision can be effectively serviced by local infrastructure or in a manner which can protect the health and safety of residents and does not have a detrimental effect on the environment.

(iii) Ensure development and subdivision can safely cater for on-site traffic, parking and servicing needs and has safe and practical vehicular access to a public road.

(b) Reasons

(i) The Resource Management Act 1991 promotes the management (by various means) of the effects of activities on the environment. The manner in which residential activities are allowed to develop must be in accordance with that emphasis.

(ii) A limited range of non-residential activities can operate without detriment to the residential environment, as long as their effects are maintained within specific limits. The ability of activities to remain within these limits needs to be monitored, as does the appropriateness of the limits themselves.

(iii) Community expectations for environmental quality are continually changing (usually to require greater residential amenity), and the performance standards reflect that community expectation.

5.7.3 ENVIRONMENTAL RESULTS

(1) The primary expected environmental result of this zone is to maintain, develop and enhance a resource and an environment to meet the social and economic needs of the existing and future communities.

(2) To meet the changing residential needs of the community in terms of increased density, the range of residential accommodation types and the high standard of residential amenity desired by the community.

(3) The establishment of non-residential activities that complement the surrounding residential area and enhance, where appropriate, the amenity and character of the neighbourhood.

(4) The development of anticipated future residential growth areas, co-ordinated with Council's infrastructure planning and asset management programme, which integrate with established communities.

5.7.4 ACTIVITY STATUS

Activities and their *accessory uses* and *buildings* (unless otherwise stated) are *Permitted*, *Controlled*, *Restricted Discretionary*, *Discretionary*, *Non Complying* or *Prohibited* according to the Activity Status Table below:

5.7.4.1 PERMITTED ACTIVITIES

Those activities listed below are a *Permitted Activity* unless otherwise specified and subject to compliance with the:

- *Zone Development Standards* specified in Rule 5.7.5;
- Activity Specific Standards specified in Rule 5.7.6;
- Conservation and Heritage provisions in Section 6.0
- Specific and District Wide provisions in Section 7.0; and
- District Wide Performance Standards in Section 8.0.

P1	*RESIDENTIAL ACTIVITIES (ONE DWELLING* PER *CERTIFICATE OF TITLE)* (REFER TO ACTIVITY SPECIFIC STANDARD 5.7.6(5))
P2	*HOME OCCUPATIONS* (REFER TO ACTIVITY SPECIFIC STANDARDS 5.7.6(1) AND (5))
P3	*HOMESTAY*
P4	*PASSIVE RECREATION* (REFER TO ACTIVITY SPECIFIC STANDARD 5.7.6(5))
P5	*PROSPECTING*
P6	*DRAINAGE WORKS*

P7	*EXPLORATION* NOT INVOLVING MORE THAN 20 M^3 OF EXCAVATION PER *ALLOTMENT* IN ANY ONE YEAR (REFER TO ACTIVITY SPECIFIC STANDARD 5.7.6(5))
P8	*TEMPORARY USES AND BUILDINGS* (INCLUDING *TEMPORARY MILITARY TRAINING*) (REFER TO ACTIVITY SPECIFIC STANDARD 5.7.6(5))
P9	DEMOLITION AND REMOVAL OF *BUILDINGS*
P10	ONE STORAGE *BUILDING* PER *SITE* THAT DOES NOT CONTAIN A *DWELLING* PROVIDED THE *BUILDING* DOES NOT EXCEED A *GROSS FLOOR AREA* OF 50M^2 AND IS USED SOLELY BY THE OWNER OF THE PROPERTY FOR PERSONAL STORAGE INCLUDING HOUSEHOLD ITEMS, VEHICLES, BOATS, MACHINERY, AND/OR TOOLS.
P11	*ACCESSORY BUILDINGS* ASSOCIATED WITH A *MINOR DWELLING UNIT* (REFER TO DEFINITION OF *MINOR DWELLING UNIT)*.

5.7.4.2 CONTROLLED ACTIVITIES

Those activities listed below are a *Controlled Activity* unless otherwise specified and subject to compliance with the:

- *Zone Development Standards* specified in Rule 5.7.5;
- Activity Specific Standards specified in Rule 5.7.6;
- Conservation and Heritage provisions in Section 6.0
- Specific and District Wide provisions in Section 7.0; and
- District Wide Performance Standards in Section 8.0.

Conditions may be imposed in relation to the matters over which control has been reserved, as specified below.

