

CLIENT: Mercurial Holdings Limited

PROJECT: Retaining Wall Design Check

JOB No: 2006 - 088

DESIGN CHECK BY: Keane Kannan

DATE: 25 September 2007

REVIEWED BY: David Smith

DATE: 22 Feb 2008

OBJECT: Retaining Wall Design Check - Pole Retaining Wall

NOTE: Retaining Wall Design Check is based on information provided to us by the client as well as observations made on a site visit on the 13th October 2007. The tie backs proposed in the drawings provided by Mercurial Holdings Ltd had not been constructed at the time of the site visit and the following design calculations have not included the tie backs.

Soil Properties:

$\gamma_{\text{pumice}} := 16 \quad \text{kN/m}^3$ Assumed unit weight of dry sandy pumice from site observation.

$\phi_{\text{pumice}} := 30 \quad \text{degrees}$ Assumed angle of shear resistance for pumice

$k_p := \frac{1 + \sin(\phi_{\text{pumice}} \cdot \text{deg})}{1 - \sin(\phi_{\text{pumice}} \cdot \text{deg})} \quad k_p = 3$ Passive earth coefficient for soil

$k_a := \frac{1 - \sin(\phi_{\text{pumice}} \cdot \text{deg})}{1 + \sin(\phi_{\text{pumice}} \cdot \text{deg})} \quad k_a = 0.33$ Active earth coefficient for soil acting on the wall

$\Phi := 0.5$ Soil strength reduction factor for soils

$\Phi_{\text{ew}} := 0.80$ Strength reduction factor for passive thrusts

$\alpha_{\text{EP}} := 1.50$ Active earth pressure load factor

Pole Dimensions:

The poles are assumed to be 250 SED (diameters at the tops ranged from 250 - 310mm), which were drilled and placed in concrete socks down to an embedment depth of 2000mm. The embedment information was obtained from Mercurial Holdings Ltd and timber and footing measurements are based on a site visit carried out by Cheal Consultants.

$d_{\text{pole}} := 265 \quad \text{mm}$ Diameter of pole at the base of the wall

$d_{\text{foot}} := 500 \quad \text{mm}$ Dimension of concrete sock

$D := 2000 \quad \text{mm}$ Embedment depth of pole

$h := 2250 \quad \text{mm}$ Max. height of retained soil measured on site.

$e := \frac{h}{3} \quad e = 750 \quad \text{mm}$ Point at which horizontal thrust acts above ground level

$s := 1100 \quad \text{mm}$ Spacing of poles center to center - average spacing as spacing varied

Maximum Horizontal Thrust and Moment applied to the Pole:

$$H_{\text{thrust}} := \frac{1}{2} \cdot \alpha_{EP} \cdot k_a \cdot \gamma_{\text{pumice}} \cdot \frac{s}{1000} \cdot \left(\frac{h}{1000} \right)^2$$

$$H_{\text{thrust}} = 22.28 \quad \text{kN} \quad \text{Thrust applied to retaining wall acting } H/3 \text{ from the base of the wall.}$$

$$M_{\text{thrust}} := \frac{1}{3} \cdot H_{\text{thrust}} \cdot \frac{h}{1000}$$

$$M_{\text{thrust}} = 16.71 \quad \text{kNm} \quad \text{Moment Applied at the base of the wall, top of the concrete foot.}$$

$$M_{\text{max}} := \frac{1}{3} \cdot H_{\text{thrust}} \cdot \left(\frac{h}{1000} + \frac{1.5 \cdot d_{\text{foot}}}{1000} \right)$$

$$M_{\text{max}} = 22.28 \quad \text{kNm} \quad \text{Maximum moment applied on the pole shaft } 1.5d_{\text{foot}} \text{ below GL.}$$

H_{thrust} is the thrust applied to the pole from the retained soils. This is the maximum horizontal thrust that the pole embedment is designed to restrain. This thrust has been factored by α_{EP} which is the active pressure load factor from NZS 1170.

Similarly the M_{thrust} is the moment generated at the base of the wall, it is not the maximum moment that occurs, but it is the maximum moment that occurs in the timber.

Ultimate Horizontal and Moment Capacity of the Pole:

$$\Phi H_u := \frac{\Phi_{ew} \cdot k_p \cdot \frac{d_{\text{foot}}}{1000} \cdot \left(\frac{D}{1000} \right)^3 \cdot \gamma_{\text{pumice}}}{2 \left(\frac{D}{1000} + \frac{1.5 \cdot d_{\text{foot}}}{1000} \right)}$$

$$\Phi H_u = 27.93 \quad \text{kN} \quad \text{The Ultimate lateral force that can be applied to the pole before the soil fails}$$

$$g_s := \sqrt{\frac{4 \cdot \Phi H_u}{3 \cdot \Phi_{ew} \cdot k_p \cdot \gamma_{\text{pumice}} \cdot \left(\frac{d_{\text{foot}}}{1000} \right)}} \quad g_s = 1.39 \quad \text{m} \quad \text{pole shaft maximum ultimate moment due to passive pressure distribution occurs at 1390 mm below ground level}$$

$$\Phi M_{\text{max}} := \Phi H_u \cdot \left[\left(\frac{2}{3} \right) \cdot \sqrt{\frac{4 \cdot \Phi H_u}{3 \cdot \Phi_{ew} \cdot k_p \cdot \frac{d_{\text{foot}}}{1000} \cdot \gamma_{\text{pumice}}}} + 1.5 \cdot \frac{d_{\text{foot}}}{1000} \right] \quad \Phi M_{\text{max}} = 46.87 \quad \text{kNm}$$

The maximum ultimate moment resulting on the pole shaft due to mobilization of passive earth pressure. This moment is designed to counteract the moment generated by the applied thrust from the retained soil, H_{thrust} . Therefore $\Phi H_u = 28 \text{ kN} > H_{\text{thrust}} = 22 \text{ kN} : \text{OK}$

The retaining wall embedment and dimensions is governed by lateral capacity of the embedded region of the wall. Therefore $\Phi M_{\text{max}} = 47 \text{ kNm} > M_{\text{thrust}} = 17 \text{ kNm} \ \& \ M_{\text{max}} = 22 \text{ kNm} : \text{OK}$

Timber Pole Capacity Check:

Code Used: NZS 3603:1993 - Timber Structures Standard

$\phi := 0.8$	Strength reduction factor for timber in bending
$k_1 := 0.6$	Long term load duration
$k_4 := 1$	pole acting on its own no additional support from surrounding poles taken into account- conservative
$k_8 := 1$	Round post so no lateral stability concerns
$k_{20} := 0.9$	Peeling and shaving factors
$k_{21} := 0.85$	
$d_{pole} = 265 \text{ mm}$	Diameter of timber pole at base of wall
$A := \frac{\pi \cdot d_{pole}^2}{4} \text{ mm}^2$	Cross sectional area of pole
$Z := \frac{\pi \cdot d_{pole}^3}{12} \text{ mm}^3$	Section modulus of the pole
$f_b := 11.7 \text{ MPa}$	Bending Strength of wet timber pole
$f_s := 2.4 \text{ MPa}$	Shear strength of wet timber pole

Shear Strength of Pole:

$$\phi V_n := \frac{\phi}{1000} \cdot k_1 \cdot k_{20} \cdot k_{21} \cdot f_s \cdot \frac{3 \cdot \pi \cdot d_{pole}^2}{16}$$

Using the reduced shear area of the pole
 $A_s = 3/16 \times \pi \times d_{pole}^2$

$$\phi V_n = 36.45 \text{ kN}$$

The shear strength of the timber pole is greater than the applied horizontal thrust applied by the retained soil. $H_{thrust} = 22.8 \text{ kN} < \phi V_n = 36.5 \text{ kN} : \text{OK}$

Bending Strength of Pole:

$$\phi M_n := \frac{\phi}{1000000} \cdot k_1 \cdot k_4 \cdot k_8 \cdot k_{20} \cdot k_{21} \cdot Z \cdot f_b$$
$$\phi M_n = 20.93 \text{ kNm}$$

The critical moment occurs at ground level where there is a change in pole width from the concrete sock to the timber pole. It is the moment at this location that is critical in the timber pole check. $M_{thrust} = 16.71 \text{ kNm} < \phi M_n = 20.93 \text{ kNm} : \text{OK}$

Timber Rail Design Check:

Code Used: NZS 3603:1993 - Timber Structures Standard

$f_b := 7.5$	MPa	Bending strength of green timber NZS 3603 Table 2.2
$f_s := 2.4$	MPa	Shear strength of green timber NZS 3603 Table 2.2
$\phi_{\text{timber}} := 0.80$		Strength reduction factor for timber

Timber Rail Properties and Soil Loadings:

$b_{\text{rail}} := 50$	mm	Width of rail	
$d_{\text{rail}} := 175$	mm	Depth of rail	
$h_{\text{soil}} := \frac{h}{1000} - 0.150$	$h_{\text{soil}} = 2.1$	m	Height of retained soil (150mm is subtracted on the basis that the railings do not go all the way to the top of the wall)
$s := 1.10$	m	Spacing of posts.	
$W_{\text{soil}} := \alpha_{\text{EP}} \cdot k_a \cdot \gamma_{\text{pumice}} \cdot h_{\text{soil}} \cdot \frac{d_{\text{rail}}}{1000}$			
$W_{\text{soil}} = 2.94$	kN/m	Uniformly Distributed load along bottom rail.	
$M_{\text{rail}} := \frac{W_{\text{soil}} \cdot (0.75 \cdot s)^2}{8}$	$M_{\text{rail}} = 0.25$	kNm	Maximum bending moment in the railing due to soil pressure. Assuming bending length 75% of the spacing due to center to center effects.
$V_{\text{rail}} := \frac{W_{\text{soil}} \cdot s}{2}$	$V_{\text{rail}} = 1.62$	kN	Maximum shear / reaction force acting on the railing. This force occurs at the center of the timber pole, and shear stresses decrease in the railing towards midspan.

Timber Rail Design:

$k_1 := 0.6$	Table 2.4 - Load duration factor for strength
$k_8 := 1$	Cl 2.10 - Modification factor for stability
$k_4 := 1.24$	Table 2.7 - Parallel Support factor assuming three boards act together to support load due to tongue and groove effects.

$$Z_{\text{timber}} := \frac{d_{\text{rail}} \cdot (b_{\text{rail}})^2}{6} \quad Z_{\text{timber}} = 72916.67 \quad \text{mm}^4$$

$$\phi M_{\text{nrail}} := \frac{\phi_{\text{timber}} \cdot k_1 \cdot k_4 \cdot k_8 \cdot f_b \cdot Z_{\text{timber}}}{1000000} \quad \phi M_{\text{nrail}} = 0.33 \quad \text{kNm} \quad \text{Cl 3.2.4 - Strength in Bending}$$

The moment generated in the railing at the base of the wall is critical, therefore this railing should be checked for strength in bending. $M_{\text{rail}} = 0.25 \text{ kNm} < M_{\text{nrail}} = 0.33 \text{ kNm}$: OK

CLIENT: Mercurial Holdings Limited

PROJECT: Retaining Wall Design Check

JOB No: 2006 - 088

DESIGN CHECK BY: Keane Kannan

DATE: 25 September 2007

REVIEWED BY: David Smith

DATE: 22 FEB 2008

OBJECT: Retaining Wall Design Check - Post Retaining Wall

NOTE: Retaining Wall Design Check is based on information provided to us by the client as well as observations made on a site visit on the 13th October 2007. The tie backs proposed in the drawings provided by Mercurial Holdings Ltd had not been constructed at the time of the site visit and the following design calculations have not included the tie backs.

Soil Properties:

$\gamma_{\text{pumice}} := 16$	kN/m^3	Assumed unit weight of dry sandy pumice from site observation.
$\phi_{\text{pumice}} := 30$	degrees	Assumed angle of shear resistance for pumice
$k_p := \frac{1 + \sin(\phi_{\text{pumice}} \cdot \text{deg})}{1 - \sin(\phi_{\text{pumice}} \cdot \text{deg})}$	$k_p = 3$	Passive earth coefficient for soil
$k_a := \frac{1 - \sin(\phi_{\text{pumice}} \cdot \text{deg})}{1 + \sin(\phi_{\text{pumice}} \cdot \text{deg})}$	$k_a = 0.33$	Active earth coefficient for soil acting on the wall
$\Phi := 0.5$		Soil strength reduction factor for soils
$\Phi_{\text{ew}} := 0.80$		Strength reduction factor for passive thrusts
$\alpha_{\text{EP}} := 1.50$		Active earth pressure load factor

Post Dimensions:

The posts are measure to be 125 x 125mm, which are assumed to be drilled and placed in concrete socks down to an embedment depth of 2000mm. The embedment information was obtained from Mercurial Holdings Ltd and timber measurements are based on a site visit carried out by Cheal Consultants.

$d_{\text{post}} := 125$	mm	Dimension of post at the base of the wall 125 x 125mm
$d_{\text{foot}} := 300$	mm	Assumend Dimension of concrete sock
$D := 1200$	mm	Assuming an embedment depth of post
$h_1 := 1200$	mm	Max. height of retained soil measured on site.
$h_2 := 800$	mm	Max height of retained soil measured on site.
$s_1 := 1110$	mm	Spacing of posts center to center on either side of critical post.
$s_2 := 900$	mm	

Maximum Horizontal Thrust and Moment applied to the post:

$$H_{\text{thrust1}} := \frac{1}{2} \cdot \alpha_{EP} \cdot k_a \cdot \gamma_{\text{pumice}} \cdot \frac{s_1}{1000} \cdot \left(\frac{h_1}{1000} \right)^2 \quad H_{\text{thrust1}} = 6.39 \text{ kN}$$

$$H_{\text{thrust2}} := \frac{1}{2} \cdot \alpha_{EP} \cdot k_a \cdot \gamma_{\text{pumice}} \cdot \frac{s_2}{1000} \cdot \left(\frac{h_2}{1000} \right)^2 \quad H_{\text{thrust2}} = 2.3 \text{ kN}$$

$$H_{\text{thrust}} := 0.5 \cdot (H_{\text{thrust1}} + H_{\text{thrust2}}) \quad H_{\text{thrust}} = 4.35 \text{ kN}$$

Thrust applied to retaining wall acting H/3 from the base of the wall. This accounts for the difference in retained soil heights contributing to the critical post.

$$M_{\text{thrust}} := \frac{1}{3} \cdot H_{\text{thrust}} \cdot \frac{0.5 \cdot (h_1 + h_2)}{1000}$$

$$M_{\text{thrust}} = 1.45 \quad \text{kNm} \quad \text{Moment Applied at the base of the wall, top of the concrete foot.}$$

$$M_{\text{max}} := \frac{1}{3} \cdot H_{\text{thrust}} \cdot \left[\frac{0.5 \cdot (h_1 + h_2)}{1000} + \frac{1.5 \cdot d_{\text{foot}}}{1000} \right]$$

$$M_{\text{max}} = 2.1 \quad \text{kNm} \quad \text{Maximum moment applied on the post shaft } 1.5d_{\text{foot}} \text{ below GL.}$$

H_{thrust} is the thrust applied to the post from the retained soils. This is the maximum horizontal thrust that the post embedment is designed to restrain. This thrust has been factored by α_{EP} which is the active pressure load factor from NZS 1170.

Similarly the M_{thrust} is the moment generated at the base of the wall, it is not the maximum moment that occurs, but it is the maximum moment that occurs in the timber.

Ultimate Horizontal and Moment Capacity of the post:

$$\Phi H_u := \frac{\Phi_{ew} \cdot k_p \cdot \frac{d_{\text{foot}}}{1000} \cdot \left(\frac{D}{1000} \right)^3 \cdot \gamma_{\text{pumice}}}{2 \left(\frac{D}{1000} + \frac{1.5 \cdot d_{\text{foot}}}{1000} \right)}$$

$$\Phi H_u = 6.03 \quad \text{kN} \quad \text{The Ultimate lateral force that can be applied to the post before the soil fails}$$

$$g_s := \sqrt{\frac{4 \cdot \Phi H_u}{3 \cdot \Phi_{ew} \cdot k_p \cdot \gamma_{\text{pumice}} \cdot \left(\frac{d_{\text{foot}}}{1000} \right)}} \quad g_s = 0.84 \text{ m}$$

post shaft maximum ultimate moment due to passive pressure distribution occurs at 1390 mm below ground level

$$\Phi M_{\text{max}} := \Phi H_u \cdot \left[\left(\frac{2}{3} \right) \cdot \sqrt{\frac{4 \cdot \Phi H_u}{3 \cdot \Phi_{ew} \cdot k_p \cdot \gamma_{\text{pumice}} \cdot \left(\frac{d_{\text{foot}}}{1000} \right)}} + 1.5 \cdot \frac{d_{\text{foot}}}{1000} \right] \quad \Phi M_{\text{max}} = 6.07 \quad \text{kNm}$$

The maximum ultimate moment resulting on the post shaft due to mobilization of passive earth pressure. This moment is designed to counteract the moment generated by the applied thrust from the retained soil, H_{thrust} . Therefore $\Phi H_u = 6.00 \text{ kN} > H_{thrust} = 4.35 \text{ kN} : \text{OK}$

The retaining wall embedment and dimensions is governed by lateral capacity of the embedded region of the wall. Therefore $\Phi M_{max} = 6.00 \text{ kNm} > M_{thrust} = 1.50 \text{ kNm} \ \& \ M_{max} = 2.10 \text{ kNm} : \text{OK}$

Timber post Capacity Check:

Code Used: NZS 3603:1993 - Timber Structures Standard

$\phi := 0.8$	Strength reduction factor for timber in bending
$k_1 := 0.6$	Long term load duration
$k_4 := 1$	post acting on its own no additional support from surrounding posts taken into account- conservative
$k_8 := 1$	Round post so no lateral stability concerns
$k_{20} := 0.9$	Peeling and shaving factors
$k_{21} := 0.85$	
$d_{post} = 125 \text{ mm}$	Diameter of timber post at base of wall
$A := \frac{2}{3} d_{post}^2 \text{ mm}^2$	Cross sectional area of post
$Z := \frac{d_{post} \cdot d_{post}^2}{6} \text{ mm}^3$	Section modulus of the post
$f_b := 11.7 \text{ MPa}$	Bending Strength of wet timber post
$f_s := 2.4 \text{ MPa}$	Shear strength of wet timber post

Shear Strength of Post:

$$\phi V_n := \frac{\phi}{1000} \cdot k_1 \cdot k_{20} \cdot k_{21} \cdot f_s \cdot A \quad \text{Using the reduced shear area of the post}$$

$$\phi V_n = 9.18 \text{ kN} \quad M_{thrust} = 1.45$$

The shear strength of the timber post is greater than the applied horizontal thrust applied by the retained soil. $H_{thrust} = 4.35 \text{ kN} < \phi V_n = 9.18 \text{ kN} : \text{OK}$

Bending Strength of Post:

$$\phi M_n := \frac{\phi}{1000000} \cdot k_1 \cdot k_4 \cdot k_8 \cdot k_{20} \cdot k_{21} \cdot Z \cdot f_b$$

$$\phi M_n = 1.4 \quad \text{kNm}$$

The critical moment occurs at ground level where there is a change in post width from the concrete sock to the timber post. It is the moment at this location that is critical in the timber post check. $M_{thrust} = 1.45 \text{ kNm} > \phi M_n = 1.4 \text{ kNm}$: NOT OK But within 5% Therefore OK

Timber Rail Design Check:

Code Used: NZS 3603:1993 - Timber Structures Standard

$$f_b := 7.5 \quad \text{MPa} \quad \text{Bending strength of green timber NZS 3603 Table 2.2}$$

$$f_s := 2.4 \quad \text{MPa} \quad \text{Shear strength of green timber NZS 3603 Table 2.2}$$

$$\phi_{timber} := 0.80 \quad \text{Strength reduction factor for timber}$$

Timber Rail Properties and Soil Loadings:

$$b_{rail} := 50 \quad \text{mm} \quad \text{Width of rail}$$

$$d_{rail} := 175 \quad \text{mm} \quad \text{Depth of rail}$$

$$h_{soil} := \frac{h_1}{1000} - 0.150 \quad h_{soil} = 1.05 \quad \text{m} \quad \text{Height of retained soil (150mm is subtracted on the basis that the railings do not go all the way to the top of the wall)}$$

$$s := 1.10 \quad \text{m} \quad \text{Spacing of posts.}$$

$$W_{soil} := \alpha_{EP} \cdot k_a \cdot \gamma_{pumice} \cdot h_{soil} \cdot \frac{d_{rail}}{1000}$$

$$W_{soil} = 1.47 \quad \text{kN/m} \quad \text{Uniformly Distributed load along bottom rail.}$$

$$M_{rail} := \frac{W_{soil} \cdot (0.75 \cdot s)^2}{8} \quad M_{rail} = 0.13 \quad \text{kNm} \quad \text{Maximum bending moment in the railing due to soil pressure. Assuming bending length 75% of the spacing due to center to center effects.}$$

$$V_{rail} := \frac{W_{soil} \cdot s}{2} \quad V_{rail} = 0.81 \quad \text{kN} \quad \text{Maximum shear / reaction force acting on the railing. This force occurs at the center of the timber post, and shear stresses decrease in the railing towards midspan.}$$

Timber Rail Design:

$$k_1 := 0.6$$

Table 2.4 - Load duration factor for strength

$$k_8 := 1$$

CI 2.10 - Modification factor for stability

$$k_4 := 1.24$$

Table 2.7 - Parallel Support factor assuming three boards act together to support load due to tongue and groove effects.

$$Z_{\text{timber}} := \frac{d_{\text{rail}} \cdot (b_{\text{rail}})^2}{6}$$

$$Z_{\text{timber}} = 72916.67 \text{ mm}^4$$

$$\phi M_{\text{nrail}} := \frac{\phi_{\text{timber}} \cdot k_1 \cdot k_4 \cdot k_8 \cdot f_b \cdot Z_{\text{timber}}}{1000000}$$

$$\phi M_{\text{nrail}} = 0.33 \text{ kNm} \quad \text{CI 3.2.4 - Strength in Bending}$$

The moment generated in the railing at the base of the wall is critical, therefore this railing should be checked for strength in bending. $M_{\text{rail}} = 0.22 \text{ kNm} < M_{\text{nrail}} = 0.33 \text{ kNm}$: OK

- **Builders Producer Statement**

Phil Black Builders
P.O. Box 1526
Taupo.


