FORM 9

Valuation Reference: 04420/041.00
Property Number: 1005840

SUB0165/19 & LUC0453/19
Received Date: 29/05/2019
Received Time: 5.43pm

Received By Email

Resource Consent Application Form

Section 88 of the Resource Management Act 1991. This form provides us with your contact information and details about your proposal. Please print clearly and complete all sections.

To: Name of Council who is the consent authority for this application Waikato District Council

Type of resource consent being applied for:

☐ Land use consent ☐ Subdivision ☑ Combined land use and subdivision

Activity Status

☐ Controlled ☐ Restricted Discretionary ☐ Discretionary ☑ Non-complying ☐ I don't know

Fast Tracked Resource Consent

The Resource Management Act 1991 provides for land use activities that have a Controlled Activity status to be fast tracked through the resource consent process and processed within 10 working days by Council. Your consent may be fast tracked if you tick yes to the first two questions below.

1. Is this application for a controlled activity (land use only)? ☐ Yes ☐ No
2. Have you provided an electronic address for service? ☐ Yes ☐ No

If you wish to opt out of the fast track process, tick here: ☐

Applicant name

Please provide the full name of the persons, company, society or trust applying for this resource consent. If the applicant is a trust, please provide the full name/s of all trustees of that trust.

G & S Singleton Heritage Limited

Contact person *(for companies, societies and trusts only)*:

Name: Graham Singleton
Phone: 021 554 101
Postal address: 635 Whatawhata Rd RD5 Hamilton 3285
Email: graham@fseng.co.nz

THAMES COROMANDEL DISTRICT COUNCIL · Hamilton City Council Te kaunihera o Kirikiriroa · HAURAKI DISTRICT COUNCIL · Waipa DISTRICT COUNCIL · Waitomo District Council

ROTORUA LAKES COUNCIL Te kaunihera o ngā roto o Rotorua · matamata piako district council · South Waikato District Council · Waikato DISTRICT COUNCIL Te Kaunihera aa Takiwaa o Waikato

Applicant Contact Details

Postal Address: As above

Post code: Email:

Phone: Mobile:

Agent Contact Details

If you have an agent or other person acting on your behalf, please complete the details below.

Agent: McCracken Surveys Ltd

Contact person: Philip Barrett

Postal Address: PO Box 19182 HAMILTON

Post code: 3244 Email: philip@mccrackensurveys.co.nz

Phone: 07 848 1093 Mobile: 0221358477

Location of Proposal

Please complete with as much detail as you can, so the site for your proposal is clearly identifiable. Include details such as unit number, street number, street name and town.

Property address:

635 Whatawhata Road

Legal description:

Lots 1 & 2 DPs 12627

Description of Proposal

Please provide a brief description of your proposal and the reasons why resource consent is required i.e. which rules in the District Plan are infringed. If the space provided is insufficient, please attach any additional pages.

10 lot subdivision. See attached report.

Correspondence and Invoices

Please let us know where to send any correspondence and invoices. Please note that where possible any correspondence will be sent by email.

All correspondence excluding invoices sent to: ☐ Applicant or ☑ Agent

All invoices sent to: ☑ Applicant or ☐ Agent

Other Consents

Please let us know of any other consents that you have applied for or know that you need to apply for related to this application. This includes any resource consents that may be required from a Regional Council under a Regional Plan.

☐ Other resource consents — Resource consent no. (if known)

☐ Building Consent — Building consent no. (if known)

☐ Regional Plan consent — Type of Regional consent: *e.g. water discharge permit, water take permit, earthworks*

National Environmental Standards (NES)*

Please let us know if you require consent under a National Environmental Standard. National Environmental Standards are regulatory documents that contain standards pertaining to certain matters e.g. management of contaminated land, telecommunications.