C1	*EDUCATION AND TRAINING FACILITIES* AND *OFFICES* (REFER TO ACTIVITY SPECIFIC STANDARDS 5.7.6(2) & (5))
C2	*COMMUNITY HOUSING* AND *VISITOR ACCOMMODATION* (REFER TO ACTIVITY SPECIFIC STANDARDS 5.7.6(3) & (5))
C3	*COMPREHENSIVE RESIDENTIAL DEVELOPMENT* IN WAIHI AND PAEROA ONLY (REFER TO ACTIVITY SPECIFIC STANDARDS 5.7.6(4) & (5))
C4	*EXPLORATION* INVOLVING MORE THAN 20M^3 AND NO MORE THAN 50M^3 OF EXCAVATION PER *ALLOTMENT* IN ANY ONE YEAR (REFER TO ACTIVITY SPECIFIC STANDARD 5.7.6(5))
C5	IN WAIHI, PAEROA AND WHIRITOA: TWO OR MORE *DWELLINGS* PER *CERTIFICATE OF TITLE* (REFER TO ACTIVITY SPECIFIC STANDARDS 5.7.6(5) & (6))

Matters over which *Council* has reserved control For C1, C2 & C3 are:

(1) **Design and appearance of *buildings***

(a) *Buildings* should be of a residential scale and appearance, to reflect a residential not a commercial façade.

(2) ***Site* Layout**

(a) *Buildings*, utility areas and activities should be arranged in order that visual and aural privacy is maintained for *dwellings* on the same and adjoining *allotments*.

(b) For *Education and Training Facilities, Community Housing* and *Visitor Accommodation, outdoor living areas* should be separated from the main living

areas on adjoining *residential properties* unless suitably screened to minimise noise levels.

(c) For *Comprehensive Residential Developments*, *buildings* should not be grouped in one part of the *site*, to avoid dominance of *buildings* and expanses of carparking in another part of the *site*.

(d) For *Comprehensive Residential Developments*, any communal facilities (eg. recreation and leisure and communal dining facilities) should be centrally located on the *site* or buffered from adjoining *residential property* boundaries by residential *buildings*.

(3) Location and design of vehicle access

(a) Access from the *road* to the property boundary should be located as far as practicable from the boundary of an adjoining *residential property* in order to reduce the effects (noise, fumes) of vehicle movements.

(b) Internal accesses and on-site carparking should be located as far from adjoining *residential property* boundaries as is practicable and buffered by either *buildings*, *landscaping* or screening.

(c) For *Comprehensive Residential Developments*, the internal circulation for pedestrians and vehicles should be integrated and designed to provide for the safety of residents and visitors.

(4) Landscape design

(a) *Landscaping* should be carried out in a manner that reinforces the residential character of the area, and screens any service areas.

(b) Parking and vehicle access areas should be screened from adjoining *residential properties* by landscape planting, where alternative screening is not provided or appropriate, to provide a physical barrier to reduce or remove the effects of glare from headlights, exhaust fumes, noise and dust.

(5) Carparking

(a) Carparking on-site should be visually obvious from the street to drivers. *Landscaping* and *signs* can assist in defining the access point and the parking area.

(b) Carparking should be designed so vehicles can manoeuvre on-site and are not required to reverse onto the *road*.

(c) Adequate on-site parking should be provided to accommodate the demands of occupiers and visitors, particularly where the *site* adjoins or has access to an *arterial road.*

Matters over which *Council* has reserved control For C4 are:

(1) Location and Duration

(a) The location of the *exploration* activities to ensure the stability of adjacent land/*buildings* and *network utility* infrastructure is protected.

(b) The duration of the *exploration* activities to minimise disturbance on adjacent residential *amenities*.

(2) Management and rehabilitation

(a) The adequacy of management and rehabilitation plans to ensure the long term appearance and stability of any disturbed/excavated area including surplus earth disposal areas (including the possible use of performance bonds or other

	mechanisms) aimed to return the disturbed area to the same or similar state as existed prior to the *exploration* activity. **(b)** The extent to which existing *indigenous* or other vegetation which contributes to visual *amenity* and/or biodiversity values is retained, the reasons why clearance is proposed and the ability to rehabilitate the area to similar values. **(c)** Whether earthworks and/or tracks associated with the activity have been located or minimised to reduce any adverse visual impact.
Matters over which *Council* has reserved control for C5 are: **(1) Adequacy of information** **(a)** The adequacy of information including a dimensioned scheme plan and engineering design plan to show that the location of the *dwellings*, design and servicing of the proposed development, and future subdivision boundaries can meet the relevant Zone Development Standards (refer to 5.7.5(1)), Activity Specific Standards (refer to 5.7.6(5) & 5.7.6(6)), Subdivision Standards (refer to 9.4.3.1(1)), and District Wide Performance Standards for Development and Subdivision (refer to Section 8) as if the *certificate of title* is to undergo subdivision in future. **(2) Methods to ensure compliance with the District Wide Performance Standards for Development and Subdivision** **(a)** Refer to Section 8. **(3) Controlled activity assessments matters for all residential zones** **(a)** Refer to 9.4.3.3(1). **(4) Controlled activity assessment matters** **(a)** Refer to 9.5. **(5) Urban design principles** **(a)** Refer to 9.1.3(2)(a)(ii).	