15-2-08

To Whom It May Concern:

Producer Statement on retaining wall for Greg Cately at 20 Matipo St. Taupo.

The 250 diameter poles are set out at 1 meter centers and set at a minimum of 2.1 meters into the ground. 2.4 meters behind the wall set in the top lawn is a 1.2 meter cube of concrete with 6 galvanized wire ties running back to the top of the wall.
All concrete is 17.5 mpa and a 100mm drain coil was laid in scoria at the foot of the wall.

Yours Faithfully

A handwritten signature in black ink, appearing to be 'Phil Black', written over a white background.

Phil Black

- **Engineers Producer Statement**



CONTRACT 2006-88

MERCURIAL HOLDINGS LIMITED

**PRODUCER STATEMENT FOR AN APPLICATION FOR
CERTIFICATE OF ACCEPTANCE**

DESIGN REVIEW OF THE CONSTRUCTED RETAINING WALL

To..... **Taupo District Council, Private Bag 2005, Taupo**
In Respect of..... **Design Review of Retaining Wall**
Owner/Developer..... **Mercurial Holdings Limited [2006-88]**
Location..... **20 Matipo Street, Taupo**
I..... **David H Smith**
Of..... **Cheal Consultants Limited, P O Box 165, Taupo, have been engaged as the Geotechnical Engineer on the above subdivision.**

I am a Chartered Engineer experienced in the field of Geotechnical Engineering and more particularly land slope and foundation stability and I hereby certify that:

1. Site investigations and a design review of the retaining wall have been carried out under my direction and are described in my report dated 22 February 2008.
2. I am aware of the details of the constructed retaining wall and of the general nature of construction works as described in Cheal Consultants report dated 22 February 2008.
3. In my professional opinion, not to be construed as a guarantee, I consider the retaining wall is suitable for the intended purpose in accordance with:
 - a) The observations and limitations detailed in my report dated 22 February 2008.
4. This professional opinion is furnished to the Council and the property owner for their purposes alone on the express condition that it shall not be relied upon by any other person.

David H Smith

Signature

DAVID H SMITH
BSC (CIVIL), MIPENZ, CPENG
CHARTERED ENGINEER
CHEAL CONSULTANTS LIMITED

22/02/08

Date

Professional Engineer

Cert of Acceptance

CHECKED BY		INITIALS	DATE	ADDRESS	LIST CODE:
BUILDING CONTROL				20 Matpo St, Taupo	0095 0020
PLANNING					
ENVIRONMENT HEALTH				OWNER: Tracey Ann Bell	
STRUCTURAL ENGINEER				Mercurial Holdings Limited	
N.Z. FIRE SERVICE					
OTHER SPECIALISTS				LEGAL DESCRIPTION OF LAND WHERE BUILDING IS LOCATED	
				VALUATION No.:	LOT No.: / 92
				D.P. D.P.S.O. M.L.: 389398	SECTION:
				BLOCK:	SURVEY DISTRICT:
				APPLICATION AND CONSENT No.:	CA 0154
PROCESSING SUSPENDED FOR:			AB	DESCRIPTION OF BUILDING WORK: Retaining wall on shared boundary between Lots / 92	
Cert A issued 4-3-08 PShip To Information Services For listing				BUILDER:	Phil Black
ISSUE CONSENT (APPROVED SIGNATORY)				APPLICATION LODGED:	26.2.08
				PIM ISSUED:	
				FORMALLY RECEIVED:	
				CONSENT TARGET:	
				CONSENT ISSUED:	

CA0154 4.03.08 - A713069

COPY

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Certificate of Acceptance

Certificate Number CA0154

Section 99, Building Act 2004

The Owner

Name of owner: Tracey Ann Bell

Contact person: Miss Tracey Ann Bell

Mailing address: P O Box 11136, Manners Street, Wellington 6142

Phone number: Mobile: 0274 435 701

Email address: tracey@wordsworth.co.nz

First point of contact for communications with the council/building consent authority:

Full Name: Cheal Consultants Limited. (Helen Pickles)

Mailing Address: P O Box 165, Taupo

Phones: 378 6405

Email: helenp@cheal.co.nz

The Building

Street address of building: 1/20 Matipo Street, Taupo

Legal description of land where building is located: Lot 1 DP 389398

Building name: Retaining wall

Location of building within site/block number: North eastern boundary between Lot 1 & Lot 2

Acceptance of Compliance

The Taupo District Council is satisfied, to the best of its knowledge and belief and on reasonable grounds, that, insofar as it can ascertain, the building work described below complies with the building code:

2.2m retaining wall on shared boundary between Lots 1 and 2 of 20 Matipo Street

The Taupo District Council was only able to inspect the completed works and this certificate is qualified as follows:

In issuing this Certificate, Taupo District Council has relied on documentation from Cheal Consultants Limited, Structural Engineers, in demonstrating compliance with the NZ Building Code.

As the foundations were not inspected by either Cheal Consultants or Taupo District Council during construction no assurance can be given that they comply with the requirements of B1 or B2 of the N Z Building Code.

Nothing in this certificate limits the requirement that a person must not carry out building work except in accordance with a building consent, nor does it relieve any person from the requirement to obtain a building consent for building work.



Peter Shepherd

Building Control Supervisor

On behalf of: **Taupo District Council**

Date: 4/03/08

CA0154 Framing inspection - A713072

PROPERTY ADDRESS: 675 Whangamata Rd. CONSENT NO: C.A. 0254
BUILDERS NAME: AVI BUILDERS

(tick) Passed (cross) Failed (dash) Not Applicable
(not applicable to job / not required to be considered for compliance)

GENERAL	">	Inspection Notes	
Approved building consent documents on site	<input type="checkbox"/>		
Conditions of consent (if any) are met	<input type="checkbox"/>		
Floor plan as per the approved plans	<input checked="" type="checkbox"/>		
WALL FRAMING			
As per the approved plans	<input checked="" type="checkbox"/>	<i>as built DB Cos ply sheet cladding</i>	
Appropriate timber treatment for use	<input checked="" type="checkbox"/>		
Bracing as per design	<input type="checkbox"/>		
General Fixings (nailing, proprietary fixings for uplift, bracing, top plate etc)	<input checked="" type="checkbox"/>		
Lintel sizes and fixing	<input checked="" type="checkbox"/>		
Top plate packer as required	<input type="checkbox"/>		
Support for proposed cladding	<input checked="" type="checkbox"/>		
Support for point loads	<input type="checkbox"/>		
ROOF FRAMING			
As per the approved design & plans	<input checked="" type="checkbox"/>		
Rafter and/or Truss FIXINGS (top plate, ridge beam, girder truss etc)	<input checked="" type="checkbox"/>		
Roof bracing	<input type="checkbox"/>		
Appropriate timber treatment for use	<input checked="" type="checkbox"/>		
SUBFLOOR FRAMING			
As per the approved plans	<input type="checkbox"/>		
Sub floor bracing	<input type="checkbox"/>		
Appropriate timber treatment for use	<input type="checkbox"/>		
Pile sizes & bearer connections	<input type="checkbox"/>		
Timber sizes & installation (lateral support, holes & checks, nailing etc)	<input type="checkbox"/>		
Insulation	<input type="checkbox"/>		

Additional notes, observations and site instructions:
(weather conditions, next inspection, discussions with builder, etc)

*Traned, roofed & clad
Roof underlay - Cover Membrane. Shearcraft 1240
Covers*

OUTCOME OF INSPECTION

Further Inspection Required (cannot continue to next stage) Approved (can continue to next stage)

Reasons for Decision: (e.g. reference material used in making the decision certificates and/or reports accepted in respect of the inspection)

Plate bolts in place - Round washers to be replaced with square washer.

Inspector: Richard Jones Building Management Officer Date: 5/6/10 1400

Development contributions checksheet - A1094287

RM: 060328

File: 0095 - 0020

MEMORANDUM	
<u>TO</u>	Development Contributions Officer
<u>FROM</u>	<u>Jamie</u> (PLANNER)
<u>SUBJECT</u>	PROPOSED SUBDIVISION/LANDUSE:

Development Contributions info form attached **YES / NO**

Please find attached correspondence as received for the above application for you comment and/or calculation.

Please note that under the Resource Management Act 1991 we have 20 working days to deal with this. Therefore your comment is required by 14th August 2006.

Thank you.

<u>TO</u>	Environmental Consents Co-ordinator
<u>FROM</u>	Development Contributions Officer

Development Contribution required **YES** / **NO**

Financial Contribution required for Water //

Wastewater //

Comments

To create 2 urban lots from 1 existing.
DC Charges for 1x HEU: Roading, W, WW, P.CI,
P.R & DWP. Valuations reqd.

Assessed by *[Signature]* Date 18/8/06

Reviewed by _____ Date _____

Cover letter - A266943



024969



engineers • planners • geologists

OUR REF 2006-088L7

25 October 2007

Taupo District Council
Private Bag 2005
Taupo Mail Centre
TAUPO 3352

ATTENTION: KYLIE LAURENSEN

File Ref.	
TAUPO DISTRICT COUNCIL	
Received	26 OCT 2007
Serial No.	

Dear Kylie

**MERCURIAL HOLDINGS LIMITED : 20 MATIPO STREET, TAUPO
YOUR REF RM 060328**

Further to the granting of the above Resource Consent, dated 27 September 2006, we now wish to obtain Certification pursuant to Sections 223 and 224[c] of the Resource Management Act 1991.

With reference to the Conditions of the Resource Consent, we comment:

1. The subdivision has been undertaken in accordance with the application prepared by Cheal Consultants dated 27 July 2006 and the plans prepared by Cheal Consultants dated June 2006 and stamped approved on issue of consent.
2. No damage to the footpath, kerb or berm has occurred as a result of works onsite.
3. To the best of our knowledge all work complies with the Taupo District Council's Code of Practice for Development of Land (August 2001).
4. All earthworks equipment has been operated in accordance with Table 2 of NZS 6803:1999 'Acoustics – Construction Noise'.
5. The Consent Holder agrees to pay the Council's costs for any monitoring that may be necessary to ensure compliance with the conditions specified.
6. The garage located on site, (on the proposed Lot 2), has been removed.
7. The existing vehicle crossing has been removed and the berm and kerb have been reinstated as per Taupo District Council standards. Please refer to attached photos.

People You Can Trust

8. A new shared vehicle crossing has been constructed to service both lots. This has been constructed to Taupo District Council standards. Please refer to attached Photos.
9. A right of way easement has been provided for over Lot 2. Please refer to enclosed Land Transfer Plan and Easement Schedule.
10. Stormwater runoff from the right of way (easements labelled A and B) is collected at the end of the Right of Way in a catch pit and disposed of onsite.
11. The berm outside the existing property has been filled and levelled to Taupo District Council standards. Please refer to the enclosed photos.
12. A new water connection has been installed for Lot 2. As Built information is enclosed.
13. Individual connections have been provided for each of the lots. The original sewer pipe for Lot 1 has been re laid clear of the building platform on Lot 2. Refer to easements shown on the Land Transfer Plan. Lot 2 is serviced by the new sewer connection.
14. Soak holes have been installed on Lot 1 and 2. Please refer to enclosed As Builts for approximate positions.
15. The soak holes for Lot 1 are provided within Lot 1s boundaries. Please refer to enclosed As Builts.

We enclose a cheque for the signing and engineering fees of \$200.

Please arrange for the above and advise us when the Section 223 and 224[c] Certificates are signed and available for collection.

If you have any queries regarding the above, please do not hesitate to contact us.

Yours sincerely

**VICKI WEBSTER
SURVEYOR**

Enclosures:

1. Cheque \$200
2. Section 223 and 224[c] Certificate
3. Land Transfer Plan and Schedule of Easements
4. Preallocation advice from Land Information NZ
5. Photographs
6. As Builts

Digital Title Plan DP 389398 - A267017



Digital Title Plan - LT 389398

Survey Number LT 389398
Surveyor Reference 2006-088-dam.nzt
Surveyor Stephen Clive Bowden
Survey Firm Cheal Consultants
Surveyor Declaration

Survey Details

Dataset Description Lot 1 & 2 Being A Subdivision of Lot 10 DPS 207
Status Initiated
Land District South Auckland
Submitted Date
Survey Class Class I Cadastral Survey
Survey Approval Date
Deposit Date

Territorial Authorities

Taupo District

Comprised In

CT SA1001/237

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 389398	Fee Simple Title	0.0574 ha	357792
Lot 2 Deposited Plan 389398	Fee Simple Title	0.0452 ha	357793
Marked A Deposited Plan 389398	Easement		
Marked B Deposited Plan 389398	Easement		
Marked C Deposited Plan 389398	Easement		
Total Area		0.1026 ha	

Land Registration District

South Auckland

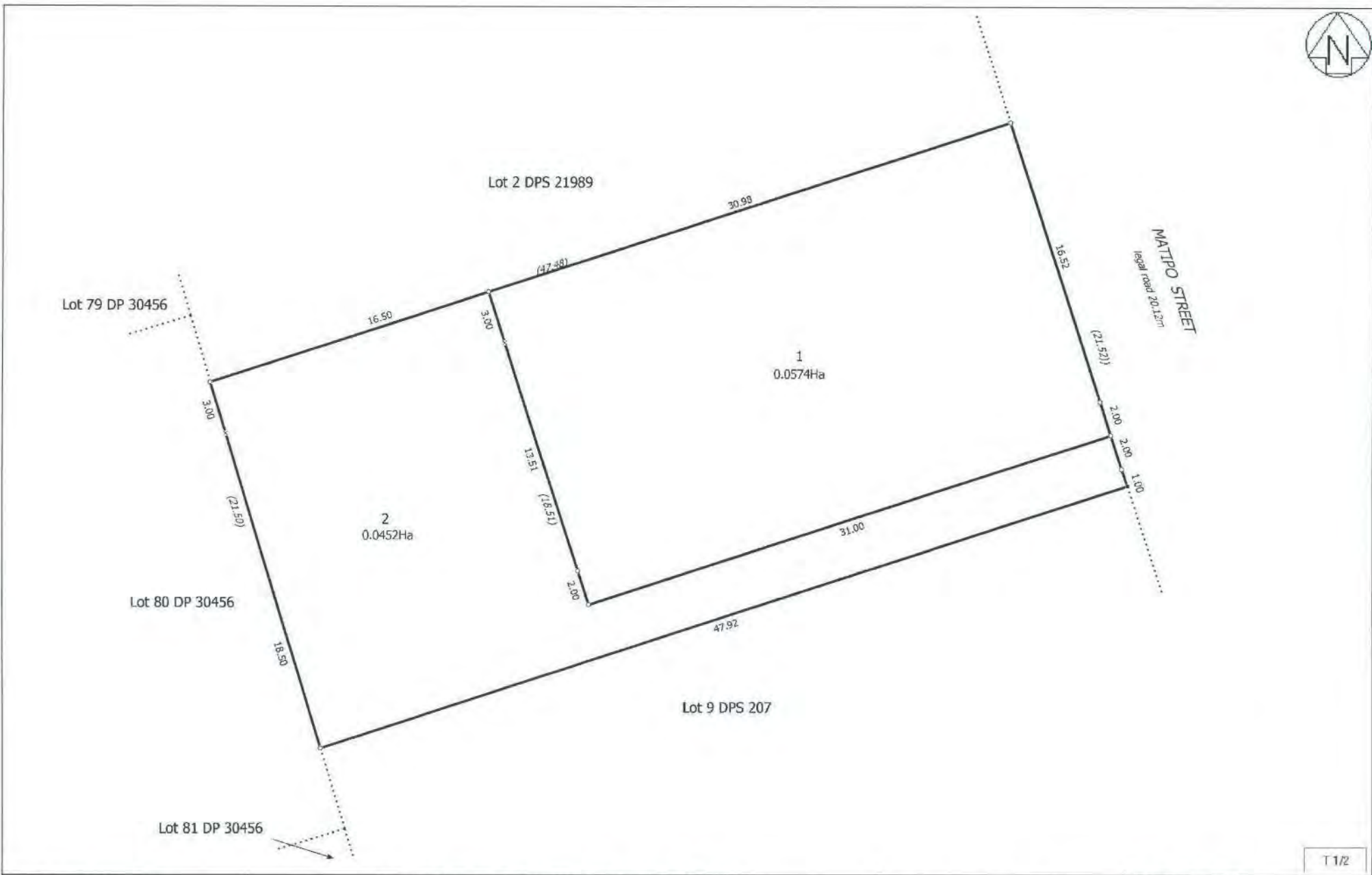
Plan Number

DP 389398

Territorial Authority (the Council)

Taupo District Council

Memorandum of Easements (Pursuant to s243 Resource Management Act 1991)			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way & Drainage (stormwater)	A	Lot 1	Lot 2
	B	Lot 2	Lot 1
Sewage	C	Lot 2	Lot 1



T 1/2

Land District South Auckland

Lot 1 & 2 Being A Subdivision of Lot 10 DPS 207

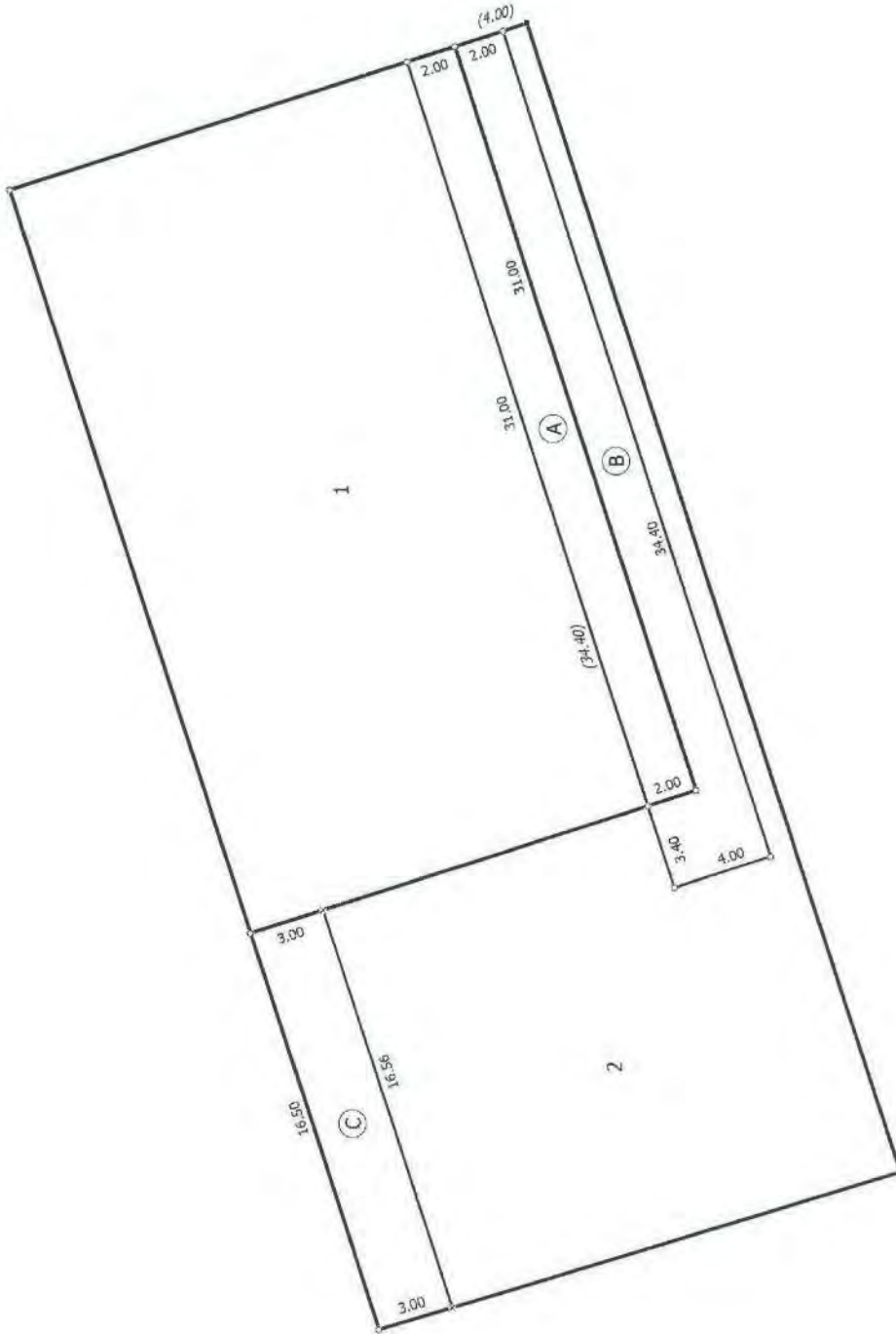
Surveyor: Stephen Clive Bowden
Firm: Cheal Consultants

Digital Title Plan
LT 389398
DRAFT

Digitally Generated Plan
Generated on: 07/10/2007 3:52pm Page 3 of 4



Non Primary



T2/2

Digital Title Plan
LT 389398
DRAFT

Surveyor: Stephen Clive Bowden
Firm: Cheal Consultants

Lot 1 & 2 Being A Subdivision of Lot 10 DPS 207

Land District: South Auckland
Digitally Generated Plan
Generated on: 07/06/2007 3:33pm Page 4 of 4

Letter from LINZ - A267026

1 June 2007



Stephen Clive Bowden
Cheal Consultants
P O Box 165
Taupo
New Zealand

**PRE-ALLOCATION OF CADASTRAL SURVEY DATASET AND CT
REFERENCES NOTICE**

Surveyor Reference: DAM 2006-088

The following Cadastral Survey Dataset has been allocated:

LT 389398 South Auckland Land District

The following new Certificates of Title have been allocated

357792

357793

Please Note:

- All hard copy datasets (including those with pre-allocated numbers) must be lodged before 1 September 2007.
- Numbers that are pre-allocated for hard copy datasets are not able to be used for e-surveys.
- Please forward this notice with your plan lodgment documents if you are lodging a hard copy dataset.
- Phone 0800 ONLINE (665 463) for assistance or clarification.