Is consent required under a NES?: ☐ Yes ☐ No ☐ I don't know

Tick the following applicable NES:

☐ NES for Air Quality

☐ NES for Drinking Water

☐ NES for Telecommunication Facilities

☐ NES for Electricity Transmission Services

☑ NES for Assessing and Managing Contaminants in Soil to Protect Human Health

☐ NES for Plantation Forestry

☐ Other

**For further information about National Environment Standards, their requirements and forms please refer to any other sheets provided with these application forms.*

Pre-application Information

We recommend that you have a pre-application discussion about your proposal with a Council planner.

Have you had a pre-application meeting with a Council planner? ☑ Yes ☐ No

Have you had any other conversations with any other Council staff? ☐ Yes ☐ No

Date of meeting Unknown - Previous consultant

Please provide the names of Council staff you have spoken with:

If notes of the meeting or other conversations were provided to you, please include a copy of these.

Have you attached any minutes/notes from the meeting: ☐ Yes ☐ No

Notification

The Resource Management Act 1991 allows applications to be notified for public submissions on request of the applicant.

Are you requesting that your application be publicly notified? ☐ Yes ☑ No

If you selected 'yes' to the above question, please attach a short summary outlining the details of your application.
Have you attached a summary? ☐ Yes ☐ No

Owner of Site

Landowner's full name, phone number and address:

OR:

☑ Same as applicant details

Site Visit Requirements

☑ As landowner and with the consent of any occupiers or lessee, I am aware that Council staff or authorised consultants will visit the site which is the subject of this application, for the purposes of assessing this application, and agree to a site visit.

OR

☐ If the applicant is not the landowner, I understand that Council staff or authorised consultants will visit the site, which is the subject of this application, for the purposes of assessing this application, and agree to a site visit.

Is there a locked gate or security system restricting access by Council Staff? ☑ Yes ☐ No

Do you have a dog on the property? ☐ Yes ☑ No

Is there any hazard that may place a visitor at risk? ☐ Yes ☑ No

Provide details of any entry restrictions that Council staff should be aware of e.g. health and safety, organic farm etc.

Please contact applicant to arrange & confirm site visit.

Draft Conditions

When a consent is granted, Council can include conditions to manage any adverse effects.

Do you wish to see draft conditions prior to Council making a decision on the application? ☑ Yes ☐ No

☑ By ticking this box, I understand that the opportunity to review the draft conditions is an act of good faith by the Council and is intended to assist with identifying errors, not to encourage debate over conditions. I further understand that Council has the right to continue processing the consent if too much time is taken with the circulation of draft conditions. By requesting draft conditions you agree to an extension of time under section 37 of the RMA for the time it takes to resolve draft conditions.

Signature of the Applicant(s) or Agent

Please read the information below before signing the application form

Payment of fees and charges

I have read and completed any supplementary forms and/or guidance as provided by Council related to fees and charges.

I/we understand that Council will invoice me for the actual and reasonable costs incurred in the processing of this application. Subject to my/our rights under sections 357B and 358 of the RMA, I/we undertake to pay all and future processing costs incurred by the Council. The Council may issue interim invoices for applications. Without limiting the Council's legal rights, if any steps, including the use of debt collectors, are necessary to recover unpaid processing costs, I/we agree to pay all costs of recovering those processing costs. If this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company, in signing this application I/we are confirming that I/we are authorised to bind and are binding the trust, society or company to pay all the above costs and guaranteeing to pay all the above costs in my/our personal capacity.

Privacy information

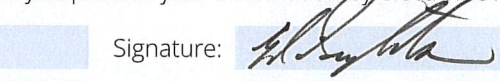
The Council requires the information you have provided on this form to process your application under the RMA and to collect statistics. The Council will hold and store the information, including all associated reports and attachments, on a public register. The details may also be made available to the public on the council's website. These details are collected to inform the general public and community groups about all consents which have been processed or issued through the Council. If you would like to request access to, or correction of any details, please contact the Council.

Information checklist

The information checklist provided overleaf sets out the full set of mandatory information that Council requires for your application to be considered complete. If inadequate information is supplied with your application, this will cause delays in processing or may result in the application being returned pursuant to section 88(3) of the RMA. Your completed application should be submitted to Council with any supplementary forms and/or guidance as provided by Council.