5.7.4.3 RESTRICTED DISCRETIONARY ACTIVITIES

Those activities listed below are a *Restricted Discretionary Activity* subject to compliance with the:

- Conservation and Heritage provisions in Section 6.0;
- Specific and District Wide provisions in Section 7.0; and
- District Wide Performance Standards in Section 8.0.

The matters over which the *Council* has restricted its discretion are specified for each *Restricted Discretionary Activity* listed below.

RD1	ANY *PERMITTED* OR *CONTROLLED ACTIVITY* THAT DOES NOT MEET THE *ZONE DEVELOPMENT STANDARDS* IN RULE 5.7.5 FOR A *PERMITTED* OR *CONTROLLED ACTIVITY* AND DOES NOT EXCEED THE *ZONE DEVELOPMENT STANDARDS* IN RULE 5.7.5 FOR A *RESTRICTED DISCRETIONARY ACTIVITY* **Matters over which *Council* has restricted its discretion are:** The *Council* will restrict the exercise of its discretion to the ability of the activity or development to achieve the particular environmental result of the *Zone Development Standards* in Rule 5.7.5 for which compliance is not met and the following relevant assessment criteria:

(1) ***Height* and *Daylighting***

(a) The extent that topographical and *site* conditions (including easements) restrict the area or shape of the *site* that is suitable and available for building.

(b) The desirability of maintaining consistency in design and appearance with existing *buildings* on the *site*.

(c) The need to preserve existing trees, vegetation or important physical characteristics of the *site*.

(d) Whether the boundary to which the standard relates is a common boundary with an area of permanent open space, the use of which will not be detrimentally affected by any increased shading or loss of visual *amenity*.

(e) Whether the property adjoining the *site* is sufficiently higher and therefore the adjoining property will not be detrimentally affected.

(f) Where the standard(s) is/are not met due to penetration by a dormer window, gable or similar roof feature, whether that will have a minor effect on the *amenities* of the neighbouring site.

(g) The extent to which it is necessary to minimise the physical disturbance to the landscape and the landforms.

(h) The degree to which *amenity* value and privacy of adjoining properties is affected by matters such as shading and loss of daylight.

(i) The extent to which the *building* visually intrudes on any significant ridgeline or skyline or significant landscape, and what measures are proposed to reduce the visual effects of that intrusion.

(j) Whether the *building* will detract from any view or vista which contributes to the aesthetic coherence of a locality, and if it does, what measures can and will be taken to reduce the detraction to an acceptable level or remove it completely.

(k) Where the Residential Zone land is within the coastal *environment*, whether the *building* will complement the coastal location in terms of scale.

(2) ***Yards***

(a) The extent that topographical and *site* conditions restrict the area or shape of the *site* that is available and suitable for building.

(b) The degree to which the functioning of the *site* and/or the activity can be improved by not meeting the standard.

(c) Whether there is a need to preserve existing trees, vegetation or important physical characteristics of the *site*.

(d) The extent to which the provision of daylight and sunlight into the neighbouring properties and the visual and aural privacy of neighbouring sites will be affected.

(e) The extent to which the safe and efficient functioning of the street or *road* will be significantly compromised.

(f) Whether the detrimental effects of building in the *yard* can be reduced or avoided.

(g) Whether the *yard* functions (including separation, *landscaping* and service provision) will be provided on the *site* by other means, or are they unnecessary.

(3) ***Site coverage***

(a) The ability of the existing on-site disposal methods to cope with additional stormwater and/or disposal of septic tank effluent.

(b) Whether there are known stormwater/sewage disposal problems in the area.

(c) The degree to which negative effects, in terms of changing the character or visual *amenity* of the area, can be mitigated or removed through the use of such techniques as *landscaping*, building design, exterior finish, set back from boundaries or reduced *height*.

(d) The extent to which open space within the *site* and/or in the near vicinity can reduce the impact of the *building(s)* in terms of character or visual *amenity*.

(4) ***Outdoor service area***

(a) The extent to which the functions of the *outdoor service area* can be adequately provided by other means (eg. storage area provided within a garage or carport to be built with the *dwelling,* or other *building* on the *site*).

(b) Whether there are suitable communal service facilities provided which are readily accessible to and useable by the activity on the *site*.

(5) **Privacy and Separation**

(a) Whether the purpose of the separation, privacy and screening standards can be met to the same or similar level by some other method.

(b) Whether there are existing developments on the same or adjoining *allotments* such that it would make compliance with the standards impracticable.

(c) Where the existing situation fails to meet these standards, whether the proposed *development* will increase the degree to which the residential *amenities* are already detrimentally affected.

(6) **Traffic Noise Sensitivity**

(a) The location of the dwelling in relation to the formed carriageway of the *state highway*,

(b) The location of the bedrooms and main living room within the dwelling in relation to the formed carriageway of the *state highway*,

(c) The extent and location of the main glazing to bedrooms and living areas,

(d) The mitigation methods proposed – building materials, construction method and the internal noise level that will be achieved,

(e) The outcomes of any consultation with the New Zealand Transport Agency, and

Whether they are likely to avoid or mitigate potential adverse traffic noise effects or potential reverse sensitivity effects on the *state highway* (to apply to (a) – (e) above).