Processing Centre Manager

Hamilton Processing Centre
820 Victoria Street
Private Bag 3028
Hamilton
New Zealand
Tel 0800 ONLINE (665463)
Fax 64-7-858 5488
Internet
<http://www.linz.govt.nz>

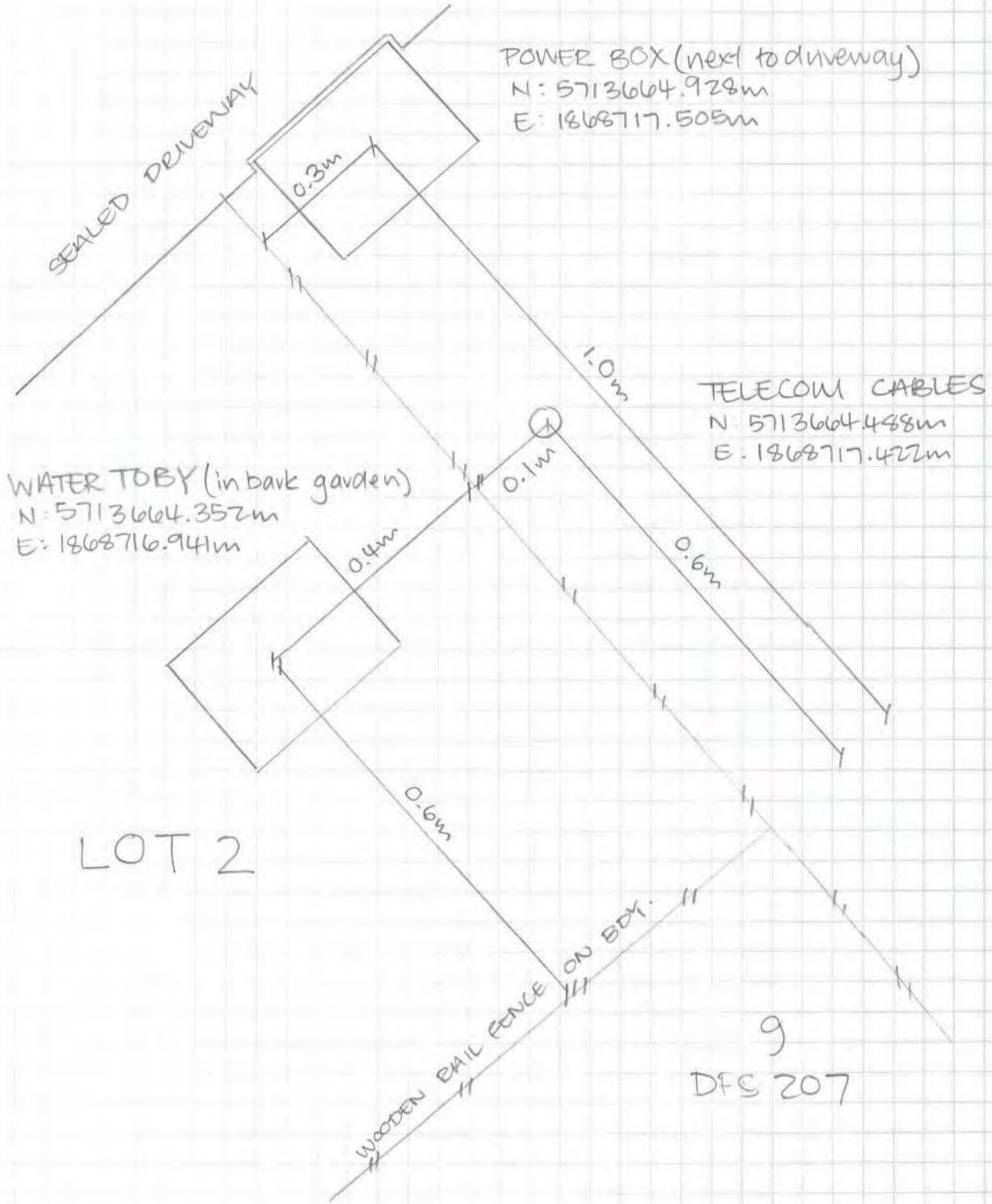
Site photos - A267028

Photo 1 – Entrance



Photo 2 – Levelled Berm and Reinstated Kerb

Asbuilt - Water and Stormwater Connections - A267030



POWER BOX (next to driveway)
N: 5713664.928m
E: 1868717.505m

WATER TOBY (in back garden)
N: 5713664.352m
E: 1868716.941m

TELECOM CABLES
N: 5713664.488m
E: 1868717.422m

LOT 2

9
DFS 207

SHEET 1 OF 2



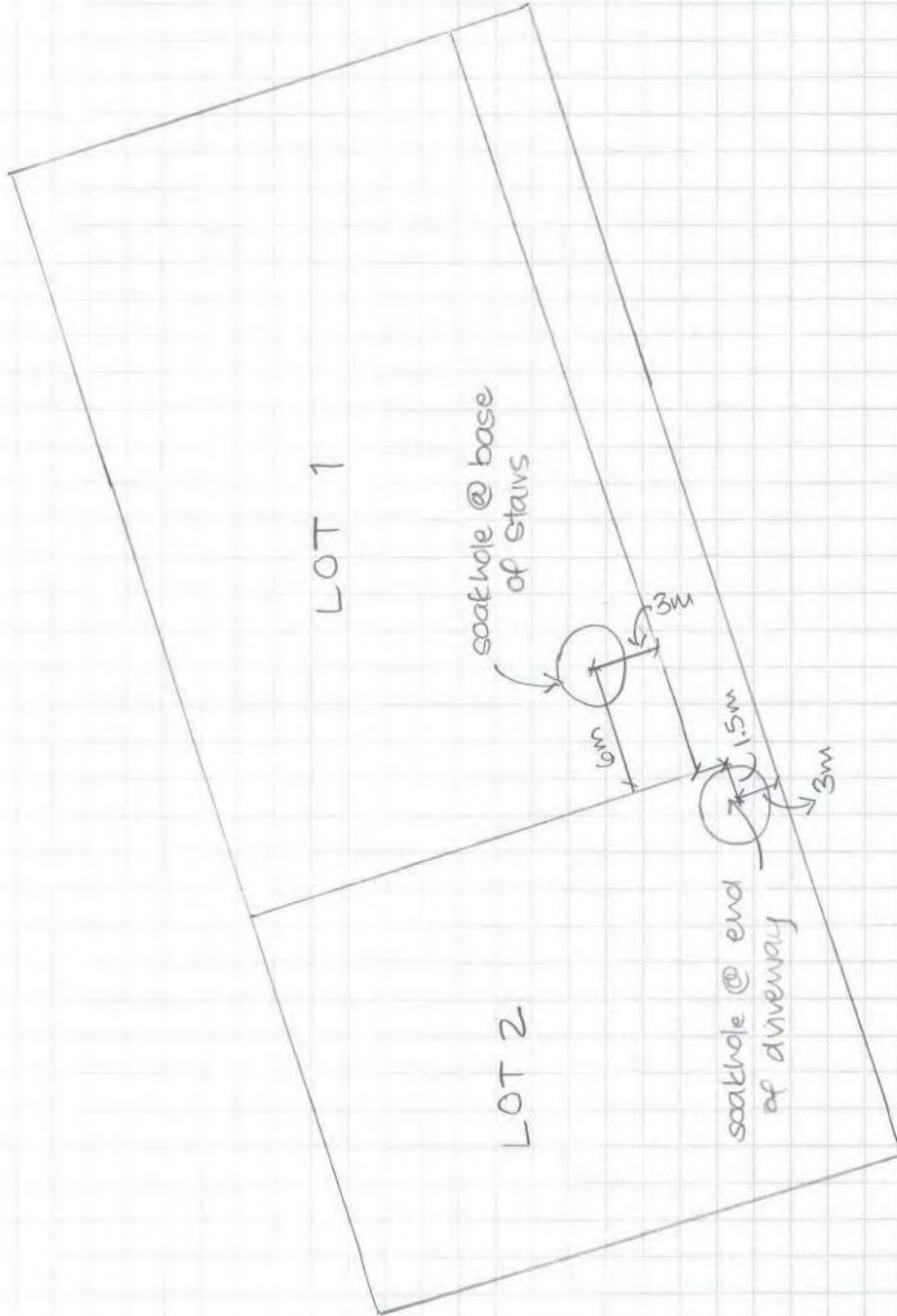
PO Box 165
Taupo, New Zealand
Tel. (07) 378 6405
Fax. (07) 378 6447
Email: info@cheal.co.nz

Drawn VW	Checked
Approved	
Scale NOT TO SCALE	
Date 25 OCT '07	

Title
20 MATIPO STREET
ASBUILT INFORMATION

Drawing Number
2006-088-AB001

N ←



NOTE: soakhole positions are approximate only

SHEET 2 OF 2



PO Box 165
Taupo, New Zealand
Tel. (07) 378 6405
Fax. (07) 378 6447

Email: info@cheal.co.nz

engineers • surveyors • planners

Drawn
VW

Checked

Approved

Scale
NOT TO SCALE

Date
25 OCT 107

Title

20 MATIPO STREET
ASBUILT INFORMATION

Drawing Number

2006-088-AB002

Multi checklist (survey plans - legal documents) - A267801

M E M O R A N D U M

	STAFF CIRCULATION SHEET
FROM	SENIOR ENVIRONMENTAL CONSENTS OFFICER
SUBJECT	SURVEY PLAN / CERTIFICATE APPROVAL
	APPLICANT: Mercurial Holdings Limited
	LOCATION: 20 Matipo Street, Taupo

	<u>Time in minutes</u>	<u>Officer & Date</u>	<u>Comments</u>
Approve (Y) or Decline (N)			
S221			
Planner	<input type="checkbox"/>		
Engineer	<input type="checkbox"/>		
Other	<input type="checkbox"/>		
Re-Check Planner	<input type="checkbox"/>		
Engineer	<input type="checkbox"/>		
Other	<input type="checkbox"/>		
S223			
Planner	Y	15 Min J Torrance 19/11/07	
Engineer	y	20min D.Hall 19/11/2007	
Other	<input type="checkbox"/>	10 20 Shelley Dale	Input application Cost & Advise

Time in minutes Officer & Date Comments
Approve (Y) or Decline (N)

Re-Check Planner	<input type="checkbox"/>			
Engineer	<input type="checkbox"/>			
Other	<input type="checkbox"/>			

S224(c)

Planner	Y	10 min	J Torrance 19/11/07	
Engineer	Y		Dave Hall 19/11/2007	
Other	<input type="checkbox"/>			
DC's	Y		Stacey Cox 21/11/07	DC paid 12/11/07. Ok to issue s224c.

Re-Check Planner	<input type="checkbox"/>			
Engineer	<input type="checkbox"/>			
Other	<input type="checkbox"/>			
DC's	<input type="checkbox"/>			

S348

Planner	<input type="checkbox"/>			
Engineer	<input type="checkbox"/>			
Other	<input type="checkbox"/>			

	<u>Time in minutes</u>	<u>Officer & Date</u>	<u>Comments</u>
Re-Check Planner	<input type="checkbox"/>		
Engineer	<input type="checkbox"/>		
Other	<input type="checkbox"/>		

Easement Docs

Planner	<input type="checkbox"/>		
Engineer	<input type="checkbox"/>		
Other	<input type="checkbox"/>		

Re-Check Planner	<input type="checkbox"/>		
Engineer	<input type="checkbox"/>		
Other	<input type="checkbox"/>		

S224(f) – (Flats Plan)

Planner	<input type="checkbox"/>		
Engineer	<input type="checkbox"/>		
Other	<input type="checkbox"/>		

Re-Check Planner	<input type="checkbox"/>		
Engineer	<input type="checkbox"/>		
Other	<input type="checkbox"/>		

Reserves Planning Manager:

Legal Officer:

Development Contributions: Stacey Cox 21/11/07

Planning Officer:

Development Engineer:

**PMES – Approval for
LandOnline TA Certification:**

RM060328 Calculations - A267933

DEVELOPMENT CONTRIBUTIONS CALCULATIONS - RESIDENTIAL

RM060328

20 Matipo Street, Taupo

Subdivision

To create 2 urban lots from 1 existing. DC charges for 1 x HEU: Roading, W, WW, P:CI, P:R and DWP. Valuations required.

DESCRIPTION

Number of Proposed Lots or Dwellings	2
Existing HEU Credit	1
HEU Charge	1

ACTIVITY **Catchment**

Water Contribution Area	Taupo Bay (includes Acacia Bay)
Wastewater Contribution Area	Taupo Town
Stormwater	N/A
Parks: Community Infrastructure	TKMP Ward (Residential only)
Parks: Reserve Land	Urban Area
District Wide Parks	District Wide

Summary	Proposed HEU	HEU Credit	HEU Charged	DC \$	Total Excl GST
Roading	2.00	1.00	1.00	\$2,711	\$ 2,711.00
Water	2.00	1.00	1.00	\$1,111	\$ 1,111.00
Wastewater	2.00	1.00	1.00	\$6,544	\$ 6,544.00
Stormwater	2.00	1.00	1.00	\$0	\$ -
Parks: Community Infrastructure	2.00	1.00	1.00	\$1,353	\$ 1,353.00
District Wide Parks	2.00	1.00	1.00	\$1,781	\$ 1,781.00
				Excl GST	\$ 13,500.00

ACTIVITY

Parks: Reserve Land - Subdivision

Lot	Land Value (exc GST)	Land Value (inc GST)	%	Total To Pay (exc GST)	Total To Pay (inc GST)	Credit (Y,N)	Total Excl GST
1	\$0	\$0	5.0%	\$ -	\$ -	N	\$ -
2	\$0	\$0	5.0%	\$ -	\$ -	Y	\$ -
SubTotal							\$ -

Parks: Reserve Land - No Subdivision

Lot	Land area m ²	Land Value (exc GST)	Land Value (inc GST)	\$/m ² (exc GST)	x 20 (exc GST) HEU	Total (exc GST)	7.5% Cap (exc GST)	To Pay (inc GST)	Total Excl GST
1	100	\$0.00	\$0.00	\$0.00	\$0.00	1	\$0.00	\$0.00	\$0.00
Excl GST									\$ -

Total (exc GST) DC Payable \$13,500.00

Total (inc GST) DC Payable \$15,187.50

Development Contributions Assessment

Consent Reference(s)	RM060328
Applicant	Mercurial Holdings Limited
Address	20 Matipo Street
	Taupo

Development Contributions Payable For This Development

	HEU	\$/HEU	Total
Roading	1	\$2,711.00	\$2,711.00
Water	1	\$1,111.00	\$1,111.00
Wastewater	1	\$6,544.00	\$6,544.00
Stormwater	1	\$0.00	\$0.00
Parks: Community Infrastructure	1	\$1,353.00	\$1,353.00
District Wide Parks	1	\$1,781.00	\$1,781.00
		Subtotal (excl GST)	\$13,500.00

	Lot	Valuation*	% Used **	Total
Parks: reserves	1	X	5%	X
	2	X	5%	X
			Subtotal (exc GST)	X

	Lot	Valuation*	Area m ²	20m ²	Total
Parks: reserves	1	X	X	X	X
			Subtotal (excl GST)		X

TOTAL (excl GST)	X
-------------------------	----------

TOTAL (inc GST)	X
------------------------	----------

Valuation Date Awaiting Valuation

* A land valuation is required to complete this assessment. This can be sent to the Development Contributions Officer at the Taupo District Council, Private Bag 2005, Taupo. The valuation must be undertaken by a registered valuer and dated no older than three months when received by the Council. The valuation must include:

- The valuation for each allotment (not the average valuation)
- The total area for each allotment
- Whether the valuation is GST inclusive or exclusive

** The lot with the existing house will be given the historical credit

X Awaiting further information from applicant

On request, an invoice will be issued which will be payable on the 20th of the following month from issue. If an invoice is not requested within 12 months from the date of issue of this assessment, then a new assessment will be calculated before an invoice will be generated.

This new assessment will be calculated using the operative development contributions policy at that time which may include new charges, an amended level of charge or both. If a valuation has been required to calculate the above figure, an up to date valuation (less than three months old) will be required before a new assessment can be issued.

Unless earlier requested by an applicant, the invoice will be issued at the time of an application for a certificate under S224(c) of the RMA 1991, the time of application for a Code Compliance Certificate under S43 of the Building Act 1991, or prior to a request for service connection, whichever occurs sooner.

If payment of development contribution is not received Council will use the powers outlined in section 208 LGA 2002. Those provisions state that until a development contribution required in relation to a development has been paid or made under section 198, a territorial authority may:

- (a) in the case of a development contribution required under section 198(1)(a), -
 - i) Withhold a certificate under section 224(c) of the Resource Management Act 1991.
 - ii) Prevent the commencement of a resource consent under the Resource Management Act 1991.
- (b) in the case of a development contributions required under section 198(1)(b), withhold a code of compliance certificate under section 95 of the Building Act 2004.
- (c) in the case of development contribution required under section 198(1)(c), withhold a service connection to the development.
- (d) in each case, register the development contribution under the Statutory Land Charges Registration Act 1928, as a charge on the title of the land in respect of which the development contribution was required.

For any queries regarding this assessment please contact the Development Contributions Officer on (07) 376 0899.

Assessed by:

Denise Landau

Authorised by:

Kirsten Thrush

**DEVELOPMENT CONTRIBUTIONS
OFFICER**

Date

**STRATEGIC PROJECTS
ENGINEER**

Date

Advise surveyor subdivision certificates cannot be signed - A271032

From: Dale McKavanagh
Sent: Wednesday, 21 November 2007 9:59 a.m.
To: 'Vicki Webster'
Subject: Subdivision: Mercurial Holdings Limited - 20 Matipo Street, Taupo

Hi Vicki,

As you are probably already aware we cannot approve the above subdivision as we are awaiting a valuation for Development Contributions. Please split Sections 223 and 224(c) onto separate certificates and send them through to me so we can proceed to get Section 223 signed in the meantime.

Regards,
Dale

Dale McKavanagh
Environmental Consents Officer
Environmental Services

TAUPO DISTRICT COUNCIL
Gillespie Plaza
Heu Heu Street
Taupo

ph: 07 376 0743
e-mail: dmckavanagh@taupo.govt.nz
web: <http://www.taupo.govt.nz>

Approval of survey plan & completion certificate to surveyor Cover letter - A271225

21 November 2007

Vicki Webster
Cheal Consultants
P O Box 165
TAUPO

File Number:
0095 0020

Dear Vicki

SUBDIVISION: RM 060328
MERCURIAL HOLDINGS LIMITED – 20 MATIPO STREET, TAUPO

Please find enclosed the Certificate duly approved under Sections 223 and 224(c) of the Resource Management Act 1991 for the abovementioned subdivision.

A tax receipt/invoice for \$139.20 is also enclosed and the refund cheque of \$60.80 will be forwarded under separate cover.

Yours sincerely

Dale Mckavanagh
Environmental Consents Officer

Valuation reports - A292247

DOCUMENT TRANSMITTAL

File Ref: 10095 20
TAUPO DISTRICT COUNCIL
Received 31 OCT 2007
Serial No. 102



TO: Taupo District Council
 ADDRESS: Private Bag 2065
 Taupo
 ATTENTION: Denise Landau
 PROJECT: Newcentral Holdings Limited: 20 Matipo Street

DATE: 29th Oct 2007
 JOB No: 06/088
 YOUR REF: RM 060328

Records Entered

TRANSMITTED HEREWITH:

SENT BY:

- | | | |
|---|--|--|
| <input type="checkbox"/> Letters | <input type="checkbox"/> Disk | MESSENGER: Ours / Yours |
| <input type="checkbox"/> Photos | <input type="checkbox"/> Specifications | <input checked="" type="checkbox"/> MAIL |
| <input checked="" type="checkbox"/> Reports | <input type="checkbox"/> Schedules | <input type="checkbox"/> FASTPOST |
| <input type="checkbox"/> Plan Prints | <input type="checkbox"/> Calculations | <input type="checkbox"/> COURIER |
| <input type="checkbox"/> Land Transfer Plan | <input type="checkbox"/> Invoice: Cheal/Others | <input type="checkbox"/> FAX - Total No. of pages: |

OTHER (specify)

No. OF COPIES	DESCRIPTION
1	Valuation

Denise,
 Please find enclosed the land valuations for the above submission. Can you please raise an invoice for the total development contributions payable.

Thanks,
 Vicki Webster

REMARKS:

SENDER for CHEAL CONSULTANTS LIMITED: *VWebster*



027323

People You Can Trust

Development contributions assessment - A292506

Development Contributions Assessment

Consent Reference(s) RM060328
 Applicant Mercurial Holdings Limited
 Address 20 Matipo Street
 Taupo

Development Contributions Payable For This Development

	HEU	\$/HEU	Total
Roading	1	\$2,711.00	\$2,711.00
Water	1	\$1,111.00	\$1,111.00
Wastewater	1	\$6,544.00	\$6,544.00
Stormwater	1	\$0.00	\$0.00
Parks: Community Infrastructure	1	\$1,353.00	\$1,353.00
District Wide Parks	1	\$1,781.00	\$1,781.00
Subtotal (excl GST)			\$13,500.00

	Lot	Valuation*	% Used **	Total
Parks: reserves	1	X	5%	X
	2	X	5%	X
Subtotal (exc GST)				X

	Lot	Valuation*	Area m ²	20m ²	Total
Parks: reserves	1	X	X	X	X
Subtotal (excl GST)					X

TOTAL (excl GST) X

TOTAL (inc GST) X

Valuation Date Awaiting Valuation

* A land valuation is required to complete this assessment. This can be sent to the Development Contributions Officer at the Taupo District Council, Private Bag 2005, Taupo. The valuation must be undertaken by a registered valuer and dated no older than three months when received by the Council. The valuation must include:

- The valuation for each allotment (not the average valuation)
- The total area for each allotment
- Whether the valuation is GST inclusive or exclusive

** The lot with the existing house will be given the historical credit

X Awaiting further information from applicant

On request, an invoice will be issued which will be payable on the 20th of the following month from issue. If an invoice is not requested within 12 months from the date of issue of this assessment, then a new assessment will be calculated before an invoice will be generated.

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 - ii) Prevent the commencement of a resource consent under the Resource Management Act 1991.
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- (c) in the case of development contribution required under section 198(1)(c), withhold a service connection to the development.
- (d) in each case, register the development contribution under the Statutory Land Charges Registration Act 1928, as a charge on the title of the land in respect of which the development contribution was required.

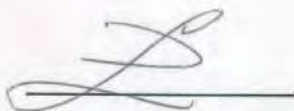
For any queries regarding this assessment please contact the Development Contributions Officer on (07) 376 0899.