Confirmation by the applicant

I/we confirm that I/we have read and understood the information and will comply with our obligations as set out. A signature is not required if you provide your information by electronic means.

Applicant name:		Signature:		Date:	29/5/19
Applicant name:		Signature:		Date:	
Applicant name:		Signature:		Date:	

Confirmation by the agent authorised to sign on behalf of the applicant

As authorised agent for the applicant, I confirm that I have read and understood the above information and confirm that I have fully informed the applicant of its/their obligations in connection with this application, including for fees and other charges, and that I have the applicant's authority to sign this application on its/their behalf.

Agent's full name: Philip Barrett

Signature: [signature] Date: 29/5/19

Information Checklist for Resource Consent Application

All applications must include the following information:

- [x] A description of the activity
- [x] A description of the site where the activity will occur
- [x] The full name and address of each owner or occupier of the site
- [ ] A description of any other activities that are part of the proposal to which this application relates
- [ ] A description of any other resource consents required for the proposal to which this application relates
- [x] An assessment of the activity against Part 2 of the Resource Management Act 1991. This will need to address section 5 'Purpose', section 6 'Matters of national importance', section 7 'Other matters' and section 8 'Treaty of Waitangi'
- [x] An assessment of the activity against any relevant objectives, policies or rules in the District Plan
- [x] An assessment of the activity against any relevant requirements, condition or permissions in any rules in a document (as per section 104 (1) (b) of the RMA)
- [x] An assessment of the activity against any relevant provisions of a:
  - National Environmental Standard
  - National Policy Statement
  - Regional Policy Statement
  - Regional Plan
- [x] A description of any part of the activity that is permitted under the District Plan.
- [x] If a permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates it complies with the relevant requirements and conditions for that permitted activity (so that resource consent not required for that activity).
- [x] An assessment of effects (AEE) of the activity.

  An AEE is an essential part of your application. If an AEE is not provided Council is unlikely to accept your application.

  The AEE should discuss all the actual and potential effects of your proposed activity on the environment. Schedule 4 of the RMA outlines all of the matters that must be addressed in your AEE. The amount of detail provided must reflect the scale and significance of the effects that the activity may have on the environment. For example, if there are major effects arising from the proposal, a detailed analysis and discussion of these effects must be included in the AEE. It may require the provision of information from specific experts (e.g. a traffic engineer). If the effects of the proposal are very minor, then a less detailed AEE can be submitted. *The Council has information available to assist you to prepare the AEE – please contact us if you have any questions.*

All applications for subdivision consent must also include the following information:

- [x] The position of all new boundaries.
- [x] The areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan.
- [ ] The locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips.
- [ ] The locations and areas of any existing esplanade reserves, esplanade strips, and access strips.
- [ ] The locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A
- [ ] The locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A):
- [ ] The locations and areas of land to be set aside as new roads.

Other useful information

The following examples of information are not compulsory, but they will be beneficial to your application and will help Council make an informed decision about your application. Submitting this information *if it is relevant to your proposal* may save time and costs further down the track.

- [x] Certificate of title(s)
  This must be less than 3 months old for the site(s) to which this application relates. Please attach the title(s) and any consent notices, covenants, easements attached to the title(s).
- [x] Locality plan or aerial photo
  Please provide at an appropriate scale (for example 1:500). Please indicate the location of the site in relation to roads and other landmarks. Show the street number of the subject site and those of adjoining sites.
- [x] Site plan or scheme plan
  Please provide at an appropriate scale (for example 1:100) showing the location of the building or activity in relation to all site boundaries. The site plan should include the following where relevant:
  - North point
  - Title or Reference No.
  - Scale
  - Date the plans were drawn
  - Topographical information
  - Natural features, including protected trees, indigenous vegetation, water courses
  - Archaeological and/or cultural/heritage sites
  - Certificate of Title boundaries/location of fence positions relative to boundaries
  - Accessways and road frontages, including proposed crossing places/right of ways
  - Onsite manoeuvring and existing and proposed car parking spaces
  - Legal and physical roads
  - Existing buildings
  - Existing wells and/or effluent disposal systems
  - Buildings on adjacent sites

- Layout and location of proposed buildings and activity in relation to legal site boundaries
- Earthworks design and contours/areas of excavation
- Landscaping
- Site coverage calculation
- Details of any signage (sign design, dimensions and location on buildings)
- Areas subject to hazards e.g. unstable slopes, areas of flooding, peat soils or fill
- Areas of potential or confirmed contamination

☐ Elevation plans
Please provide at an appropriate scale (for example 1:50, 1:100 or 1:200) and show all structures to be constructed or altered, showing the relationship and appearance of proposed buildings.