(f) Whether there are other design features that will provide the required ventilation without the need for ventilating windows or a *ventilation system*.

(g) Whether the *ventilation system* proposed will provide a comfortable living environment as well as the required level of ventilation.

(7) **Outdoor Living Area**

	(a) Whether there is communal outdoor space provided, which is accessible to each activity on site, and provides a similar level of amenity. **(b)** Whether there is adjoining open space (e.g. park, reserve) that is 'usable' by each activity on the *site*, thereby reducing the need to provide the living area on-site. **(c)** The extent to which the living area can be provided in a manner that may not meet the standards, but still provides a usable area to meet the purpose of the living area and a similar level of amenity.
RD2	ANY *PERMITTED ACTIVITY* OR *CONTROLLED ACTIVITY* THAT DOES NOT MEET THE ACTIVITY SPECIFIC STANDARD 5.7.6(5) IN THE AREA IDENTIFIED ON THE PLANNING MAPS AS "*SUBJECT TO INUNDATION*" **Matters over which *Council* has restricted its discretion are:** **(1)** **Design of *buildings*** **(a)** Whether the *building* or extension to the *building* and associated access is designed in such a manner that the *building* and access to the *building* will be free from inundation. **(b)** Whether the *building* or extension to the *building* and access to it will have any consequential flooding effects on the remainder of the *site* and other sites also subject to potential inundation. **(2)** ***Earthworks/Impermeable covering*** **(a)** Whether the excavation or placement of fill is carried out in a manner that ensures erosion of the exposed ground and/or fill face during inundation will be minor and not cumulatively affect the functioning of the Flood Ponding Zone. **(b)** Whether the extension of the impermeable covering (building and/or hard surfaces) and access will have any consequential inundation effects on the remainder of the site and other *sites* also subject to potential inundation and any other adjacent sites. **(c)** Whether any fill material will leach into the water and create a pollution hazard (particularly where vegetation is removed). **(3)** **Planting** **(a)** Whether any proposed planting contributes to the control of stormwater runoff, erosion control and the flood ponding purpose of the adjoining Flood Ponding Zone. **(b)** Whether the planting will inhibit the ability of the Flood Ponding Zone to achieve that purpose and/or have a consequential adverse effect on other sites also subject to potential inundation. For example vegetation should not impede the free flow of water during the flood ponding/inundation process (both filling and emptying).
RD3	IN WAIHI, PAEROA AND WHIRITOA: ONE *MINOR DWELLING UNIT* ACCESSORY TO A *DWELLING* OR APPROVED ADDITIONAL *DWELLING* (REFER TO 5.7.4.2 C5 AND ACTIVITY SPECIFIC STANDARD 5.7.6(7)) **Matters over which *Council* has restricted its discretion are:** **(1)** Landscape, visual and amenity effects.

(2)	Effects on the privacy of neighbouring properties and dwellings.
(3)	Potential nuisance effects on neighbouring properties and dwellings.
(4)	Adequacy of provision for domestic effluent disposal, potable water supply, and stormwater drainage.
(5)	Adequacy of outdoor recreation space.
(6)	Access, parking and manoeuvring.
(7)	Traffic effects.
(8)	Location of the *minor dwelling unit* and orientation to enable daylight penetration for both the *minor dwelling unit* and associated *dwelling*.
(9)	The location and use of *buildings* and *structures* including garaging and decks to be used in association with the *minor dwelling unit*.
(10)	Methods to ensure compliance with Activity Specific Standard 5.7.6(7).

5.7.4.4 DISCRETIONARY ACTIVITIES

Those activities listed below are a *Discretionary Activity* and shall be assessed against the relevant criteria in Rule 5.7.7.

Note: The Conservation and Heritage provisions in Section 6.0 and the Specific and District Wide provisions in Section 7.0 also apply and may alter the *Discretionary Activity* status for the activities specified below or require additional resource consents.

D1	ANY *PERMITTED* OR *CONTROLLED ACTIVITY* THAT DOES NOT MEET THE *ZONE DEVELOPMENT STANDARDS* IN RULE 5.7.5 FOR A *RESTRICTED DISCRETIONARY ACTIVITY*
D2	ANY *PERMITTED* OR *CONTROLLED ACTIVITY* THAT DOES NOT MEET THE ACTIVITY SPECIFIC STANDARDS IN RULE 5.7.6 AND IS NOT OTHERWISE PROVIDED FOR AS A *RESTRICTED DISCRETIONARY ACTIVITY*
D3	*COMMUNITY FACILITIES*
D4	*UNDERGROUND MINING*
D5	*DAIRY*
D6	*EXPLORATION* NOT PROVIDED FOR AS A *PERMITTED* OR *CONTROLLED ACTIVITY*
D7	IN WAIHI, PAEROA AND WHIRITOA: A *MINOR DWELLING UNIT* THAT DOES NOT MEET THE ACTIVITY SPECIFIC STANDARDS IN RULE 5.7.6(7)
D8	EXCEPT IN WAIHI, PAEROA AND WHIRITOA – 2 OR MORE *DWELLINGS* PER *CERTIFICATE OF TITLE*

5.7.4.5 NON COMPLYING ACTIVITIES

Those activities listed below are a *Non Complying Activity*.