Assessed by:

Denise Landau

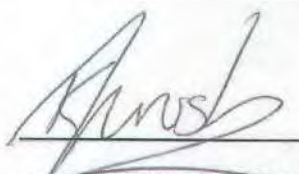
Authorised by:

Kirsten Thrush



DEVELOPMENT CONTRIBUTIONS
OFFICER

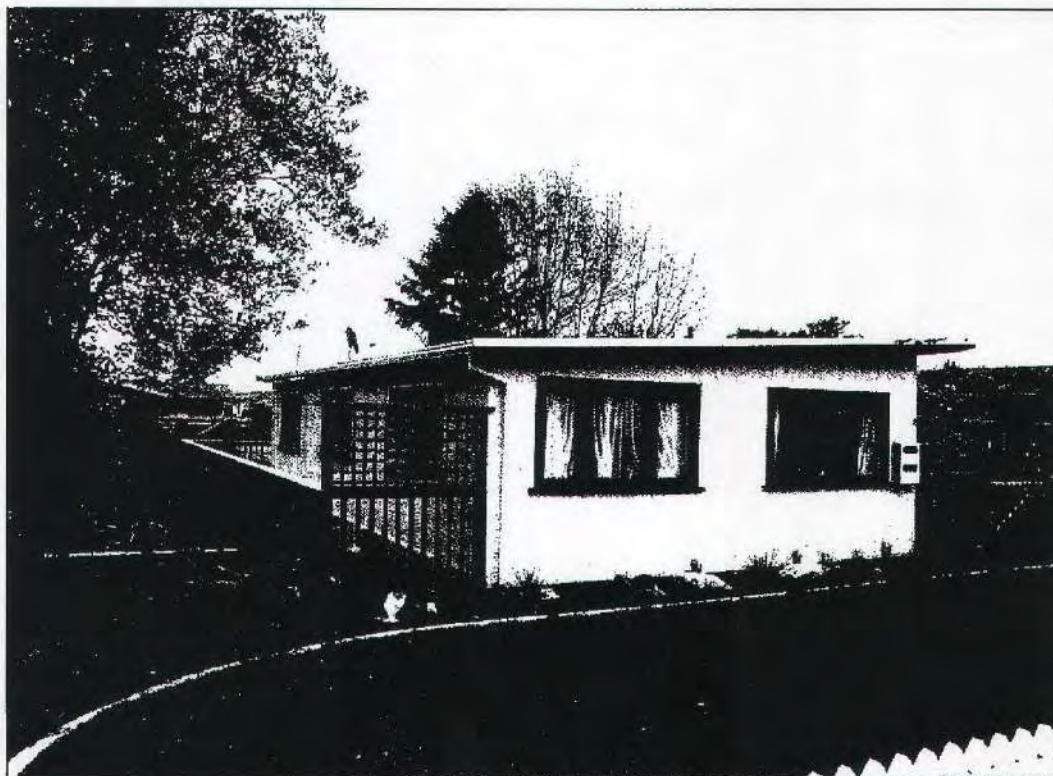
Date 25/8/06



STRATEGIC PROJECTS
ENGINEER

Date 25/8/06.

Valuation report lot 1 - A292509



Valuation Report

Lot 1, 20 Matipo Street,
Taupo

independent property consultants

This valuation assessment is subject to a satisfactory transferable freehold title for the subject property. I reserve the right to reconsider the valuation should the title documents indicate matters that may materially affect the value.

ZONING

The Taupo District Council notified the Proposed District Plan in July 2000 and in November 2004 under Section 19 of the Resource Management Act have effectively notified that much of this plan is now "*notionally operative*". The only exceptions to this are where there have been appeals or submissions lodged. The same would not appear likely to materially affect the subject property.

The proposed District Plan focuses on the environmental effects of activities instead of listing activities considered appropriate for each zone. The plan now refers to environments rather than zones, these being residential, rural, town centre and industrial. The subject property is in the proposed 'Residential' environment.

LOCALITY

The property is located approximately one and a half kilometres from the central shopping precinct of Taupo. Other amenities within one kilometre of the property include a primary school, several grassed public reserves, two groups of local shops, the Taupo Golf Club and the AC Baths. A secondary school is located at a slightly greater distance.

This part of town is one of the longer established areas and was originally developed with permanent residential homes in the lower to lower/medium price range. There are now very few vacant sites remaining in the area.

In more recent times, properties in the area have become popular for the construction of higher density residential units. Matipo Street has not been overly developed in this respect and would be one of the more well presented streets in the locality with the majority of the housing having been maintained to a good standard.

LAND

Matipo Street has been sealed, kerbed and channelled and water, power, telephone and sewerage connections are available to the property. A concrete footpath has been provided in the road berm.

The subject Lot 1 is level at the street frontage, falls some one and a half to two metres to the rear boundary appearing to present no particular problems for the building developments thereon.

Land development included shared concrete vehicle crossing and driveway, paths and garden edging, timber board retaining work, bark and natural stone gardens, timber board boundary and internal fencing, grassing and garden tree and shrub plantings. At the time of inspection the grounds were maintained in a tidy condition having recently undergone some improvements.

Good views are not a significant feature to the value of the site although there is some outlook to Mount Tauhara and locality to the south west.

BUILDINGS

The three bedroomed dwelling constructed over one floor level provides a living area of 104m². Materials used in construction include concrete pile foundations, timber framing, plaster over fibre cement board exterior wall cladding, wooden exterior joinery and corrugated steel roof. On the interior the flooring is timber board and wall linings generally gibraltar board with plasterboard ceilings.

The dwelling appears soundly constructed and is well maintained for its age having recently undergone some interior refurbishment and upgrading including kitchen and bathroom, re-roofing, insulating, re-wiring, renewable ceilings together with re-plastering of the exterior terracing which is still to be undertaken.

MARKET COMMENT – TAUPO

At present the overall residential property is steady at best, having evened out from the 'hype' present prior to 2006. The last year has seen some easing in values in regards to certain types of property, in particular higher priced property such as apartments and residential sections, largely attributable to an over supply.

The below REINZ graph tracks the Taupo house price median (3 month average) and indicates some fall during 2006, but increasing to its present point at approximately the same level as at the beginning of 2006. The median 'days to sell' statistic has been ranging between 50 and 60 days indicating a softening of the market from preceding years.



The lower to middle end of the market appears balanced, with reasonable activity at present in the below \$400,000 level. Activity is weak in the \$400,000 plus range with an apparent lack of buyers at present asking prices. Some discounting of current asking prices appears necessary in order to sell higher priced property at present.



Valuers & Engineers

29 Hau Hau Street
PO Box 957
Taupo 3351
New Zealand
Tel: 07 3772900
Fax: 07 3770280
info@vmw.co.nz

Registered valuers & engineers

070904:RS

09 October 2007

Mr Greg Catley & Tracy Bell
P O Box 11136
Manners Street
WELLINGTON

Dear Sir & Madam

PROPERTY: LOT 1, 20 MATIPO STREET, TAUPO

Thank you for your instructions to assess the current market value of the above property for mortgage, addressing my report to yourselves. For this purpose I inspected the same on the 8th October 2007, this being the effective date for my valuation. I now report as follows:

TYPE OF PROPERTY

The property subject of this report comprises a residential zoned section together with a 50 or so year old three bedroomed dwelling constructed over one floor level.

The building is situated on a site with frontage to Matipo Street in one of the longer established and lower/medium priced residential areas of Taupo, approximately one and a half kilometres from the town centre.

LEGAL DESCRIPTION

The legal description of the property is Lot 1 being the subdivision of Lot 10 DPS 207. The land is of freehold tenure and contains an area of 538m² more or less.

Details of the boundaries of the property are shown on the attached subdivision plan, while the boundaries of the whole property Lot 10 are shown on Certificate of Title SA1001/237 dated 8th October 2007. This will show the property to be of freehold tenure containing an area of 1027m² more or less. The registered proprietor is T A Bell.

19 Duncan Street

Sold February 2007 for \$265,000 inclusive of chattels. A late 1950s weatherboard dwelling of some 70m². Somewhat tired and dated requiring upgrading and older detached garage with limited value. 1012m² site with development potential.

129 Rifle Range Road

Sold January 2007 for \$275,000 inclusive of chattels. A 1950s built dwelling of some 60m² and detached garaging. 674m² site.

After considering the attributes of the subject property as described, together with the sales information available, my valuation is calculated as follows:

a) LAND

Value of Lot 1 being the subdivision of Lot 10 DPS 207 including land development	\$ 135,000
---	------------

b) BUILDINGS

Dwelling - Living Area 104m ² @ \$1155/m ² net	\$ 120,120
---	------------

Allowance for concrete terracing and extended roof line	\$ 5,000
---	----------

	<u>\$ 125,120</u>
--	-------------------

Say,	\$ 125,000
------	------------

c) CARPETS, DRAPES & LIGHT FITTINGS

Added value to property	\$ 5,000
-------------------------	----------

Total Value	<u>\$ 260,000</u>
-------------	-------------------

THAT IS - TWO HUNDRED AND SIXTY THOUSAND DOLLARS

The above valuation makes no allowance for furnishings and chattels. I estimate the added value of carpets, drapes and light fittings to be approximately \$5,000, to give a total current market value for the subject property inclusive of the same of \$265,000:

THAT IS - TWO HUNDRED AND SIXTY FIVE THOUSAND DOLLARS

The above valuation has been calculated on an inclusive of GST basis if applicable.

MORTGAGE RECOMMENDATION

The property offers satisfactory security for normal lending for this class of property based upon my above valuation of land and buildings of \$260,000.

Accordingly, I recommend that for first mortgage purposes, a loan of up to \$173,000: *ONE HUNDRED AND SEVENTY THREE THOUSAND DOLLARS* could be made on the property, being approximately two thirds of my value of the land plus improvements.

This mortgage recommendation assumes that the lender ascertains the borrowers ability to service charges on such a loan.

GENERAL

- 1) The value provided in this valuation is our opinion of the current market value on a willing buyer/willing seller basis. That value may change in the future due to market conditions and changes to the state of the property subject of this report. Any decision to lend should take these factors into account and allow a reasonable and prudent margin between the amount advanced and the current market value given in this valuation. Additionally, the margin should also recognise the consequences and costs of a forced sale.
- 2) This report is prepared on the assumption that except where noted otherwise in this report:
 - a) The valuer has not performed a structural survey of the property.
 - b) Any building has been competently designed and built, is structurally sound and watertight.
 - c) Any building does not contain any latent or patent defects which could result in:
 - (i) Any building ceasing to be watertight
 - (ii) Gradual decay of any building including its structure
 - d) Where applicable, any building complies with the Building Act 1991 and the Building Code contained in the first schedule to the Building Regulations 1992 (or any amendment or substitution of that code)
- 3) Unless otherwise stated, this report is subject to the issuing of all necessary building/resource consents and there being no outstanding requisitions issued by the controlling authorities relating to this property.

Although the property would appear to generally comply with the relevant local authority and statutory requirements with regard to the following:

- Site boundaries

VALUATION

In valuing the property, I have considered both the summation approach and comparable sales approach. In the case of the former a depreciated replacement cost of the improvements is added to an assessed land value to give a total value for the property. Whilst this is a useful guide to the value of a developed property, the more appropriate and market sensitive is one based on comparable sales, which considers sales of developed residential properties in the locality and compares these to the subject property.

In referring to sales of developed properties in the area, reference to the more recent sales within an appropriate price range provides the best guide to value. Here I would make specific reference to the following:

10B Matipo Street

Sold March 2007 for \$230,000 inclusive of chattels. A basic three bedroom 1990s built fibre cement exterior constructed dwelling of some 100m² including attached single garage.

6 Pihanga Street

Sold June 2007 for \$235,000 inclusive of chattels. A 1980s built fibre cement gable designed dwelling of some 80m² on a rear one half share cross lease site. Limited land development.

12 Pihanga Street

Sold February 2007 for \$235,000 inclusive of chattels. A 1980s built dwelling of some 106m² on detached garaging on a rear one half share cross lease site.

15 Rangatira Street

Sold July 2007 for \$240,000 inclusive of chattels. A more recently relocated three bedroomed fibre cement exterior constructed dwelling of 102m² aged some 25 years and detached single garage. Tidy property. 630m² site.

36 Rangatira Street

Sold January 2007 for \$255,000. A 1970s fibre cement exterior constructed dwelling of some 90m² and detached garage. 804m² site.

52 Rangatira Street

Sold January 2007 for \$292,000. A 1960s built weatherboard dwelling of 103m² and detached garaging. Tidy well maintained property. One half share cross lease site.

- Building encroachments
- Council ordinances
- Contamination and environmental matters

We are unable to certify the above as this would require the services of specialised advisors.

- 4) If you intend to purchase the property, or lend money secured on it, we recommend that you instruct a suitably qualified professional to survey the property for defects before you proceed further.

My valuation has been made for the purposes of the client to whom it is addressed and I do not accept or acknowledge any duty of care or responsibility to any other party.

Yours faithfully
VEITCH MORISON VALUERS LTD


R A SHRIMPTON
REGISTERED VALUER
gd

Certificate of title - A292510



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier SA1001/237
Land Registration District South Auckland
Date Issued 22 June 1951

Prior References
SA986/111

Estate	Fee Simple
Area	1027 square metres more or less
Legal Description	Lot 10 Deposited Plan South Auckland 207

Proprietors
Tracey Ann Bell

Interests

Saving and excepting all minerals within the meaning of the Land Act 1924 on or under the land and reserving always to Her Majesty the Queen and all persons lawfully entitled to work the said minerals a right of ingress, egress and regress over the said land

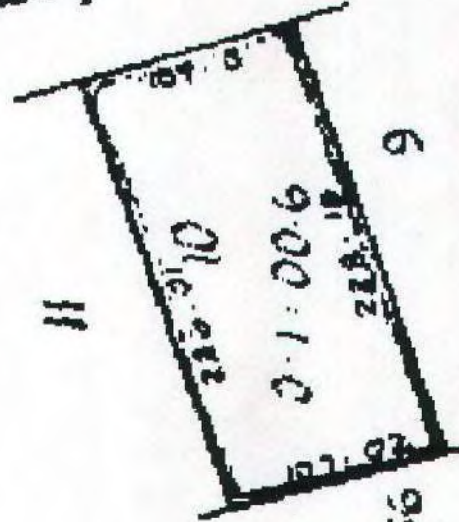
6791747.4 Mortgage to ASB Bank Limited - 17.3.2006 at 9:00 am

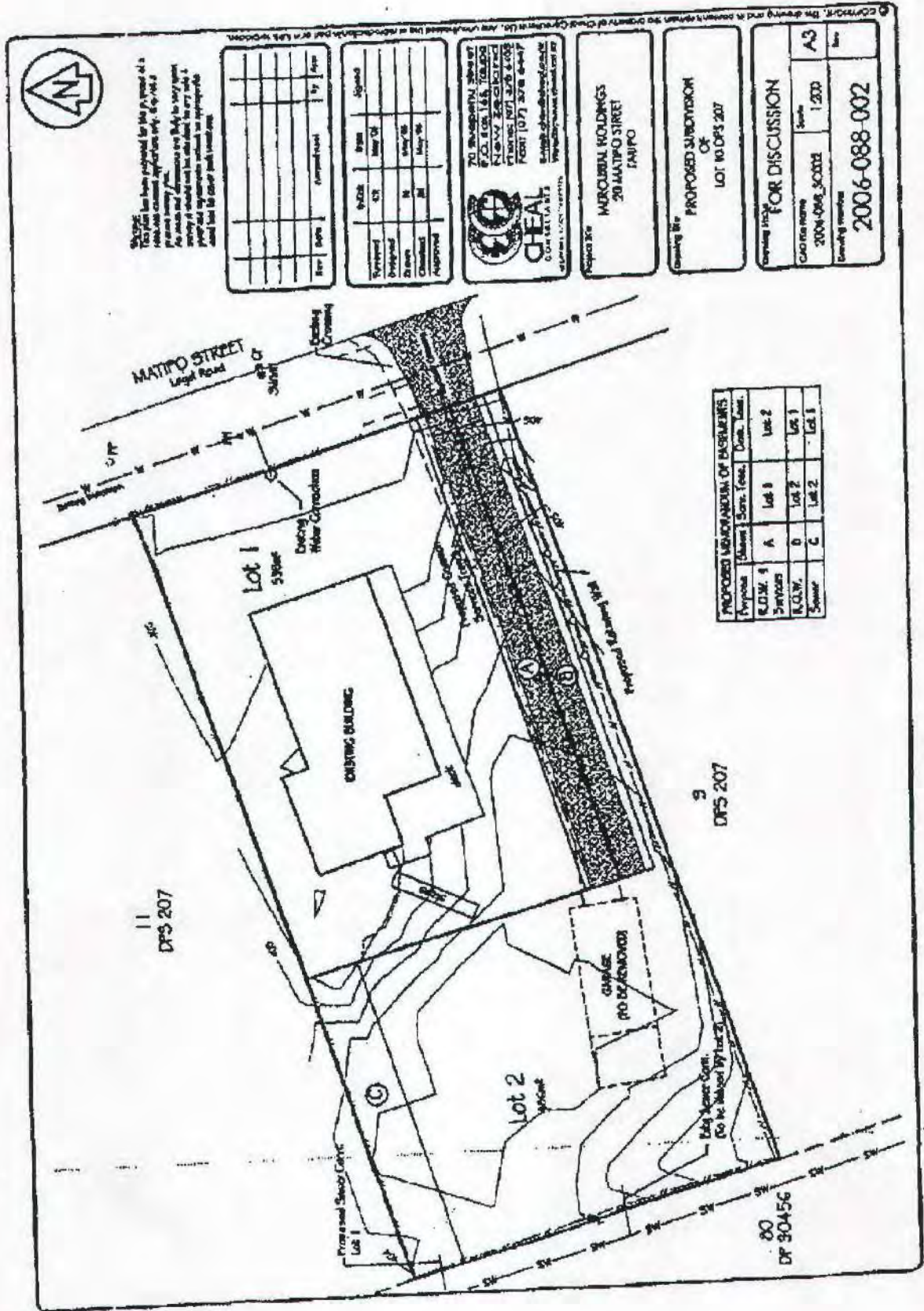
Identifier

SA1001/237

Taupo Town District

Matipo Street





Valuation report lot 2 - A292511



Valuation Report

Lot 2, 20 Matipo Street,
Taupo

independent property consultants



070876:RS

11 September 2007

29 Hou Hau Street
 PO Box 957
 Taupo 3351
 New Zealand
 Tel: 07 3772900
 Fax: 07 3770980
 info@vmy.com/

Registered Valuers & Engineers

Greg Catley & Tracey Bell
 P O Box 11136
 Manner Street
 WELLINGTON

Dear Sir & Madam

PROPERTY: LOT 2, 20 MATIPO STREET, TAUPO

Thank you for your instructions to assess the current market value of the above property, addressing my report to yourself. For this purpose I inspected the same on the 10th September 2007, this being the effective date for my valuation. I now report as follows:

TYPE OF PROPERTY

The property subject of this report comprises a rear vacant residential zoned section with shared right of way access frontage to Matipo Street in one of the longer established and lower/medium priced residential areas of Taupo, approximately one and a half kilometres from the town centre.

LEGAL DESCRIPTION

The legal description of the property is Lot 2 being the subdivision of Lot 10 DPS 207. The land is of freehold tenure and contains an area of 486m² more or less.

Details of the boundaries of the property are shown on the attached subdivision plan, while the boundaries of the whole property Lot 10 are shown on Certificate of Title SA1001/237 dated 11th September 2007. This will show the property to be of freehold tenure containing an area of 1027m² more or less. The registered proprietor is T A Bell.

This valuation assessment is subject to a satisfactory transferable freehold title for the subject property. I reserve the right to reconsider the valuation should the title documents indicate matters that may materially affect the value.

Lot 2, 20 Matipo Street, Taupo

2

ZONING

The Taupo District Council notified the Proposed District Plan in July 2000 and in November 2004 under Section 19 of the Resource Management Act have effectively notified that much of this plan is now "**notionally operative**". The only exceptions to this are where there have been appeals or submissions lodged. The same would not appear likely to materially affect the subject property.

The proposed District Plan focuses on the environmental effects of activities instead of listing activities considered appropriate for each zone. The plan now refers to environments rather than zones, these being residential, rural, town centre and industrial. The subject property is in the proposed 'Residential' environment.

LOCALITY

The property is located approximately one and a half kilometres from the central shopping precinct of Taupo. Other amenities within one kilometre of the property include a primary school, several grassed public reserves, two groups of local shops, the Taupo Golf Club and the AC Baths. A secondary school is located at a slightly greater distance.

This part of town is one of the longer established areas and was originally developed with permanent residential homes in the lower to lower/medium price range. There are now very few vacant sites remaining in the area.

In more recent times, properties in the area have become popular for the construction of higher density residential units. Matipo Street has not been overly developed in this respect and would be one of the more well presented streets in the locality with the majority of the housing having been maintained to a good standard.

LAND

Matipo Street has been sealed, kerbed and channelled and water, power, telephone and sewerage connections are available to the property. A concrete footpath has been provided in the road berm.

The subject Lot 2 is a rear site located some one and a half to two metres below the carriageway, partly excavated, near to flat and appearing to present no particular problems for future developments.

At the time of inspection the ground cover was exposed earth with improvements including some timber board boundary fencing and retaining work, concrete vehicle crossing and driveway strips.

Good views are not a feature in the value of this site.

VALUATION

In valuing the land I have considered recent relevant sales of vacant lots in the general Taupo locality. Here I would refer to the following:

Lot 2, 20 Matipo Street, Taupo

3

172 Rifle Range Road

Sold December 2006 for \$122,000. A one half share cross lease of total area 844m².

12A Glengarry Place

Sold mid 2007 for \$128,000 (to confirm). A rear vacant freehold site of 562m² with shared right of way access.

47 Hatepe Avenue

Sold August 2007 for \$130,000. A rear smaller freehold site of 400m².

After considering the attributes of the subject property being Lot 2 of the subdivision of Lot 10 DPS 207, together with the sales information available, I would assess the current market valuation to be \$125,000:

THAT IS - ONE HUNDRED AND TWENTY FIVE THOUSAND DOLLARS

The above valuation has been made on an inclusive of GST basis, if applicable.

GENERAL

The value provided in this valuation is our opinion of the current market value on a willing buyer/willing seller basis. That value may change in the future due to market conditions and changes to the state of the property subject of this report. Any decision to lend should take these factors into account and allow a reasonable and prudent margin between the amount advanced and the current market value given in this valuation. Additionally, the margin should also recognise the consequences and costs of a forced sale.