☐ Floor plans of proposed building or buildings to be used
Please clearly show the use of each area.

☑ Engineering design plans for any water, wastewater and stormwater
Only concept engineering plans are required at this stage.

☐ **Volume of any earthworks**
This must include area and volume of soil removed/imported and depth of cut/fill

☐ Details of Hazardous Activities and Industries (HAIL) List activity
If you are unsure whether your site is on the HAIL list please contact Council for assistance.

☐ Any written approvals including details of those sought but not obtained
Please include any signed written approval forms and signed plans if acquired.

☑ Specialist reports to support your application
This may include Traffic Impact Studies, Landscape and Planting Plans, Acoustic Design Certificates etc.

☑ **Details and outcome of any consultation undertaken with adjacent land owners and occupiers, and relevant bodies. For example, the Regional Council, Heritage New Zealand Pouhere Taonga, Transpower, KiwiRail, NZTA, Department of Conservation etc.**

☐ Details of any consultation undertaken with iwi
If you are unsure whether your proposal may affect matters of interest to iwi, or who the relevant iwi groups might be, please discuss this with Council prior to lodgement.

☐ Any other information arising from specific District Plan provisions

Other information to include in an application for subdivision consent if it is relevant to your proposal:

☑ A north arrow and the scale (1:2000)

☑ All proposed and existing easements (including private)

☐ Any amalgamations

☐ Stages (if applicable)

☑ Location of fence positions relative to boundaries

☑ Existing and proposed dimensions and sizes of lots

☑ Legal and physical roads, accessways and rights of way including grades

- [x] All existing buildings and structures, their distance to existing and proposed boundaries and the position of any eaves in relation to rights of way/accessway
- [x] Site coverage calculations
- [x] Existing and proposed crossing places and sight distances and separation distances between crossing places
- [x] Building platforms for all allotments including shape factors
- [ ] Onsite manoeuvring and existing and proposed vehicle parking spaces (where required)
- [ ] Significant trees, bush stands, protected tress (including their extent of their drop line), covenanted areas or other features
- [ ] Existing high voltage electricity lines and gas lines
- [ ] Archaeological and/or cultural heritage sites
- [x] Water bodies
- [ ] Areas of likely or confirmed contamination
- [ ] Areas subject to land hazards eg unstable slopes, areas of flooding, peat soils, fill
- [x] Location of existing and proposed service connections (including connections to reticulated services) and/or systems i.e water, wastewater, stormwater and any easements
- [x] Onsite effluent treatment and disposal areas and fields
- [x] Details of proposed stormwater management appropriate to the scale and nature of the subdivision
- [x] Pipework and onsite stormwater systems
- [x] Open drains (including ownership)
- [ ] Effect of subdivision and end use on existing overland flow paths
- [x] Contours showing existing and finished ground level (levels to the relevant datum) at 0.5m intervals within the subdivision, and at 2 metre intervals on adjoining properties (to enable effects on those properties to be assessed). A separate plan may be needed to show these details
- [ ] Areas of proposed or existing fill or excavation
- [ ] Any proposed retaining walls or embankments (note if retaining wall over 1 m is proposed, at typical cross section is required.
- [ ] In urban areas, details of the percentage of proposed and existing impermeable and permeable areas
- [ ] Natural hazards, eg unstable slopes, areas of flooding, ponding, peat soils.
- [ ] Elevations (to scale) of buildings which are affected by the location of new boundaries (eg where height in relation to boundary rules apply)