NC1	ANY ACTIVITY NOT PROVIDED AS A *PERMITTED*, *CONTROLLED*, *RESTRICTED DISCRETIONARY*, *DISCRETIONARY* OR *PROHIBITED ACTIVITY*

5.7.4.6 PROHIBITED ACTIVITIES

Those activities listed below are a *Prohibited Activity.*

PR1	*SURFACE MINING*

5.7.5 ZONE DEVELOPMENT STANDARDS

(1) The following relevant *Zone Development Standards* shall be met by all *Permitted* and *Controlled Activities* unless otherwise stated.

(2) For *Controlled Activities*, where *Council* has reserved control over specified matters in Rule 5.7.4.2, and for *Restricted Discretionary Activities* in Rule 5.7.4.3, where *Council* has restricted its discretion to specific matters, more restrictive development standards than those specified in the table below, may be imposed as *conditions* of consent.

(3) The following relevant *Zone Development Standards* shall be used as a guide in assessing any *Discretionary* and *Non Complying Activities*.

Development Standard *	**Parameter**		**Environmental Result**
	Permitted and Controlled	**Restricted Discretionary**	
Maximum *Height*	8.0 metres	9.0 metres	To ensure that the *height* of *buildings* is compatible with the activities permitted in the *zone* as well as the landscape, *amenity* and character of both the *zone* that the *building* is located in and any adjoining *zone*.
Daylight Control (refer to definition for explanatory diagram)	No *building* shall project above 2.0 metres in *height* at any *site* boundary and not project above a 45º plane into the *site* up to the maximum *height*.	No restriction	To ensure no *building* unreasonably overshadows any neighbouring property, thereby restricting daylight and ventilation between *buildings*.
Minimum *Yards*	*Front Yard*: ▪ 4.5 metres (except for Ngatea) ▪ 7.5 metres (Ngatea only)	*Front Yard*: ▪ 4.5 metres (except for Ngatea) ▪ 7.5 metres (Ngatea only)	To allow flexibility in *site* layout while still maintaining the *amenities* of the *site* and adjoining sites.

Development Standard *	Parameter		Environmental Result
	Permitted and Controlled	Restricted Discretionary	
	Other Yards: 1.5 metres.	*Other Yards*: Nil	To provide an open streetscape that allows for planting and ensures the traffic function of the *road* is not compromised.
Maximum *Site Coverage*	35% (excluding a *Comprehensive Residential Development*) 45% for a *Comprehensive Residential Development*	40% (excluding a *Comprehensive Residential Development*) 50% for a *Comprehensive Residential Development*	To limit the scale and intensity of building development to a level appropriate to the character and *amenity* of the area. In areas not served by reticulated stormwater and sewage disposal systems, an adequate area for on-site stormwater and effluent disposal is maintained to avoid adverse effects on adjacent properties and the *environment*.
Traffic Noise Sensitivity	**(a)** All new *habitable room(s)* where located within 40 metres of the formed carriageway (excluding State Highway 2 service *roads* at Waihi) of a *state highway* (except for the Residential Zones at Waikino, Mackaytown/ Karangahake, and Whiritoa, where all new *habitable room(s)* located within 80 metres of the formed carriageway of a *state highway*) shall meet an internal road-traffic design sound level of 40$dBL_{Aeq(24hr)}$ with ventilating windows open. **(b)** An acoustic design report from a suitably qualified and experienced acoustics expert shall be provided to the *Council* demonstrating compliance with (a) above at the time of building consent application.	No restriction	To allow flexibility of site layout while protecting the *amenity* of sensitive uses where located in proximity to high speed environment and/or high traffic volume *state highways*, from potential adverse traffic noise effects.