This valuation does not purport to be a structural or legal survey of the land or improvements. Specifically, I would advise that this valuation is not a site engineering, drainage, electrical or plumbing survey and does not include details (if any) of any outstanding requisitions for any purpose.

It would appear that the property generally complies with the relevant local authority and statutory requirements with particular regard to the following:

- Site boundaries
- Building encroachments
- Council ordinances
- Contamination and environmental matters

However, we are unable to certify the above as this would require the services of specialised advisors. We would also wish to stress that the writer has not undertaken a search of the local authority records

Lot 2, 20 Matipo Street, Taupo

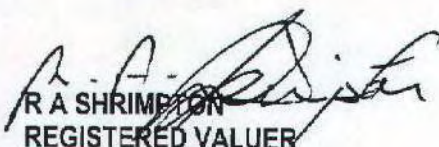
4

with regard to such information as may be available on a Land Information Memorandum report with regard to the subject property.

My valuation has been made for the purposes of the client to whom it is addressed and I do not accept or acknowledge any duty of care or responsibility to any other party.

Yours faithfully

VEITCH MORISON VALUERS LTD


R A SHRIMPTON
REGISTERED VALUER

rk

Resource management act certificate S223 S224c - A292652

FILE

0095 0020
RM060398

Land Registration District

South Auckland

Plan Number

DP 389398

Territorial Authority (the Council)

Taupo 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 21 day of November 2007
- 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
- pursuant to Section 224(c) all the conditions of the subdivision consent have been complied with to the satisfaction of the Council

Dated this 21 day of November 2007



Authorised Officer: Taupo District Council



Digital Title Plan - LT 389398

Survey Number LT 389398
Surveyor Reference 2006-088-dam.nzt
Surveyor Stephen Clive Bowden
Survey Firm Cheal Consultants
Surveyor Declaration

Survey Details

Dataset Description Lot 1 & 2 Being A Subdivision of Lot 10 DPS 207
Status Initiated
Land District South Auckland
Submitted Date
Survey Class Class I Cadastral Survey
Survey Approval Date
Deposit Date

Territorial Authorities

Taupo District

Comprised In

CT SA1001/237

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 389398	Fee Simple Title	0.0574 ha	357792
Lot 2 Deposited Plan 389398	Fee Simple Title	0.0452 ha	357793
Marked A Deposited Plan 389398	Easement		
Marked B Deposited Plan 389398	Easement		
Marked C Deposited Plan 389398	Easement		
Total Area		0.1026 ha	

Schedule / Memorandum

Land Registration District

South Auckland

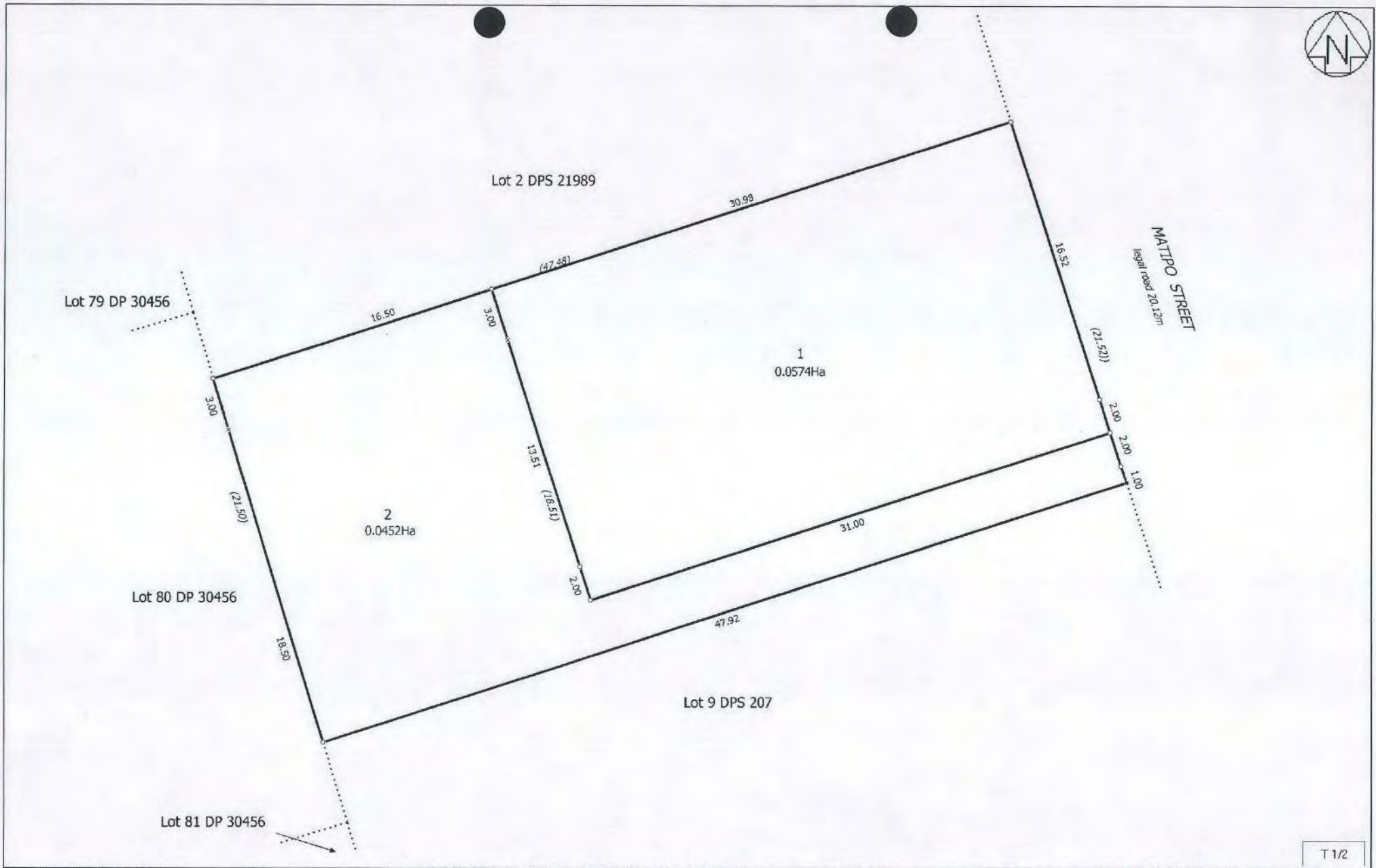
Plan Number

DP 389398

Territorial Authority (the Council)

Taupo District Council

Memorandum of Easements (Pursuant to s243 Resource Management Act 1991)			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way & Drainage (stormwater)	A	Lot 1	Lot 2
	B	Lot 2	Lot 1
Sewage	C	Lot 2	Lot 1



T 1/2

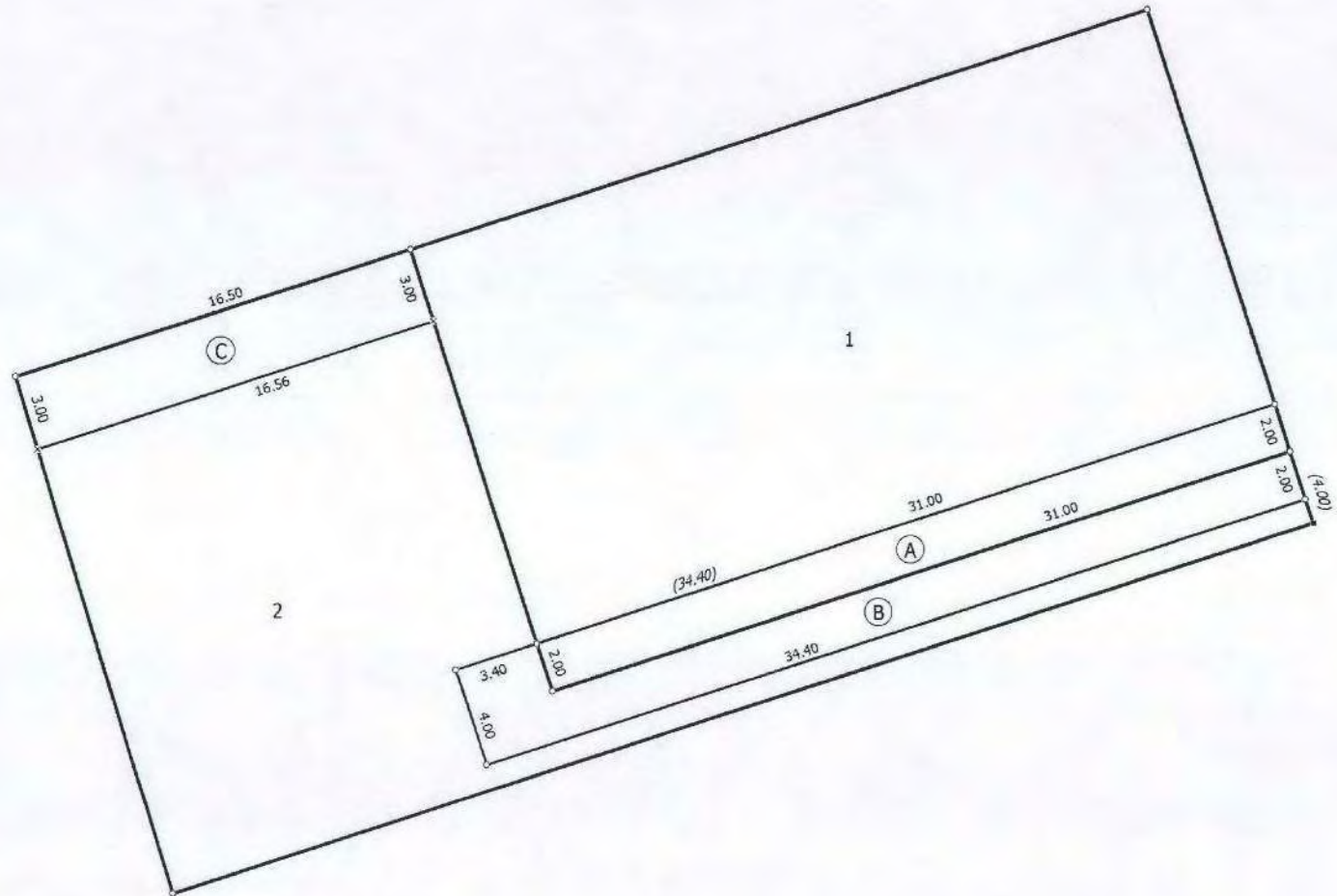
Land District: South Auckland

Lot 1 & 2 Being A Subdivision of Lot 10 DPS 207

Surveyor: Stephen Clive Bowden
Firm: Cheal Consultants

Digital Title Plan
LT 389398
DRAFT

Digitally Generated Plan
Generated on: 07/03/2007 3:52pm Page 3 of 4



Asbuilt - Sewer Connection - A292939

377 2303 ✓



WORKS ORDER FOR: (S/c, V/c, W/c)

WORKS ORDER NO: _____ DATE: 26.4.07

CODE NO: _____

PERMIT APPLICATION NO: Rm 060328 (if any) (James - check)

OWNER: Mercurial Holdings Ltd (Tracy Bay) PHONE: 378 6405

OWNER'S ADDRESS: box 1585, Taupo

PROPERTY ADDRESS: 20 Matipo Street, Taupo

FEE PAID: \$ 340 RECEIPT NO: _____

DIMENSIONS: new sewer connection

ASSIGNED TO: PC1 - Kevin Seers TARGET DATE: 30.4.07

ASSIGNED BY: Dona Cassidy

SKETCH WHERE REQUIRED: (Attach sheets if required) LOT NO: 10

DP: 207

RETURN CHIT (Fill in when work complete) W/O NO: _____

DATE WORK STARTED: _____ COMPLETED: _____

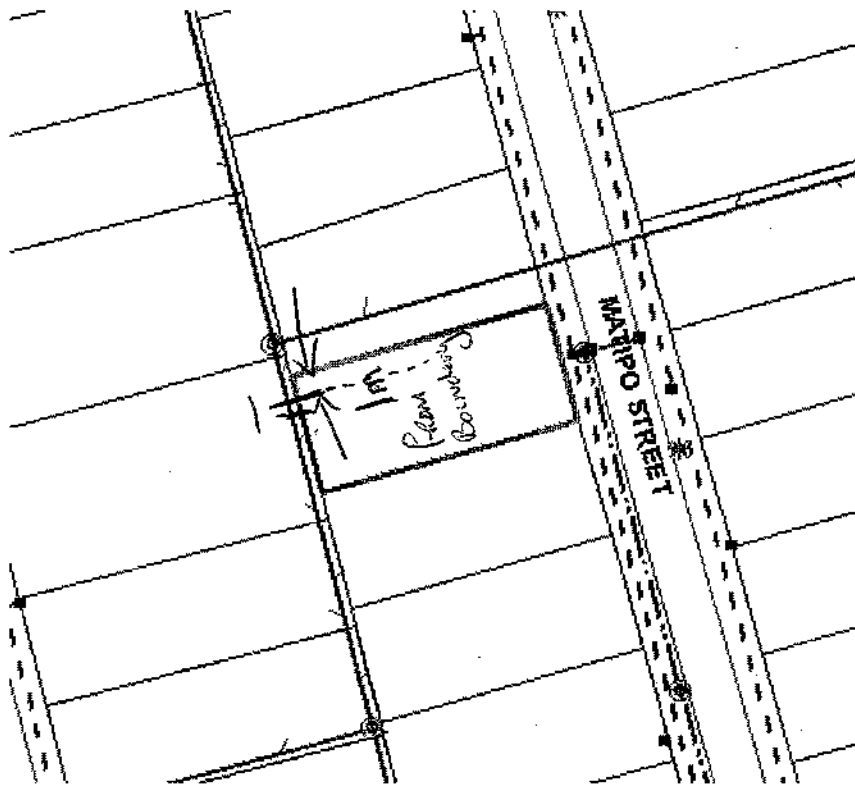
ACTION TAKEN: _____

IS ADDITIONAL WORK OR FURTHER ACTION NEEDED? YES/NO

DESCRIBE ADDITIONAL WORK OR ACTION: _____

SIGNATURE: _____ DATE: _____





Discretionary Activity subdivide the subject site into two fee simple allotments - A85567

**PLANNING REPORT TO THE PLANNING MANAGER: ENVIRONMENTAL SERVICES
SUBDIVISION CONSENT – DISCRETIONARY ACTIVITY**

APPLICANT: MERCURIAL HOLDINGS LIMITED
LOCATION: 20 MATIPO STREET, TAUPO
LEGAL DESCRIPTION: LOT 10 DPS 207
VALUATION NO: 0732165200

SCHEDULE:

PERFORMANCE STANDARD

TRANSITIONAL TAUPO DISTRICT PLAN
(TAUPO BOROUGH SECTION)
ZONE RESIDENTIAL B
Ordinance:

PROPOSED TAUPO DISTRICT PLAN
RESIDENTIAL ENVIRONMENT
Rule:
4a.3.5 Maximum Earthworks
4e.1.6 To Subdivide

CONSENT

Due to Section 19 of the Resource Management Act 1991, those rules relevant to this proposal are considered to be notionally inoperative making this a Permitted Activity.

To subdivide a residential lot into two lots, that will result in lot 1 being 573m² and lot 2 being 452m². Earthworks of up to 0.9 metres of fill are required within the front and a side boundary, to ensure the driveway complies with the 15 percent maximum gradient in the Proposed District Plan.

PURSUANT TO SECTIONS 93 & 94A-D TAUPO DISTRICT COUNCIL DETERMINED THAT THE PROPOSAL BY MERCURIAL HOLDINGS LIMITED TO SUBDIVIDE THE SUBJECT SITE INTO TWO FEE SIMPLE ALLOTMENTS IS DEEMED NOT TO REQUIRE PUBLIC NOTIFICATION OR SERVICE FOR THE FOLLOWING REASONS:

- The proposed earthworks are to increase the width and lower the gradient of the existing driveway to provide a better accessway to the proposed and existing dwelling. The earthworks will increase site distances, ensure pedestrian safety and provide safer access for vehicles entering and exiting the property.
- The application to subdivide into two residential lots has shown that dwellings can be placed on both of the proposed lots, and that these dwellings can comply with all of the bulk and location requirements of the Proposed District Plan.
- There are no wider effects or effects of a special nature that would warrant notification in this instance.

- The landowners and occupiers at 18 Matipo Street may be adversely affected by the proposal as the proposed retaining wall and associated fill is within the front and side boundary setbacks, adjacent to this address. However, written approval has been obtained from this party and no other parties are considered to be affected.

EVALUATION UNDER SECTION 104 AND 104B OF THE RESOURCE MANAGEMENT ACT 1991:

Proposal

Consent is sought to subdivide a residential lot into two fee simple lots, at number 20 Matipo Street, Taupo. It is proposed to create Lot 1, with the existing dwelling and area of 573m², and proposed Lot 2 will be 452m². A shared access will be formed 1.5 metres from the northern side boundary adjacent to number 18 Matipo Street. The accessway will need to be slightly elevated from that of the original access to comply with the proposed district Plan standards relating to Right of Way maximum gradients and will require fill within the front and side setbacks to widen and contour this access. The amount of fill required will be a maximum of 0.9 metres and will exceed the front and side setback allowance by 0.4 metres. A retaining wall is required along the accessway to contain this fill and will be approximately one metre in height.

Site and Surrounding Area Description

The site is 1,027m² in size and currently contains one dwelling located to the front of the proposed Lot 1. Access is to the southern end of this dwelling and is down a moderately steep concrete drive of approximately 15 metres in length. Currently two concrete strips run down the length of this access. At the rear end of the access the ground level flattens out. A garage (to be removed) is currently located at the end of this driveway. Proposed Lot 2 is a flat rear site void of any vegetation. Large trees are located along the northern and southern boundaries of the neighbouring lots. The area to the east currently has no vegetation along the boundary. Fences of approximately two metres in height surround proposed Lot two.

Plan Requirements

The site is zoned Residential B in the Taupo Transitional (Taupo Borough Scheme) District Plan. Due to Section 19(1) of the Resource Management Act 1991, the relevant rules under this have become notionally inoperative, making this Permitted Activity under this plan.

Under the Proposed District Plan the site is located within the Residential Environment. The applicant is proposing to place fill of 0.9m within the front and side setbacks which fails to comply with Rule 4a.3.5.iii, Maximum Earthworks, which states that only 0.5 metres of earthworks are allowed within the building setbacks. Section 6 of the Proposed District Plan identifies the requirements for Parking, Loading and Access. Rule 6.5.4 requires the maximum gradient of 15 percent. The proposed earthworks are required to ensure the access complies with this rule.

The Proposed District Plan states that any subdivision that does not comply with the performance standards of the environment in which it is situated requires assessment as a Discretionary Activity under this plan.

Overall, the application has been assessed as a **Discretionary Activity**.

The Objectives and Policies under the Transitional District Plan for the Residential B zone aim to encourage medium density Residential development whilst maintaining an attractive

Residential Environment and allowing infill housing at a higher density development than the Residential A zone (Section 2.3 Transitional District Plan Zone Statement).

The Objectives and Policies under the Proposed District Plan aim to maintain and enhance the character and amenity of the Residential Environment (Objective 3a.2.1).

The proposal is considered to be consistent with the Objectives and Policies of both District Plans because the nature and scale of the proposal is in keeping with the wider and surrounding environment. The site is capable of supporting two dwellings in compliance with the bulk and location requirements of the Proposed District Plan.

General criteria are provided in Section 4e.1.6 of the Proposed District Plan to give guidance when assessing Discretionary Activities. The relevant criteria will be assessed below.

Assessment

The effects of the proposed subdivision on the surrounding and wider environment will be only minor in nature and as such it is considered that the proposal will have no more than minor adverse effects. The existing dwelling is compliant with the performance standards of the Residential Environment and it is considered that a compliant dwelling can be placed on proposed Lot 2.

The proposed earthworks will be located along the southern side boundary and within the five metre front setback. The proposal is to fill 0.9 metres along this boundary and to build a corresponding retaining wall 1.5m out from this boundary of approximately one metre in height. These earthworks are to widen the current accessway and to reduce its overall gradient to comply with Rule 6.5.4 of the Proposed District Plan. It is expected that by widening the access and decreasing the gradient of the accessway this will increase sight distances for vehicles leaving the address and ensure passing pedestrian who will easily be able to see vehicles on the drive. Therefore the safety of both vehicles and pedestrians will be improved as a result of the proposed earthworks, it is also expected that the retaining wall and improvements made to the vehicle crossing will enhance the streetscape views of the property. As the proposed earthworks are to create an accessway in compliance with all the requirements of the Proposed District Plan, it is considered that there will be no more than minor adverse effects.

Council's Development Engineer has identified that the existing vehicle crossing must be removed and reinstated as a shared vehicle crossing. The berm and kerbs must be filled and re-grassed and all work must be done to Taupo District Council standards. Water, sewer and power connections are to be provided for both sites, with easements provided as necessary.

The proposed new vehicle crossing was originally thought to have a separation distance less than the compliant three metre distance required for the residential area, and was subsequently applied for as part of this consent. However subject to a site visit and through viewing the plans it has been found that the separation distance between the formed crossing of number 20 and number 18 Matipo Street is greater than the three metre distance required at the boundary of the site and as such consent for this is not required and therefore has not been assessed as part of this application.

It can therefore be concluded that as the proposed earthworks will make the accessway compliant with the Proposed District Plan and both sites are capable of complying with the bulk and location requirements of the Proposed District Plan, the subdivision will have no more than minor adverse effects. A condition of consent will ensure that construction noise nuisance will be kept to within Taupo District Council's requirements.

Under S104 (3)(b) the effects on parties who have given their written approval to the proposal must be disregarded. Written consent has been provided from the owners and occupiers of 18 Matipo Street.

Other Matters For Consideration

There are no relevant structure plans or other policy documents considered to be relevant to the assessment of this proposal. The proposal is not considered to be inconsistent with the Regional Policy Statement or Plan.

Conclusion

It is considered the proposal meets the intent of the Objectives and Policies of both the District Plans and that any potential environmental effects will be no more than minor. The proposal is considered to be consistent with the purpose and principles of the Resource Management Act 1991. The application is therefore recommended for approval.