Development Standard *	Parameter		Environmental Result
	Permitted and Controlled	Restricted Discretionary	
	(c) Where the requirements of (a) above can only be met with windows and doors closed a *ventilation system* shall be installed for the *habitable room(s)*. **(d)** The requirements of (a) above shall not apply where: **(i)** the nearest façade of the new *habitable room(s)* is between 20 and 40 metres from the formed carriageway of the *state highway* (except for the Residential Zones at Waikino, Mackaytown/ Karangahake, and Whiritoa, where the nearest façade of the new *habitable room(s)* is between 50 and 80 metres from the formed carriageway of the *state highway*) and there is a solid building, fence, wall or landform that blocks the line of sight from all parts of all windows and doors to the new *habitable room(s)* to any part of the formed carriageway of the *state highway* (where that part of the *state highway* is within 40 metres (or 80 metres for the Residential Zones at Waikino, Mackaytown/ Karangahake, and Whiritoa) of the façade of the new *habitable room(s)*); or **(ii)** it can be demonstrated by way of prediction or measurement by a suitably qualified and experienced acoustics expert that the road traffic noise level from the *state highway* is less than 55$dBL_{Aeq(24hr)}$ on all facades		

Development Standard *	Parameter		Environmental Result
	Permitted and Controlled	Restricted Discretionary	
	of the new *habitable room(s);* or **(iii)** the *habitable rooms* are added to or altered within a *dwelling* existing at 26 September 2014.		
Density (Comprehensive Residential Development)	A minimum net site area per dwelling of 350m^2.	A minimum net site area per dwelling of 350m^2.	To maintain the residential character and an appropriate level of *amenity*.
Outdoor Living Area (*Dwellings and Community Houses*)	Minimum Area: 60m^2 plus 10m^2 for each additional bedroom over 2. Minimum Dimension: 3 metres in all directions Minimum Shape: Can contain a 6.0 metre diameter circle.	Minimum Area: 60m^2 plus 10m^2 for each additional bedroom over 2. Minimum Dimension: 3 metres in all directions. Minimum Shape: Can contain a 6 metre diameter circle	To protect residential *amenities* such as privacy, quietness and outdoor space.
Outdoor Service Area *(Dwelling)*	Minimum Area: 20m^2 Minimum Dimension: 3.0 metres Except that, for *Community Housing* and *Visitor Accommodation,* where a fully equipped laundry facility (both washing and drying machines are provided) the minimum required *outdoor service area* can be reduced to 10m^2 and minimum dimension reduced to 2 metres.	Nil	To provide a separate area suitable for general storage, clothes drying and rubbish bin storage, in order that areas for outdoor living, parking or access do not get used for this purpose, thereby detracting from the function and *amenity* of the *zone*.
Privacy and *Separation*	**(a)** For *buildings* on the same *allotment*: **(i)** *No part of a* dwelling/household unit /minor dwelling unit *and any other* building *shall protrude through a plane rising at an*	Nil	To protect existing and future residential *amenities*, particularly where two storey living and *comprehensive residential development* has the potential to

Development Standard *	Parameter		Environmental Result
	Permitted and Controlled	**Restricted Discretionary**	
	angle of 45º commencing at an elevation of 2 metres at a line midway between the dwelling/household unit/minor dwelling unit and the other building unless the other building is accessory to the dwelling/household unit/minor dwelling unit. **(ii)** *No wall of a* dwelling/household unit/minor dwelling unit *shall be sited closer than 3.0m to the wall of another* building *(including another* dwelling/household unit/minor dwelling unit*), unless it is accessory to the* dwelling/household unit/minor dwelling unit. **(iii)** Where the *buildings* are attached by adjoining or common walls, the above separation setbacks are not required between those *buildings.* **(b)** *All* dwellings/household units/minor dwelling units *on the same* allotment *shall be arranged so that:* **(i)** *a sight line drawn from any point on the main glazing of the living room in one* dwelling/minor dwelling unit *does not penetrate the main glazing of the living room of any other* dwelling/household unit/minor dwelling unit *unless:* (1) such glazing is at least 6m apart; or (2) the angle between the two planes of that glazing is >120º		detrimentally affect environmental qualities such as privacy, quietness and space.

Development Standard *	Parameter		Environmental Result
	Permitted and Controlled	Restricted Discretionary	
	(3) where the living rooms of both *dwellings/household units/minor dwelling units* are at ground floor level screening is provided in the form of close boarded or similar fences, or planting of not less than 1.8 metres in height. **(ii)** *No windows of all* habitable rooms *(apart from the main glazing of the living room) in one* dwelling/household unit/minor dwelling unit *shall face towards the window of any* habitable *room in any other* dwelling/household unit/minor dwelling unit *unless:* (1) the separation is at least 6 metres; or (2) the window sill is at least 1.7 metres above either finished ground or upper floor level; or (3) the angle between the two planes of the glazing is >120°; or (4) where the *habitable rooms* are at ground floor level screening is provided in the form of close boarded or similar fences, or planting of not less than 1.8 metres in *height*. **(c)** A balcony or window of a *habitable room* of a *dwelling/household unit/minor dwelling unit* at above ground floor level shall be set back at least 6 metres from any boundary (excluding the road boundary or adjoining *internal*		

Development Standard *	Parameter		Environmental Result
	Permitted and Controlled	Restricted Discretionary	
	access or *vehicle access strip* of 3 metres width or more) unless: **(i)** windows are at an angle of 60o or greater to the boundary; or **(ii)** the window sill is at least 1.7 metres above finished upper floor level; or **(iii)** opaque or obscure glazing is provided; or **(iv)** the side of the balcony facing the adjoining boundary is enclosed with non see through materials.		