RECOMMENDATION:

PURSUANT TO SECTIONS 104, 104B, 108, AND 405 OF THE RESOURCE MANAGEMENT ACT 1991, TAUPO DISTRICT COUNCIL GRANTS RESOURCE CONSENT BY WAY OF A NON-NOTIFIED APPLICATION TO MERCURIAL HOLDINGS LIMITED TO SUBDIVIDE THE SUBJECT SITE INTO TWO FEE SIMPLE ALLOTMENTS, ON THE PROPERTY DESCRIBED AS 20 MATIPO STREET, TAUPO, BEING LOT 10 DPS 207.

THIS CONSENT IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. The activity shall be undertaken in accordance with:
 - a. The application prepared by Cheal Consultants dated 27 July and formally received by Taupo District Council on the 31 July 2006.
 - b. The further information provided by Cheal Consultants dated 27 September 2006
 - c. The plans prepared by Cheal Consultants dated June 2006 and referenced as "PROPOSED SUBDIVISION OF LOT 10 DPS 207" and "PROPOSED DRIVEWAY LONG SECTION A-A" and stamped 'approved' following the issue of this consent.
2. The consent holder shall be responsible for the cost of repairing any damage to footpaths, kerbs or the berm as a result of building removal, earthworks or construction activity. Council may elect to carry out the repair work and invoice the consent holder, or alternatively, by arrangement with Council, the consent holder may undertake the repair work themselves (at their cost) to the satisfaction of Council. All such repair work shall be carried out within two weeks of the damage occurring.


3. All work shall comply with Taupo District Council's Code of Practice for Development of Land (August 2001), unless otherwise specifically approved by the TDC Development Engineers.
4. All earthworks equipment shall be operated in such a manner so as to avoid exceeding the recommended upper limits for construction noise received in residential zones as detailed in table 2 of NZS 6803:1999 'Acoustics – Construction Noise'.
5. In accordance with Section 36 (1)(c) of the Resource Management Act 1991, the consent holder shall pay the Council's costs of any monitoring that may be necessary to ensure compliance with the conditions specified.
6. The garage located on site, (on the proposed Lot 2), is to be removed prior to the issue of Section 224(c) Certificate.
7. The existing vehicle crossing must be removed, and the berm kerbs reinstated as per Taupo District Council (TDC) standards.
8. The consent holder shall install a new shared vehicle crossing to service the site in accordance with the requirements of the Taupo District Council's Code of Practice for Development of Land.
9. The consent holder shall create private right of way easements as necessary.
10. Stormwater runoff from easements A and B shall be collected and disposed of 'on site'.
11. The consent holder shall ensure the degraded berm outside the existing property be filled and levelled to a standard TDC berm, and re-gassed prior to the issue of a 224(c) Certificate.
12. The consent holder shall ensure a new water connection to the Taupo District Council proposed Lot 2.
13. The consent holder shall ensure that individual sewer connections are provided for each lot. Lot one shall have the existing sewer re-laid, clear of the likely building area on Lot 2 to a new sewer connection point on the public main. A private easement (Area C on the "SITE PLAN") shall be granted over the alignment of the new Lot 1 sewer where it crosses Lot 2.
14. The consent holder shall provide confirmation that the soak holes for the existing dwelling are contained within the Lot 1 boundaries.
15. The consent holder shall provide confirmation that the soak holes for the existing dwelling are contained within the Lot 1 boundaries.

Advice Notes:

1. The resource consent shall lapse five years after the date of consent unless:
 - a. it is given effect to before the end of that period or
 - b. upon application made prior to the expiry of that period, the Council fixes a longer period.


2. All earthworks shall be managed so that silt and dust do not create a nuisance beyond the site boundaries. A dust nuisance is deemed to have occurred when particles are visible in the air.
3. Pursuant to Section 208 of the Local Government Act 2002, a development contribution is payable prior to the issue of a Certificate under Section 224(c) of the Resource Management Act 1991. The contribution shall be recalculated if not paid within 12 months of the issue of invoice.

Report Prepared By:



**Jamie Torrance
ENVIRONMENTAL CONSENTS PLANNER**

Report Reviewed By:



**David Greaves
PRINCIPAL PLANNER RESOURCE CONSENTS**

**RESOURCE CONSENT
SUBDIVISION CONSENT – DISCRETIONARY ACTIVITY**

APPLICANT: MERCURIAL HOLDINGS LIMITED
LOCATION: 20 MATIPO STREET, TAUPO
LEGAL DESCRIPTION: LOT 10 DPS 207
VALUATION NO: 0732165200

SCHEDULE:

PERFORMANCE STANDARD

CONSENT

TRANSITIONAL TAUPO DISTRICT PLAN
(TAUPO BOROUGH SECTION)
ZONE RESIDENTIAL B
Ordinance:

Due to Section 19 of the Resource Management Act 1991, those rules relevant to this proposal are considered to be notionally inoperative making this a Permitted Activity.

PROPOSED TAUPO DISTRICT PLAN
RESIDENTIAL ENVIRONMENT
Rule:
4a.3.5 Maximum Earthworks
4e.1.6 To Subdivide

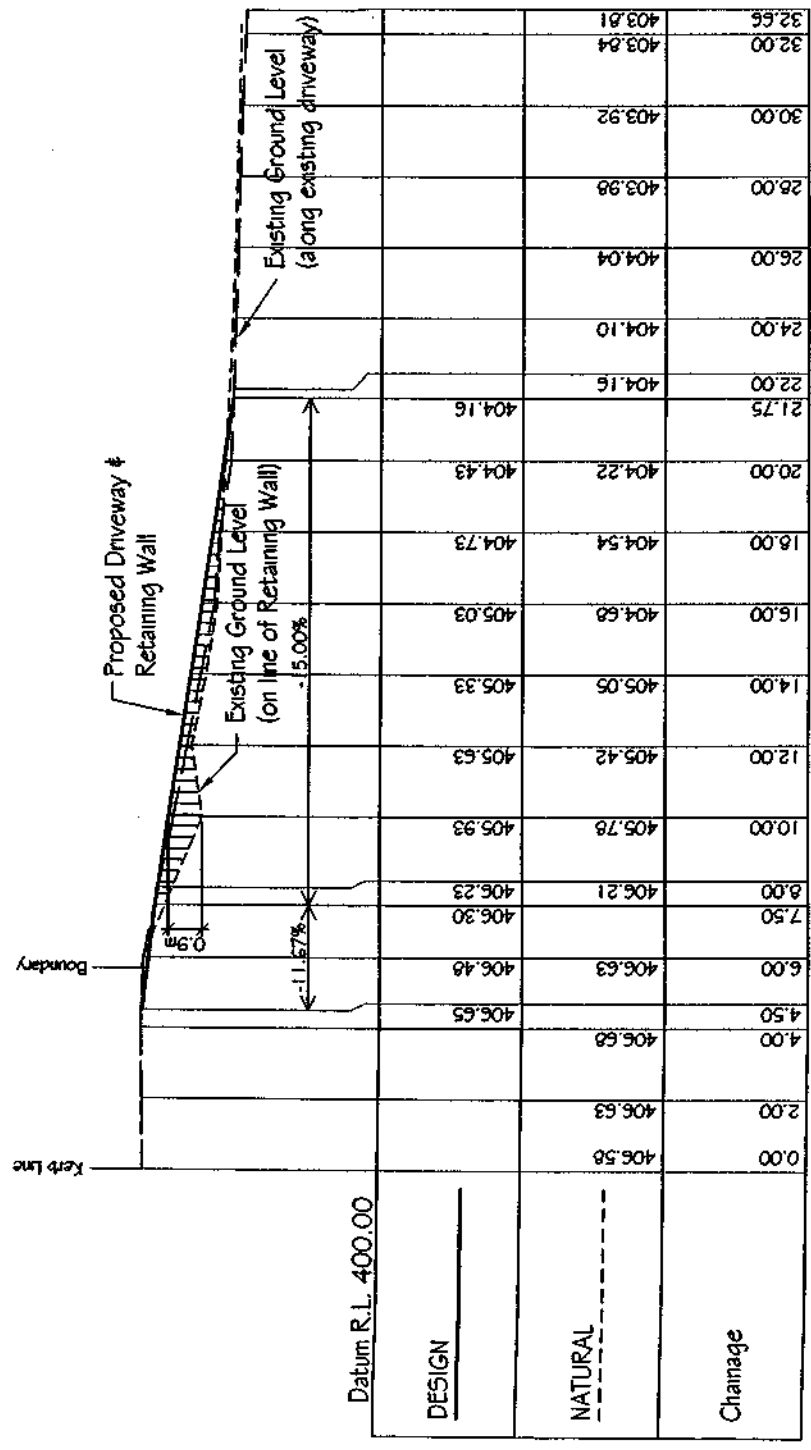
To subdivide a residential lot into two lots, that will result in lot 1 being 573m² and lot 2 being 452m². Earthworks of up to 0.9 metres of fill are required within the front and a side boundary, to ensure the driveway complies with the 15 percent maximum gradient in the Proposed District Plan.

The proposal as described above and in the application is granted under Sections 104, 104B, and 405 of the Resource Management Act 1991. The following conditions are imposed under Section 108 and 220 of the Resource Management Act 1991 Act and must be complied with when exercising this resource consent.

THIS CONSENT IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. The activity shall be undertaken in accordance with:
 - a. The application prepared by Cheal Consultants dated 27 July and formally received by Taupo District Council on the 31 July 2006.
 - b. The further information provided by Cheal Consultants dated 27 September 2006
 - c. The plans prepared by Cheal Consultants dated June 2006 and referenced as "PROPOSED SUBDIVISION OF LOT 10 DPS 207" and "PROPOSED DRIVEWAY LONG SECTION A-A" and stamped 'approved' following the issue of this consent.

2. The consent holder shall be responsible for the cost of repairing any damage to footpaths, kerbs or the berm as a result of building removal, earthworks or construction activity. Council may elect to carry out the repair work and invoice the consent holder, or alternatively, by arrangement with Council, the consent holder may undertake the repair work themselves (at their cost) to the satisfaction of Council. All such repair work shall be carried out within two weeks of the damage occurring.
3. All work shall comply with Taupo District Council's Code of Practice for Development of Land (August 2001), unless otherwise specifically approved by the TDC Development Engineers.
4. All earthworks equipment shall be operated in such a manner so as to avoid exceeding the recommended upper limits for construction noise received in residential zones as detailed in table 2 of NZS 6803:1999 'Acoustics - Construction Noise'.
5. In accordance with Section 36 (1)(c) of the Resource Management Act 1991, the consent holder shall pay the Council's costs of any monitoring that may be necessary to ensure compliance with the conditions specified.
6. The garage located on site, (on the proposed Lot 2), is to be removed prior to the issue of Section 224(c) Certificate.
7. The existing vehicle crossing must be removed, and the berm kerbs reinstated as per Taupo District Council (TDC) standards.
8. The consent holder shall install a new shared vehicle crossing to service the site in accordance with the requirements of the Taupo District Council's Code of Practice for Development of Land.
9. The consent holder shall create private right of way easements as necessary.
10. Stormwater runoff from easements A and B shall be collected and disposed of 'on site'.
11. The consent holder shall ensure the degraded berm outside the existing property be filled and levelled to a standard TDC berm, and re-gassed prior to the issue of a 224(Certificate.
12. The consent holder shall ensure a new water connection to the Taupo District Council proposed Lot 2.
13. The consent holder shall ensure that individual sewer connections are provided for each lot. Lot one shall have the existing sewer re-laid, clear of the likely building area on Lot 2 to a new sewer connection point on the public main. A private easement (Area C on the "SITE PLAN") shall be granted over the alignment of the new Lot 1 sewer where it crosses Lot 2.
14. The consent holder shall provide confirmation that the soak holes for the existing dwelling are contained within the Lot 1 boundaries.
15. The consent holder shall provide confirmation that the soak holes for the existing dwelling are contained within the Lot 1 boundaries.



LONGSECTION A-A

APPROVED

Scale Horizontal 1:150 Vertical 1:150

Rev	Date	Description	By	App
A	20/06/06	Issued for Resource Consent	SS	JH

Initials	Date	Signed
Designed	CR	June 06
Drawn	CR	June 06
Checked	SS	June 06
Approved	JH	June 06

CHEAL CONSULTANTS
 70 Rukopohu Street
 P.O. Box 165, Taupo
 New Zealand
 Phone: (07) 378 6405
 Fax: (07) 378 6447
 E-Mail: cheal@cheal.co.nz
 Website: www.cheal.co.nz

Project Title
 MERCURIAL HOLDINGS
 20 MATIPO STREET
 TAUPO

Drawing Title
 PROPOSED DRIVEWAY
 LONGSECTION
 Sheet 2 of 2

Drawing Status	
RESOURCE CONSENT	
CAD File Name	2006-088_SCD003
Scale	1 : 150
Sheet	A3
Drawing Number	2006-088-003
Rev	A

72 Lake Terrace, Taupo 3330
Private Bag 2005
Taupo Mail Centre, Taupo 3352
New Zealand

Telephone 07 376 0899
Facsimile 07 378 0118
www.taupo.govt.nz

File Number:
0095 0020

28 September 2006

J Hunter
Cheal Consultants
P O Box 165
TAUPO

Dear James

**SUBDIVISION CONSENT (DISCRETIONARY ACTIVITY) APPLICATION: RM060328
MERCURIAL HOLDINGS LIMITED - 20 MATIPO STREET, TAUPO**

I wish to advise that on the 27th September 2006 the Taupo District Council granted consent to your application for subdivision. A copy of the decision is enclosed. Please note that this consent lapses five years after the date of commencement unless the consent is given effect to before the end of that period.

Pursuant to Section 357 of the Resource Management Act 1991, the applicant/s may within 15 working days of receiving this decision, object in writing to Council in respect of the decision. Having assessed such an objection, Council may dismiss the objection or uphold it wholly or in part.

The consent holder is advised that this resource consent relates to the proposal outlined in the application. Should the proposal alter in terms of character, intensity or scale, then the consent authority and affected neighbours are required to be advised of any variation and is subsequently required to assess the proposal under the Resource Management Act 1991.

Please note that all archaeological sites are protected under the Historic Place Act whether or not they have been recorded or registered. If evidence of any historic site is found on the property, the Act requires that the Historic Places Trust be advised of the situation.

The fee for processing your application was \$812.30; therefore the balance owing is \$62.30 [\$812.30 - \$750.00]. This fee includes the Planning and Works Division costs. An invoice for \$812.30 is also enclosed.

Yours faithfully



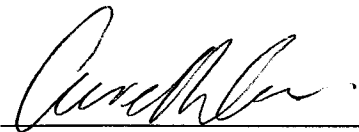
Shelley Dunham
ENVIRONMENTAL CONSENTS OFFICER



Advice Notes:

1. The resource consent shall lapse five years after the date of consent unless:
 - a. it is given effect to before the end of that period or
 - b. upon application made prior to the expiry of that period, the Council fixes a longer period.
2. All earthworks shall be managed so that silt and dust do not create a nuisance beyond the site boundaries. A dust nuisance is deemed to have occurred when particles are visible in the air.
3. Pursuant to Section 208 of the Local Government Act 2002, a development contribution is payable prior to the issue of a Certificate under Section 224(c) of the Resource Management Act 1991. The contribution shall be recalculated if not paid within 12 months of the issue of invoice.

GRANTED ON THE 27TH DAY OF SEPTEMBER 2006 BY WAY OF DELEGATED AUTHORITY DATED 7TH SEPTEMBER 2006 TO THE PLANNING MANAGER: ENVIRONMENTAL SERVICES, PURSUANT TO SECTION 34A OF THE RESOURCE MANAGEMENT ACT 1991.



Gareth Green
PLANNING MANAGER: ENVIRONMENTAL SERVICES



Warnings:
 This plan has been prepared for the purpose of a resource consent application only. It is not a proposed survey plan.
 Dimensions are likely to vary upon completion of the project and the applicant should not be relied upon to provide accurate dimensions without an appropriate condition to cover such variations.

Rev	Date	Amendment	By	App
B	25/7/06	RESOURCE CONSENT	RKM	AIP
A	20/6/04	RESOURCE CONSENT	SS	JH

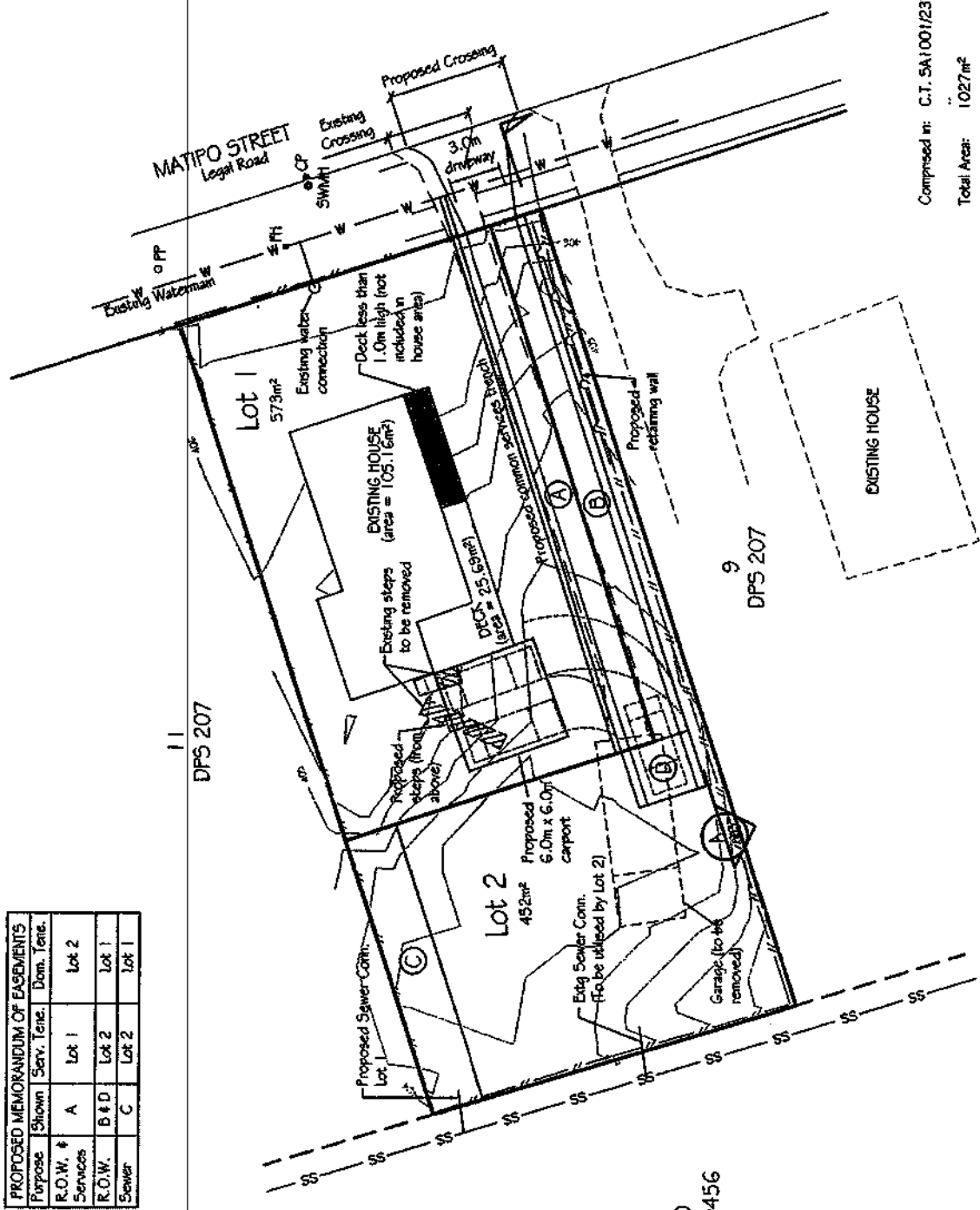
Surveys	initialed	Date	Signed
Designed	CR	May '06	CR
Drawn	SS	May '06	SS
Checked	JH	May '06	JH
Approved			

CHEAL CONSULTANTS
 70 RUA CAPEHU STREET
 P.O. BOX 145, TAUPO
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 Phone: (07) 378 6405
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 Email: cheal@cheal.co.nz
 Website: www.cheal.co.nz

Project Title
 MERCURIAL HOLDINGS
 20 MATIPO STREET
 TAUPO

Drawing Title
 PROPOSED SUBDIVISION
 OF
 LOT 10 DPS 207
 Sheet 1 of 2

Drawing Status	
RESOURCE CONSENT	Scale
CAD File Name	1:250
2006-088_SC002B	
Drawing Number	Rev
2006-088-002	B



PROPOSED MEMORANDUM OF EASEMENTS

Purpose	Shown	Serv. Tenet	Dom. Tenet
R.O.W.	A	Lot 1	Lot 2
Services	B & D	Lot 2	Lot 1
Sewer	C	Lot 2	Lot 1

Compressed in: C.T. SA1001/237
 Total Area: 1027m²

APPROVED

80
 P 30456

Check list for S88 S92 - A85569

FILE

Provided Adequate CHECK LIST FOR SECTIONS 88 & 92 RMA 1991

S88

S92

Description of Activity (Consent Type: Land Use/Subdivision /Unit Title/ Variation to Consent Condition/Outline Plan/Xlease)

Location (legal description/valuation number/maps)

Certificate of Title

Lodgement Fee

AEE: Statement made regarding effects, consultation letters/affected persons consent forms etc

Site plans: Rd / legal desc / North point / scale

Allotment plan: boundaries /existing & proposed buildings / distances to boundaries / uses of the site/ utility services / vehicle parking & access/contours

Earthworks: Statement made if required (Qty _____)

Floor plan: use of all areas / number of floors

Elevations: max height / daylight plane / natural ground level

External appearance of building ie building materials / photo of relocated dwelling

Subdivision: existing easements / right of ways / covenants / building line restrictions / numbers, areas & dimensions of all lots / proposed roads, service lanes, accessways with relevant width & gradient / proposed easements / Rural: water supply and waste disposal / service providers - electricity/phone/gas/environment waikato

S88

Application Accepted

OR

Application rejected

S92

Application Accepted

OR

Further Information Required

i.e. _____

Consent subdivide - A85570



72 Lake Terrace, Taupo, New Zealand
(branches also at Turangi and Mangakino)

Private Bag 2005, Taupo
Taupo Main Phone: (07) 376-0899
Taupo Main Fax: (07) 378-0118

0095 20
Rm 060328
FILE

FAX

DATE: 27/9/06.	
Fax: 378 6447	FROM: Fax: (07) 378-0114 Phone: (07) 376-0752
SENT TO: Andrea.	SENT BY/FROM:
ATTENTION:	YOUR REF: 20 Matipo Matipo St OUR REF: 060328.
TOTAL PAGES INCLUDING THIS SHEET: 6	
SUBJECT:	

Attn Andrea.