*These *Zone Development Standards* shall not apply to "*Temporary Uses and Buildings*" covered by clause (b) of the definition in Section 4 for "*Temporary Uses and Buildings*" and to "*Prospecting*" and "*Exploration*".

5.7.6 ACTIVITY SPECIFIC STANDARDS

(1) HOME OCCUPATIONS

(a) At least one person, including the principal operator of the *home occupation*, shall reside on the *site*.

(b) A *home occupation* involving the care, tuition and/or accommodation of no more than five persons at any one time (in addition to the owner(s)/operator(s)) may be undertaken provided the activity and accommodation is principally undertaken within the *dwelling*.

(c) Except for (b) above, all other *home occupations* shall be carried out wholly within the *dwelling* or an *accessory building* erected or modified for the purpose, provided that the *gross floor area* of the *dwelling* or *accessory building* used for the *home occupation* including any area used for retail sales shall not exceed 30% of the total *gross floor area* of *buildings* on the *site*.

(d) Not more than one person from outside the household residing on the *site* shall be employed in the *home occupation*.

(e) There shall be no exterior display, external storage of materials or other indication of the *home occupation* or variation from the residential character of the property.

(f) The *home occupation* shall be operated so as not to attract pedestrian or vehicular traffic between the hours of 10.00pm and 7.00am the following day.

(g) The h*ome occupation* may not use equipment which creates electrical interference with television and radio sets on neighbouring properties.

(h) Only goods directly produced or assembled by the *home occupation* may be sold or offered for sale from the *site* on which the *home occupation* is conducted– in accordance with the rules for *produce stalls* in 8.4.1.3.

(Note: Assembled means putting together pre-fabricated parts to make a product)

(i) *Home occupations* shall not include a business or trade that involves panel beating, spray painting, mechanical repairs to vehicles and machinery, engineering work, animal boarding or bee keeping.

(2) EDUCATION AND TRAINING FACILITIES AND OFFICES

(a) The maximum *gross floor area* occupied by the activity shall not exceed 150m^2 per *site*.

(b) The activity shall be operated so as not to attract pedestrian or vehicular traffic between the hours of 7.00pm and 7.00am the following day.

(c) No exterior indication of the activity, including the display or storage of materials, shall be visible from the street, except for permitted *signage* and parking.

(d) For *education and training facilities* there shall be no more than 10 students or children receiving tuition or being cared for on the *site* at any one time.

(e) The activity shall be designed to ensure that the maximum occupancy of fulltime equivalent staff on the *site* is four.

(f) *Education and training facilities* shall not have their vehicular access to or from a no-exit *road*.

(g) *Education and training facilities* shall not include courses involving practice in panel beating, spray painting of vehicles or engineering.

(3) COMMUNITY HOUSING AND VISITOR ACCOMMODATION

(a) The total *gross floor area* of the *building(s)* used for the activity (excluding *accessory buildings* not used for accommodation purposes) shall not exceed 250m^2 per *site*.

(b) No more than ten persons (including live in staff) shall be accommodated on the *site*.

(4) COMPREHENSIVE RESIDENTIAL DEVELOPMENT

(a) The minimum *net site area* shall be 2000m^2.

(b) Includes an area capable of containing a 35 metre by 35 metre square excluding any required *yard* setbacks.

(c) No vehicular access to or from a no- exit *road* or *state highway.*

(5) LAND SUBJECT TO INUNDATION AS IDENTIFIED ON THE PLANNING MAPS

(a) No more than 45% of the area within the *site* that is *subject to inundation* as identified on the planning maps shall be covered by *buildings* and/or covered in an impermeable surface or vegetation (other than grass or similar), or otherwise made unavailable to inundation (eg. by bunding or solid fencing), or be subject to *exploration*, excavation and filling.

(6) WAIHI, PAEROA AND WHIRITOA: CONTROLLED ACTIVITY STANDARDS FOR TWO OR MORE *DWELLINGS* PER *CERTIFICATE OF TITLE* (REFER TO 5.7.4.2 C5)

(a) Each *dwelling* must meet the Activity Specific Standard 5.7.6(5), Subdivision Standards (refer to 9.4.3.1(1)), and District Wide Performance Standards for Development and Subdivision (refer to Section 8) as if the *certificate of title* is to undergo subdivision in future.

(7) WAIHI, PAEROA AND WHIRITOA: RESTRICTED DISCRETIONARY ACTIVITY STANDARDS FOR *MINOR DWELLING UNITS* (REFER TO 5.7.4.3 RD3)

(a) A *minor dwelling unit* must be located on a *site* with a *net site area* of no less than:

(i) 650m^2 per associated *dwelling* if the *site* has a connection to the Council's reticulated sewer network; or:

(ii) 2,500m^2 per associated *dwelling* if the *site* is not connected to the Council's reticulated sewer network.

(b) A *minor dwelling unit* located on a *site* that is *subject to inundation* as identified on the planning maps must not result in a breach of Activity Specific Standard 5.7.6(5).

(c) Bulk and Location

(i) A *minor dwelling unit* must be located to comply with the following Zone Development Standards for *Permitted* and *Controlled Activities* (refer to 5.7.5):

(1) Maximum *height*;

(2) *Daylight control*;

(3) Minimum *Yards;*

(4) Maximum *site coverage;*

(5) Traffic noise sensitivity and;

(6) Privacy and separation.

(ii) A *minor dwelling unit* must share the same vehicle entrance and driveway access as the associated *dwelling* on the same *site*.

(d) Outdoor Living Area

A *minor dwelling unit* must have an *outdoor living area* with a minimum area of 30m^2, able to contain a rectangle with dimensions no less than 3m by 4m, and having a minimum dimension in all directions of 1.5m.

(e) Domestic wastewater treatment and disposal

(i) A *minor dwelling unit* that is not connected to the reticulated sewerage system must show details of the design and lay-out of the proposed on-site domestic effluent system including evidence that the system either complies with the *permitted activity* standards of the Waikato Regional Plan or the terms of a site specific discharge consent.

5.7.7 ASSESSMENT CRITERIA FOR DISCRETIONARY ACTIVITIES

When assessing any application for a *Discretionary Activity*, *Council* shall have regard to the relevant *development standards*, activity specific standards, environmental results and assessment criteria for *Permitted*, *Controlled* and *Restricted Discretionary Activities* in Rules 5.7.4 to 5.7.6, and the relevant General and Activity Specific assessment criteria below, and any other matters it considers appropriate.

5.7.7.1 GENERAL ASSESSMENT CRITERIA

(1) Whether traffic movements resulting from the activity will have any significant impact on the safe and efficient operation of any public *road*. Pertinent matters for consideration in this regard are:

(a) the carrying capacity, standard and status in the roading hierarchy of the *road* concerned;

(b) the ability of the *site* to accommodate the activity requirements for on-site parking, loading and *manoeuvring areas*;

(c) the means by which any likely adverse traffic effects can be avoided, remedied or mitigated;

(d) the access, parking and loading standards for *Permitted Activities* that shall be used as a guideline in assessing applications for *Discretionary Activities*;

(e) the comments of New Zealand Transport Agency on the possible adverse effects on the safe and efficient operation of the *state highway* network, where access is from or in the vicinity of a *state highway*.

(2) The degree to which the activity will cause demands for the uneconomic or premature upgrading or extension of public services, including roading, which are not in the interests of the District or locality.

(3) Whether *buildings* are sufficiently set back from the boundaries of neighbouring properties to avoid causing a nuisance by way of overshadowing, obstruction of views, noise, glare and loss of privacy.

(4) The degree to which the location of *buildings* is such as to retain clear visibility along urban *roads* and to provide space for vehicle access and loading on the *site* clear of the *road*.

(5) The extent to which the development's design maintains or enhances the anticipated scale, character and *amenity* of the residential neighbourhood.

(6) The extent and quality of any proposed *landscaping* and/or retention of existing vegetation on the *site* and the effectiveness of planting in enhancing the streetscape of the area.

(7) The location of carparking on-site in relation to *residential activities* (both on and off-site) and the extent of adverse effects on the visual and aural privacy of these *residential activities*.

(8) The extent of potential reduction in the availability of on-street parking for residents, occupants or visitors to the *site* or neighbourhood.

(9) Whether any *signs* proposed detract from the *amenities* of the area.

(10) The extent to which the activity is self-contained, with regard to stormwater drainage, effluent disposal and water supply within the boundaries of the *site* on which the activity is located (except where reticulated services are provided).

(11) Whether the nature of the activity has the potential to create nuisance and health and safety effects, such as noise, vibration and dust, which cannot effectively or practically be controlled by mitigation measures.

(12) Whether the hours of operation are appropriate having regard to those persons likely to be affected by the activity.

(13) Whether the activity and any *building* and *structures* are of a scale and intensity which is in keeping with the character, *amenity* and ambience values of the existing urban *environment*.

5.7.7.2 UNDERGROUND MINING AND EXPLORATION

(1) Whether public safety is adequately provided for and adverse effects of vibration in the ground can be adequately mitigated.

(2) Whether acceptable plans for the rehabilitation of all disturbed areas have been provided, including implementation programmes.

5.7.7.3 ACTIVITIES/DEVELOPMENT WITHIN WHIRITOA

(1) Whether the activity and any *buildings* and *structures* are of a scale, intensity and character to protect coastal natural character, maintain the *amenities* of the existing built *environment*, and recognise the potential for coastal erosion.