Consent to subdivide 20 Matipo 2 residential
lots.

cheers.
Jamie

CONFIDENTIALITY

If this fax has been sent to you by mistake, please ring us with the details, then destroy the fax. The fax may contain confidential and/or privileged information which may not be used in any way if you are not the intended recipient.

RESOURCE CONSENT PEER-REVIEW CHECKLIST

FILE

Date of Report: 1/9/06
 Consent Number: 060328
 Applicant: 20 Matipo, Mercurial Holdings

	✓ or N/A	Author	Peer Review
General			
Application read from Cover to Cover	✓	✓	✓
Spelling and Grammar correct	✓	✓	✓
Correct Applicant Details	✓	✓	✓
Correct Site Details	✓	✓	✓
Decision			
Resolution under Section 93 & 94	✓	✓	★/✓
Resolution under Section 104	✓	✓	✓
Activity Status Referenced	✓	✓	★/✓
Correct District Plan Reference(s)	✓	✓	✓
Does decision reflect what was applied for? (Consent can not be granted for things not applied for)	✓	✓	✓
Are Conditions enforceable?	✓	✓	✓ ^{no minor}
Is reference made to "approved plans", including who prepared them, reference number (and issue) and date.	✓	✓	✓
Is an advice note required for Development Contributions?	✓	✓	N/A
Has an Advice Note been added re. Archaeological Sites & HPT?	✓	N/A	N/A
Have issues relating to notable trees/archaeological sites/height restrictions/consent notices/hazard areas etc been addressed?	✓	N/A ✓	N/A
Affected Parties			
Have all affected parties been identified?	✓	✓	N/A
Has written approval been obtained from all affected parties?	✓	✓	N/A
Have Plans been signed by affected parties?	✓	✓	N/A
Administration Requirements			
Time recorded correctly	✓	✓	✓
Monitoring Requirements recorded	✓	✓	✓
Further Information Requests recorded	✓	✓	★
35(1A) uplifted if applicable	✓	✓	★

Comments: _____

Signed: [Signature] Date: 1/9/06 (Planner)

Signed: [Signature] Date: 1/9/06 (Reviewer)

Provide evidence two car parks - A85572

28th August 2006

72 Lake Terrace, Taupo 3330
Private Bag 2005
Taupo Mail Centre, Taupo 3352
New Zealand

J Hunter
Cheal Consultants
P O Box 165
TAUPO

Telephone 07 376 0899
Facsimile 07 378 0118
www.taupo.govt.nz

File Number:
0095 0020

Dear Sir / Madam

**PROCESSING OF RESOURCE CONSENT APPLICATION: RM 060328
MERCURIAL HOLDINGS LIMITED – 20 MATIPO STREET, TAUPO**

Further to our letter dated 1st August 2006, please provide the following information under Section 92A of the Resource Management Act

- Please provide evidence of two car parks on the proposed (Lot One) under the controlled subdivision rules, if a dwelling exceeds 80 metres squared in floor area two car parks are required. Please identify on the proposed lot one where these are to be located.

In accordance with Section 92A (1) you must, within 15 working days of this request either

1. provide this information, or
2. advise the Council in writing that the information will be provided and a date for its provision, or
3. advise Council in writing that the information will not be provided.

Please be advised that under Section 92A (3) of the Resource Management Act, Council may decline the application if the above timeframes are not met or the information is not provided, and Council considers that it has insufficient information to enable it to determine the application.

Yours faithfully

PP


Jamie Torrance
ENVIRONMENTAL CONSENTS PLANNER



Provide evidence two car parks - A85573

FILE

0095 0020

Dale McKavanagh

From: Jamie Torrance
Sent: Friday, 25 August 2006 11:56 a.m.
To: Stacey Fairweather; Dale McKavanagh; Shelley Dunham
Subject: 060328, 92 further info request.

could i please send this letter, thanks

92 request more info

Please provide evidence of two car parks on the proposed (Lot One) under the controlled subdivision rules, if a dwelling exceeds 80 metres squared in floor area two car parks are required. please identify on the proposed lot one where these are to be located.

Jamie Torrance
Environmental Consents Officer
Environmental Services

TAUPO DISTRICT COUNCIL
72 Lake Terrace
Private Bag 2005
Taupo

ph: 07 376 0814
fax: 07 378 0114
mobile: 0274 163 650
e-mail: jtorrance@taupo.govt.nz
web: <http://www.taupo.govt.nz>

Memo Engineering comments - A85574

RM: 060328

File: 0095 0020

MEMORANDUM	
<u>TO</u>	DEVELOPMENT ENGINEER
<u>FROM</u>	<u>Jamie</u> (PLANNER)
<u>SUBJECT</u>	PROPOSED SUBDIVISION/LANDUSE: RM _____

Please find attached correspondence as received for the above application for you comment and report.

Please note that under the Resource Management Act 1991 we have 20 working days to deal with this. Therefore your comment is required by 14th August 2006.

If the attached application relates to any of the following please circulate to **Engineering Officer: Stormwater**

- Stormwater Assets
- Stormwater / Drainage Easements
- Potential flood hazard areas
- Other _____

If the attached application relates to any of the following please circulate to **Engineering Officer: Roading**

- Located in the CBD
- Located on a State Highway or Arterial Route
- Sites with Historic parking problems
- Other _____

If the attached application involves any **Cash in lieu** for parking Please forward to **Manager: Works Division**

PLANNING AND DEVELOPMENT PROJECTS ENGINEERING ASSESSMENT COST

DEVELOPER : _____ **FILE NO** _____
LOCATION : _____ **REF NO** _____
TYPE OF PROJECT : _____

	Works Manager	KM	RES. E A-D-E	KM	Area E	KM		KM		KM		KM		KM
Initial Approval														
Research			20 min											
Site Visit			30 min											
Report Writing			40 min											
Report Checking	15 min													
Other Council														
Total Hours	15 min		90 mins										Total Km @ .50c	
Hourly Rate Base X 150%														
Total \$														

Recovery Code	:	\$	\$
Code	:	\$	\$
Code	:	\$	\$
Code	:	\$	\$
Total Cost to Recover	:	\$	\$
		[GST Excl]	[GST Incl]

FORWARD TO PLAN DEPT DATE : _____

RECOVERY RECEIVED DATE : _____

W[Div]ACC

NON-CHARGEABLE TIME HOURS : _____

TYPE OF WORK _____

FILE

SUBDIVISION
20 MATIPO STREET, TAUPO
MERCURIAL HOLDINGS LIMITED
ENGINEERING REPORT

1 PREAMBLE

This proposal is for an urban residential subdivision and seeks consent to subdivide Lot 10 DPS 207 to create 2 residential Lots. Proposed lot sizes are: Lot 1 539 m² and Lot 2 486 m². There is an existing dwelling located on the proposed Lot 1. The site slopes down from the access on Matipo St, resulting in the proposed Lot 2 being in the rear and at a lower elevation than the existing dwelling on Lot 1. A retaining wall is required along the southern boundary and the area behind this will be filled.

2 ROADING & ACCESS

Both proposed lots will share a vehicle access onto Matipo Street. The existing vehicle crossing must be removed, and the berm and kerbs reinstated to a standard acceptable to TDC. Provide a new shared vehicle crossing to TDC requirements. A Right of Way easement (A) shall be granted in favour of Lot 1 over Lot 2. A Right of Way easement (B) shall be granted in favour of Lot 2 over Lot 1. Stormwater runoff on the Right of Way easements (A and B) shall be collected and disposed of on 'on-site'.

The degraded berm outside the existing property shall be filled to a standard berm cross-fall and re-grassed. This damage has resulted from long-term berm parking from the residents of this property.

3 WATER SUPPLY

A water connection to the public main on Matipo Street currently exists for the dwelling on Lot 1. A new water connection to the TDC mains is required for the proposed Lot 2, with a visible Toby box. A private water easement is proposed in favour of Lot 2 over Lot 1.

4 SANITARY SEWERAGE

Individual sewer connections are required for each lot. A public sewer runs along the western boundary to which the existing dwelling on Lot 1 has a connection. Lot 1 shall have the existing sewer re-laid, clear of the likely building area on Lot 2, to a new sewer connection point on the public main. A private easement (C) shall be granted over the alignment of the new Lot 1 sewer where it crosses Lot 2. Lot 2 shall utilise the existing sewer connection to the abovementioned TDC public sewer main.

5 STORMWATER

All stormwater shall be collected and disposed of within the respective lots so as to avoid inundation or erosion of any other land.

6 UTILITY SERVICES

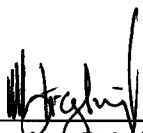
A new separate power connection point is required for Lot 2. Create a private services easement in favour of Lot 2 over Lot 1.

7 APPROVAL CONDITIONS


- 1 The existing vehicle crossing must be removed, and the berm and kerbs reinstated to a standard acceptable to TDC. Provide a new shared vehicle crossing to TDC requirements. Create private Right of Way easements as necessary. Stormwater runoff on the Right of Way easements (A and B) shall be collected and disposed of 'on-site'.
- 2 The degraded road berm outside the existing property shall be filled and levelled to a standard berm cross-fall and re-grassed.
- 3 A new water connection to the TDC mains is required for the proposed Lot 2.
- 4 Individual sewer connections are required for each lot. Lot 1 shall have the existing sewer re-laid, clear of the likely building area on Lot 2, to a new sewer connection point on the public main. A private easement (C) shall be granted over the alignment of the new Lot 1 sewer where it crosses Lot 2.
- 5 Provide confirmation that the Soakholes for the existing dwelling are contained within the Lot 1 boundaries.
- 6 A separate power connection point is required for Lot 2. Create a private services easement in favour of Lot 2 over Lot 1.

7 All work shall comply with Council's Code of Practice for Development of Land, unless otherwise specifically approved by the TDC Development Engineers.

Report Prepared By:


_____ Date: 2006-08-09
Michelle Stiglingh
ASSISTANT DEVELOPMENT ENGINEER

Approved for Submission:


_____ Date: 9/8/06
Roger Stokes
DEVELOPMENT ENGINEER



PROPOSED MEMORANDUM OF EASEMENTS			
Purpose	Shown	Serv. Tene.	Dom. Tene.
R.O.W. & Services	A	Lot 1	Lot 2
R.O.W.	B	Lot 2	Lot 1
Sewer	C	Lot 2	Lot 1

11
DPS 207

Warning:
This plan has been prepared for the purpose of a resource consent application only. It is not a precise survey plan. As areas and dimensions are likely to vary upon survey it should not be attached to any sale & purchase agreements without an appropriate condition to cover such variations.

Rev	Date	Amendment	By	App
A	20.6.06	Issued for Resource Consent	SS	

	Initials	Date	Signed
Surveyed	CR	May '06	
Designed			
Drawn	SS	May '06	
Checked	JH	May '06	
Approved			

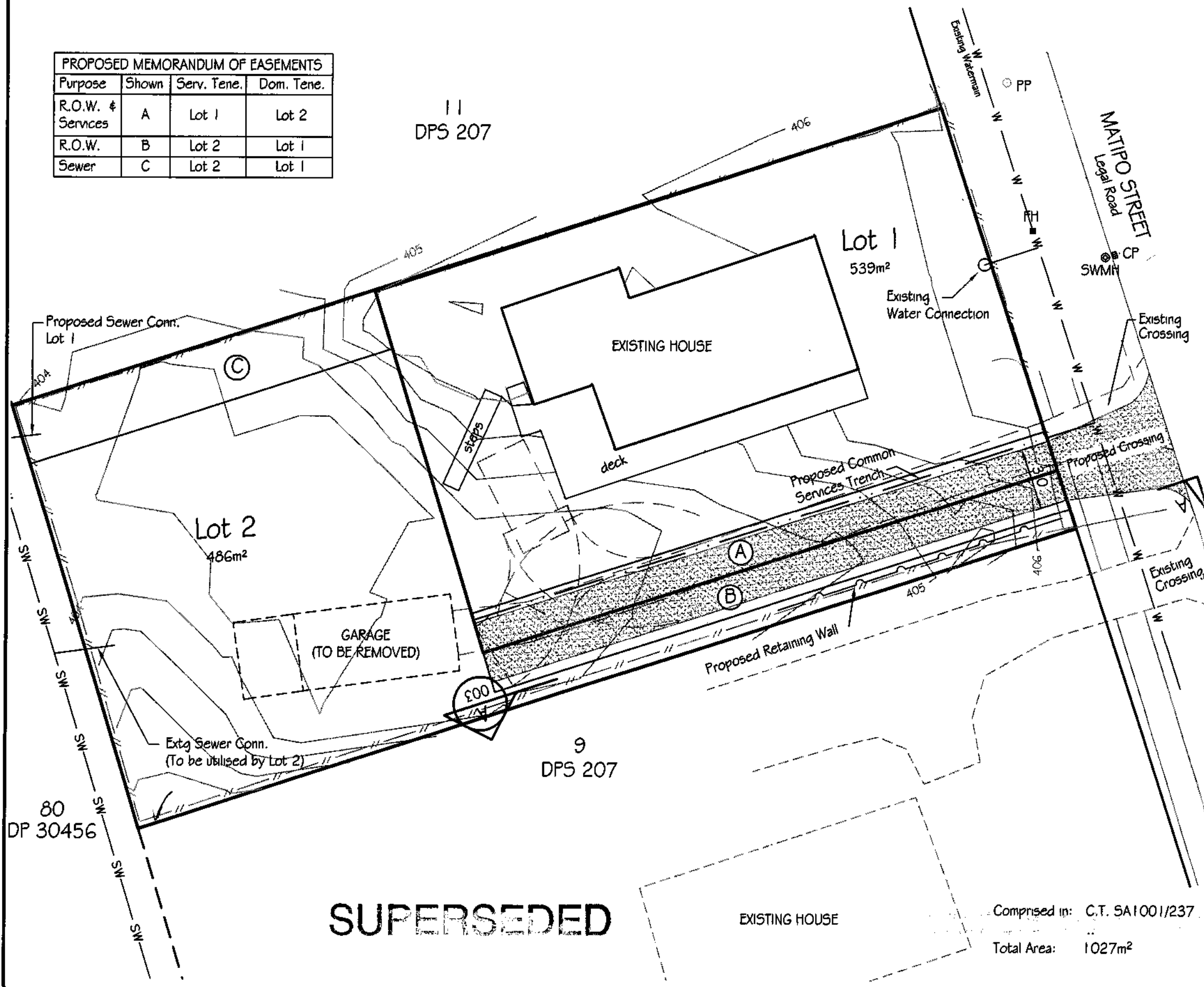
CHEAL CONSULTANTS
engineers • planners • architects

70 Ruapehu Street
P.O. Box 165, Taupo
New Zealand
Phone: (07) 378 6405
Fax: (07) 378 6447
E-Mail: chbn@cheal.co.nz
Website: www.cheal.co.nz

Project Title
**MERCURIAL HOLDINGS
20 MATIPO STREET
TAUPO**

Drawing Title
**PROPOSED SUBDIVISION
OF
LOT 10 DPS 207**
Sheet 1 of 2

Drawing Status		
RESOURCE CONSENT		
CAD File Name	Scale	A3
2006-088_SC002	1:200	
Drawing Number	Rev	
2006-088-002	A	

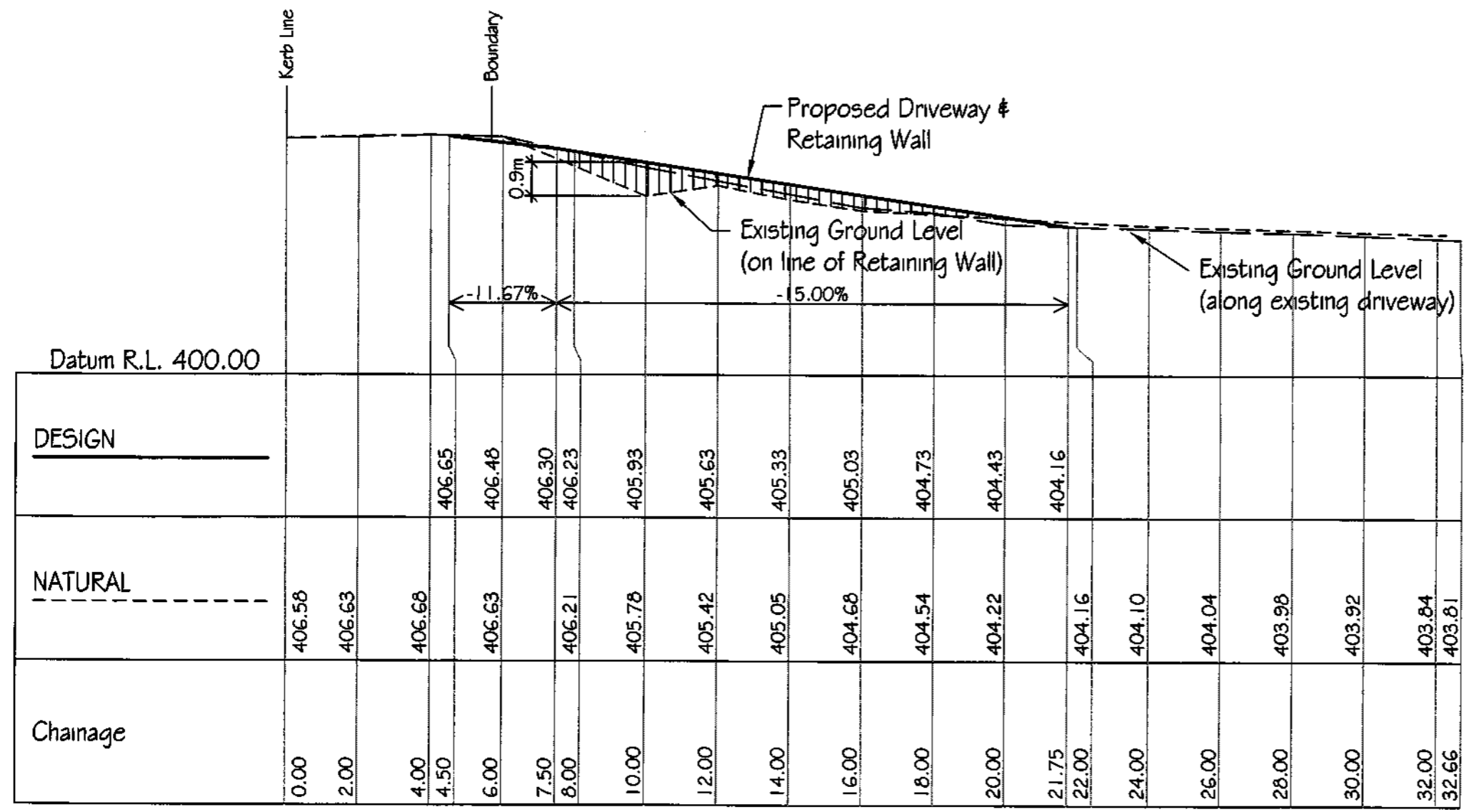


SUPERSEDED

Comprised in: C.T. SA1001/237
Total Area: 1027m²

© COPYRIGHT. This drawing and its contents remain the property of Cheal Consultants Ltd. Any unauthorised use or reproduction in part or in full is forbidden.

095 20
Rm 060328



Scale Horizontal 1:150 Vertical 1:150

LONGSECTION A-A

APPROVED

Rev	Date	Amendment	By	App
A	20.6.06	Issued for Resource Consent	SS	JH

	Initials	Date	Signed
Surveyed	CR		
Designed	CR	June '06	
Drawn	SS	June '06	
Checked	JH	June '06	
Approved			

CHEAL CONSULTANTS
70 Ruapehu Street
P.O. Box 165, Taupo
New Zealand
Phone: (07) 378 6405
Fax: (07) 378 6447
E-Mail: chbn@cheal.co.nz
Website: www.cheal.co.nz

Project Title
**MERCURIAL HOLDINGS
20 MATIPO STREET
TAUPO**

Drawing Title
**PROPOSED DRIVEWAY
LONGSECTION**

Sheet 2 of 2

Drawing Status		
RESOURCE CONSENT		
CAD File Name	Scale	A3
2006-088_SC003	1:150	
Drawing Number	Rev	
2006-088-003	A	

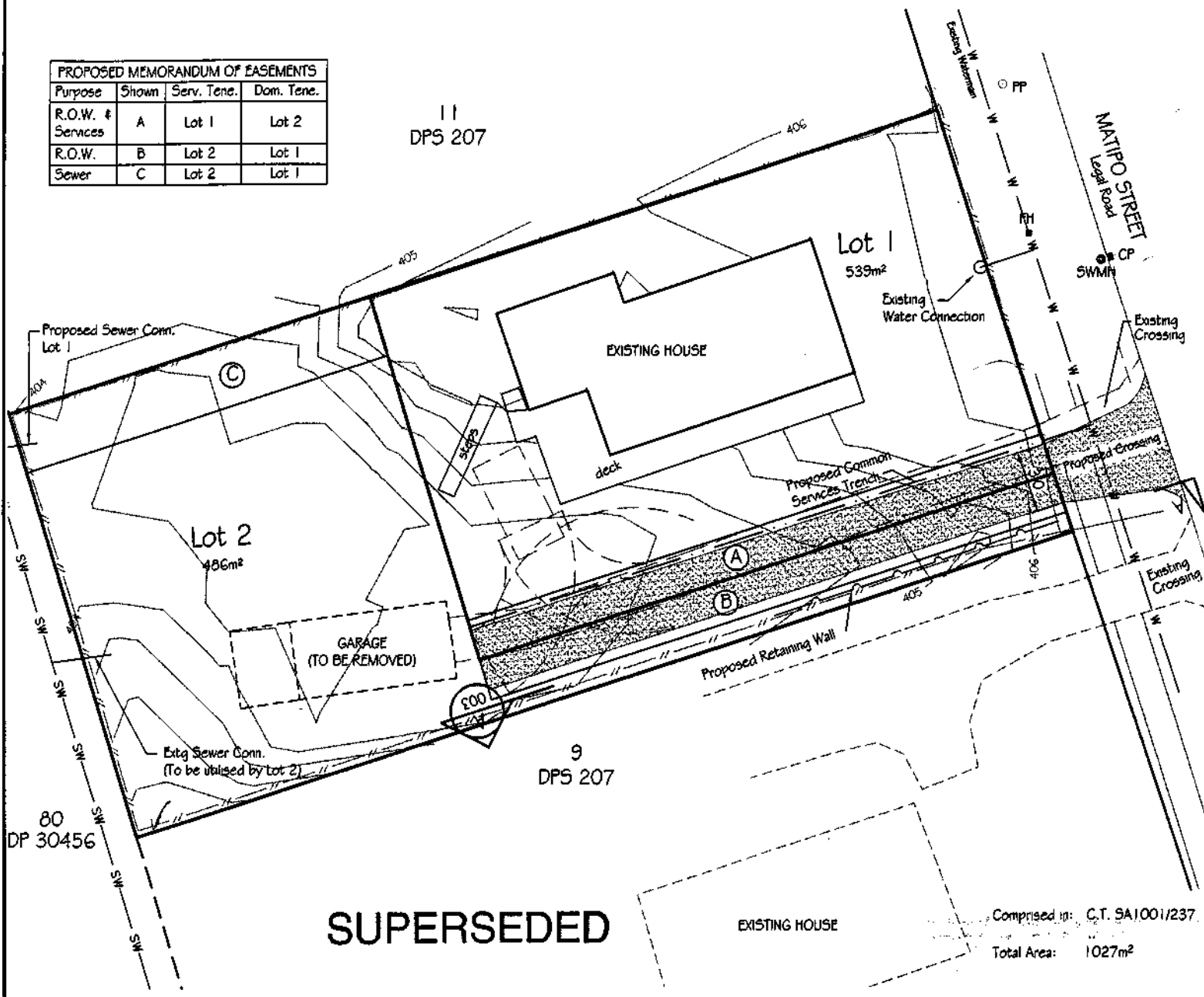
© COPYRIGHT. This drawing and its contents remain the property of Cheal Consultants Ltd. Any unauthorised use or reproduction in part or in full is forbidden.

RB



PROPOSED MEMORANDUM OF EASEMENTS			
Purpose	Shown	Serv. Tene.	Dom. Tene.
R.O.W. & Services	A	Lot 1	Lot 2
R.O.W.	B	Lot 2	Lot 1
Sewer	C	Lot 2	Lot 1

11
DPS 207



Warning:
This plan has been prepared for the purpose of a resource consent application only. It is not a precise survey plan.
As areas and dimensions are likely to vary upon survey it should not be attached to any sale & purchase agreements without an appropriate condition to cover such variations.

Rev	Date	Amendment	By	App
A	20.6.06	Issued for Resource Consent	SS	

	Initials	Date	Signed
Surveyed	CR	May '06	
Designed			
Drawn	SS	May '06	
Checked	JH	May '06	
Approved			

CHEAL
CONSULTANTS

70 Ruapehu Street
P.O. Box 165, Taupo
New Zealand
Phone: (07) 378 6408
Fax: (07) 378 6447
E-Mail: chbn@cheal.co.nz
Website: www.cheal.co.nz

Project Title
**MERCURIAL HOLDINGS
20 MATIPO STREET
TAUPO**

Drawing Title
**PROPOSED SUBDIVISION
OF
LOT 10 DPS 207**
Sheet 1 of 2

Drawing Status RESOURCE CONSENT		
CAD File Name 2006-088_SC002	Scale 1:200	A3
Drawing Number 2006-088-002	Rev A	

SUPERSEDED

Comprised in: C.T. 9A1001/237
Total Area: 1027m²

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Application formally received - A85576

72 Lake Terrace, Taupo 3330
Private Bag 2005
Taupo Mail Centre, Taupo 3352
New Zealand

Telephone 07 376 0899
Facsimile 07 378 0118
www.taupo.govt.nz

1 August 2006

J Hunter
Cheal Consultants
P O Box 165
TAUPO

File Number:
0095 0020

Dear James

**PROCESSING OF RESOURCE CONSENT APPLICATION RM060328
MERCURIAL HOLDINGS LIMITED - 20 MATIPO STREET ,TAUPO**

Your application for resource consent for the proposal at the above address was lodged with Taupo District Council on 31 July 2006.

Having checked the application for content required under Section 88 and 92 of the Resource Management Act 1991, the application has been formally received.

Your application will now be processed by Environmental Consents Planner Jamie Torrance.

I acknowledge receipt of your \$750 lodgement fee, and advise that an invoice will be issued following the Taupo District Council Decision. Should the actual cost of processing exceed the lodgement fee already paid you will be advised.

Yours faithfully



Shelley Dunham
ENVIRONMENTAL CONSENTS OFFICER



Resource consent application - A85577

2095-20
TAUPO DISTRICT COUNCIL
Received 31 JUL 2006
Serial No. 011

OUR REF 2006-88L3

27 July 2006

Records Entered

Taupo District Council
Private Bag 2005
Taupo Mail Centre
TAUPO 3352

ATTENTION: GARETH GREEN

Dear Gareth,

**MERCURIAL HOLDINGS LIMITED : 20 MATIPO STREET, TAUPO
APPLICATION FOR RESOURCE CONSENT**

Please find enclosed an Application for Resource Consent for Subdivision. We include the following information:

- Cheque for \$750 being Council's fee
- Form 9 Resource Consent Form
- Development Contributions Information Form
- Report containing an Assessment of Environmental Effects
- Scheme Plan 2006-088-002A
- Long Section Drawing 2006-088-003A
- Location Plan
- Certificate of Title
- Correspondence received from Unison Networks Limited
- Correspondence received from Telecom NZ Limited
- Affected parties consent form.

Would you please place this proposal before the appropriate Council Planner for approval at your earliest convenience. If there are any queries, please do not hesitate to telephone or email.

Yours sincerely,



JAMES HUNTER
ENVIRONMENTAL PLANNER
Email: jamesh@cheal.co.nz



People You Can Trust

RB

0095 20

Rm 200325

Version 1-2005

FILE



www.taupo.govt.nz

Postal address Private Bag 2005 Taupo, New Zealand Ph: 07-376 0899 Fax: 07-378 0114

Form 9 Resource Consent Form

Application for Resource Section 88 and the Fourth Schedule, Resource Management Act 1991

Date received, Consent number, FOR OFFICE USE ONLY, File No:

APPLICATION DETAILS

This form is to be used for an application as required under Section 88 of the Resource Management Act 1991 and must be accompanied by the fee listed on the schedule provided, together with plans and other supporting information.

I/We Mercurial Holdings Limited (full name of applicant)

The location of the proposed activity is as follows (include legal description)

20 Matipo Street, Taupo

(street address and/or legal description of application site)

Description of the proposed activity

Subdivision of the subject site into two fee-simple lots. The proposed subdivision transgresses the Maximum earthworks permitted within the front and side building setback and Access requirements of the Proposed District Plan.

(continue on a separate sheet if necessary)

Have you applied for a Project Information Memorandum (PIM) or a building consent for this project?

If so, what is the BC/PIM number? [] [] [] [] [] [] [] []

Postal address of applicant Tracey Bell Telephone 021 638 242 Mobile

PO Box 1585, Taupo Facsimile

E-mail

Consultant/Representative and address for service (if different) Telephone 3786405 Mobile

Cheal Consultants Ltd, PO Box 165, Taupo Facsimile 378 6447

C/o - James Hunter E-mail jamesh@cheal.co.nz

(N.B. Please note, that all correspondence will be sent to the identified address for service)

SIGNATURE

I/We hereby certify that, to the best of my/our knowledge and belief, the information given in this application is true and correct. I/We undertake to pay all actual and reasonable application costs incurred by the Taupo District Council.

Signature(s) [Signature] Date 25 / 07 / 2006

RB

RESOURCE CONSENT CHECKLIST

All Applications

1. Activity Status – Controlled, Restricted Discretionary Discretionary, Non-Complying Where more than one activity status, the more stringent status applies.	
---	--

	✓ or N/A	
	Applicant Check	Council Check
2. Completed application form*: (Form 9) Ensure all personal details are completed, signed & dated	✓	
3. Application Fee: Deposit Payable: \$ <u>750.00</u> *	✓	
4. Completed Development Contribution Information Form*	✓	
5. 4x Copies of Landuse Applications / 5x Copies of Subdivision Full Set of Plans (min. 4x full sets + 1x reduced A4 set)*	✓	
Plans to scale: 1:50, 1:100, 1:200* (Photos can be used to support)		
All plans are referenced with a unique plan No. & dated		
Site Plan showing: <ul style="list-style-type: none"> - Accurate Lot and Certificate of Title boundaries* - Legal Description on plans* - Day lighting - North point* - Any existing buildings* - Any Protected Trees (Incl. dripline) - Parking & On-site Manoeuvring - Access Arrangements – pedestrian & vehicle - Landscaping (including identification of plant species) & fencing – existing & proposed. - Significant features – waahi tapu, archaeological, heritage, topographical - Ground levels referenced to Moturiki Datum* (sea level) - On sloping sites – Contours including heights referenced to Moturiki Datum (sea level) - Location of Service connections / Pipes through property** - Existing easements / rights of ways / covenants / building line restrictions** 		
Floor Plan showing: <ul style="list-style-type: none"> - Areas dedicated to each activity on the site (internal & external)* 		
Elevations showing: <ul style="list-style-type: none"> - Appearance of any building* - Photographs may be used but should also be supported by scale plans 		
Other Plans (where relevant) showing: <ul style="list-style-type: none"> - Signage – wording, dimensions, method of attachment - Location and area of hazardous substances storage - Car parking provision 		
6. Certificate of Title: Current – less than 3 months old*	✓	
Attached details of any restrictions – Building Line, Covenants, Consent Notices, Easements*		

* Mandatory Information

** Application to be provided to Development Engineer once received by Council

	Submitted	Required
7. Assessment of Environmental Effects – appropriate to the scale of the proposal		
Cover Letter*	✓	
Examples:		
- Amenity + character		
- Traffic Generation		
- Noise		
- Signage		
- Relevant District Plan Rules not met		
8. Written Approvals of Affected Persons: Unconditional	Obtained	Required
Proposal Outlined on the prescribed form	✓	
Signed plans & elevations – Clear signatures, printed name, address & date		
Specified Owner or Occupier – where different (i.e. tenant) both signatures are required		
All Owners or authorised representative to sign on behalf of Specified Owner or Occupier (including Trustees).		
9. Tangata Whenua Consultation:		
Relevant Iwi & Hapu identified?		
Views sought & addressed?		
- if not, written explanation given why		
Details of consultation for land affected by or adjoining land containing an archaeological site or site of significance to Maori, or site/item listed in the Heritage Register		
10. Consultation with Other Parties:		
Council Asset Managers		
Environment Waikato		
NZ Historic Places Trust		
Department of Conservation		
Transit New Zealand		
Other (Please list):		
11. Expert Assessments:	Submitted	Required
Geotechnical*		
Traffic Engineer		
Landscape		
Arborist		
Cultural		
Other (i.e. Geothermal*)		
12. Other Consents Required:	Submitted	Required
Building Consent		
Liquor License		
Environment Waikato / Environment Bay of Plenty		
Other (Please list):		

DISCLAIMER - The completion of this form does not comprise any type of Council approval under the RMA. Nor does the completion of the form in any way prevent Council from making a request pursuant to Section 92 of the Resource Management Act 1991 for additional information required for processing the application.

* Mandatory Information

° Application to be provided to Development Engineer once received by Council

Development Contributions Information Form

Residential Applications

The following form will need to be completed when you apply for a resource consent, building consent or service connection to allow for the calculation of your development contribution:

COUNCIL REFERENCE
(If known)

General Details

1. Where is the development - address?

20 Matipo Street, Taupo

2. What is the name, address and contact phone number for service?

Cheal Consultants Limited

P O Box 165

Taupo 3351

Attention: James Hunter

Telephone: 07 378 6405

Fax: 07 378 6447

Email: jamesh@cheal.co.nz

3. What type of consent(s) is being applied for? Please tick

Subdivision

Land Use – no subdivision

Building Consent

Service connection

Please explain the nature of the work or activity that will be taking place.

Proposed 2 lot subdivision

Existing development

4. What is the existing land use? Please tick

Residential private
home/apartment

Residential commercial
accommodation

Mixture of uses

5. How many titles (existing) does this development affect?

One

6. Are there any cross lease/unit titles? If yes, attach details **NO**

7. How many private homes exist on the site?

One

8. Proposed Development

a) What is the proposed land use? Please tick

Residential private
home/apartment

Residential commercial
accommodation

9. How many titles are proposed in the new development?

Two

10. Are there any cross lease/unit titles? If yes, attach details **NO**

11. How many private homes are proposed in the new development?

Two

12. Please attach an independent land valuation for the existing allotment. This valuation is to be less than three months old. If there is to be subdivision, then a valuation of each proposed allotment will be required instead of the underlying allotments value

NB to avoid unnecessary costs, the valuation can be submitted after a consent is granted.

13. Other

Valuation to be provided after consent approval.

Thank you that is all the information we require for your residential private home development

Application for Resource Consent under Section 88 of the Resource Management Act 1991 Subdivision

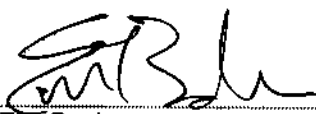
Mercurial Holdings Limited 20 Matipo Street, Taupo

Prepared by:


James Hunter
Environmental Planner

*Cheal Consultants Limited
70 Ruapehu Street
P O Box 165
Taupo
New Zealand*

Reviewed and
Approved for
Release by:


Ella Bacher
Team Leader

*Phone: ++64 7 378 6405
Fax: ++64 7 378 6447
Email: info@cheal.co.nz
Website: www.cheal.co.nz*

Date:..... 27 July 2006
Reference:..... 2006-88AP1
Status:..... Final 27 July 2006

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APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991 (SUBDIVISION RESIDENTIAL)

Consent Authority: Taupo District Council

The Applicant: Mercurial Holdings Limited

Address for Service: Cheal Consultants Limited, P O Box 165, Taupo 3351

Address for Invoice: Mercurial Holdings Limited, c/- T Bell, P O Box 1585,
Taupo 3351.

Site Details:

The details of this property to which this Application relates are:

Street Address: 20 Matipo Street

Legal Description: Lot 10 DPS 207

Certificate of Title: 1001/237

Area: 1027m²

Zoning: Transitional District Plan – Residential B
Proposed District Plan – Residential Environment.

Activity for which Consent is Sought:

Proposed subdivision of Lot 10 DPS 207 into two residential lots as follows:

- Lot 1 539m²
- Lot 2 486m².

The proposed activity is considered **Discretionary** under the Proposed District Plan.

1. INTRODUCTION

The subject property contains an existing single storey dwelling located on the front (north east) of the site.

The subject lot size of 1,027m² provides sufficient area to subdivide and construct a further dwelling. The proposed subdivision is also consistent with the surrounding Residential Environment. The proposed rear lot can adequately contain a fully complying dwelling.

The proposed subdivision will require a retaining wall to be built adjacent to the side boundary with No.18 Matipo Street and the area behind this will be filled. This will transgress the Maximum Earthworks criteria of the Proposed District Plan relating to the amount of fill required within the minimum building setback. It is not envisaged that the effects of the change in levels on the neighbouring property will result in more than minor effects.

The proposed access and crossing will be sited 1.5m from the south boundary of the property and will result in a crossing being sited within 3.0m of the neighbouring crossing at No.18. This would transgress the 3.0m distance required between crossings however given the excellent sight visibility from the crossing it is not envisaged that the reduced access separation distance will result in any significant effects.

2. SITE DESCRIPTION

The property is located on the western side of Matipo Street 100m south of the intersection with Rangatira Street.

There is an existing single storey dwelling with raised side and rear patio on the front of the site situated at road level. The site slopes down from the road resulting in the rear and side of the site being lower than the dwelling.

The existing vehicle access is sited approximately 3m from the south side boundary leading to a garage at the rear. The access is formed by two concrete strips sloping up to the road level. Beside the access the site falls away to the south and the neighboring property (18 Matipo Street). The neighboring dwelling is sited at a distance of 10m from the side boundary. There is some existing screening provided by trees to the side and rear of both the subject and adjoining properties.

3. DESCRIPTION OF PROPOSAL

It is proposed to subdivide the subject site into two fee simple lots. The existing dwelling will be contained within proposed Lot 1. Proposed Lot 1 will have an area of 539m². Proposed Lot 2 will have an area of 486m². A shared access will be formed at least 1.5m from the side boundary with No.18 Matipo Street. The level of the access will be slightly higher than that of the existing driveway and will require filling within the front and side building setback which exceeds the maximum earthworks requirements of the Proposed District Plan. A retaining wall will be provided within the Applicant's site to contain the filled area. A new vehicle crossing will be formed to serve the new access.

4. PHYSICAL DETAILS OF THE PROPOSAL

4.1 Water

There is a public main in Matipo Street with one existing connection to the dwelling on proposed Lot 1. A new connection will be required for Proposed Lot 2. A services easement will follow the southern side boundary and provide for electricity, water and telecommunications in favour of Lot 2.

4.2 Effluent Disposal

A public sewer line runs adjacent to the rear (western) boundary to which the existing dwelling has a connection. The existing connection will be temporarily capped and used for the future dwelling on Lot 2. A new connection will be made at the northwest corner to serve the existing dwelling on Lot 1. An easement will be required in favour of Lot 1 for the new connection.

4.3 Stormwater

Stormwater will be disposed of by way of soakholes.

4.4 Power and Telephone

Both services are available from Matipo Street.

Telecom NZ Limited's comments are attached. Telephone reticulation can be provided for the subdivided lots from the existing network.

Unison Network Limited's comments are also attached. Power can be supplied to the proposed development with an extension to the existing network.

4.5 Vehicle Crossings and Access

Currently there is one formed vehicle crossing and access way servicing the existing residence on proposed Lot 1 from Matipo Street. This is located approximately 3.0m from the southern boundary.

Use of the existing access is to be discontinued and a new 4.0m wide access will be provided adjacent to the southern boundary at a distance of 1.5m. The new access will have a similar, albeit slightly higher profile to the existing driveway which will extend closer to the boundary and require filling and retaining. As a result the proposed vehicle crossing will be sited within 3.0m of the neighboring crossing (18 Matipo Street) thereby transgressing the required separation distance of 3.0m between crossings. Due to the slope of the existing access the crest of the access will need to be reduced and filling undertaken further down in order to achieve a complying gradient of 15% (refer to attached Long Section Plan 2006-088-003).

The proposed access will be split in two with right-of-way easements created over each part for the benefit of each lot.

The proposed vehicle crossing and access will be formed in accordance with Council requirements.

4.6 Earthworks

No major earthworks are proposed however for the purposes of providing the access closer to the side boundary a retaining wall is required together with backfilling of the area to a height slightly above that of the existing driveway. This will transgress the 0.5m depth of fill allowed within the front and side building setbacks although it is not envisaged that this would result in more than minor effects on the neighboring property whose approval has been obtained. The maximum fill depth required will be 0.9m. The topography of the site will not necessitate any significant silt, dust or stormwater management requirement during any such earthworks.

5. STATUTORY CONSIDERATIONS

Resource Management Act 1991

Part II – Purpose and Principles

5. Purpose –

1. *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
2. *In this Act, "sustainable management" means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while –*
 - a) *sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
 - b) *Safeguarding the life-supporting capacity of air, water, soil, and ecosystems;*
 - c) *Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

The Application is not contrary to the purpose and principles of the Resource Management Act 1991.

Section 88 – Making an Application

1. *A person may apply to the relevant local authority for a resource consent.*
2. *An application must –*
 - a) *be made in the prescribed form and manner; and*
 - b) *include, in accordance with Schedule 4, an assessment of environmental effects in such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.*
3. *If an application does not include an adequate assessment of environmental effects or the information required by regulations, a local authority may, within 5 working days after the application was first lodged, determine that the application is incomplete and return the application, with written reasons for the determination, to the applicant.*
4. *If, after an application has been returned as incomplete, that application is lodged again with the relevant local authority, that application is to be treated as a new application.*
5. *Sections 357 to 358 apply to a determination that an application is incomplete.*

The Application has been created in the prescribed form and includes a full assessment of effects.

Section 104 – Consideration of Applications

1. *When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to –*
 - a) *any actual and potential effects on the environment of allowing the activity; and*
 - b) *any relevant provisions of –*
 - i) *a national policy statement;*
 - ii) *a New Zealand coastal policy statement;*
 - iii) *a regional policy statement or proposed regional policy statement;*
 - iv) *a plan or proposed plan; and*
 - c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.*
2. *When forming an opinion for the purposes of subsection (1)(a), a consent authority may disregard an adverse effect of the activity on the environment if the plan permits an activity with that effect.*
 - a) *when considering an application affected by section 124, the consent authority must have regard to the value of the investment of the existing consent holder.*
3. *A consent authority must not –*
 - a) *have regard to trade competition when considering an application;*
 - b) *when considering an application, have regard to any effect on a person who has given written approval to the application;*
 - c) *grant a resource consent contrary to:*
 - i) *Section 107 or 107a Section 217,*
 - ii) *an Order in Council in force under Section 152, or under*
 - iii) *any regulations;*
 - iv) *a Gazette notice referred to in Section 26(1), (2) and (5) or the Foreshore and Seabed Act 2004*
 - d) *grant a resource consent if the application should have been publicly notified and was not.*
4. *Subsection (3)(b) does not apply if a person has given written approval in accordance with that paragraph but, before the date of the hearing (if a hearing is held) or otherwise before the determination of the application, that person gives notice in writing to the consent authority that the approval is withdrawn.*
5. *A consent authority may grant a resource consent on the basis that the activity is a controlled activity, a restricted discretionary activity, a discretionary activity, or a non complying activity, regardless of what type of activity the application was expressed to be for.*

As a consequence of the proposed subdivision, an additional dwelling could be constructed. The creation of an adverse effect on the environment by a second dwelling may be disregarded as additional dwellings (subject to Coverage Standards) are Permitted under the Proposed District Plan.

Section 104B – Determination of Applications for Discretionary or Non Complying Activities

“After considering an application for resource consent for a discretionary activity or non complying activity, a consent authority –

- a) may grant or refuse the application; and*
- b) if it grants the application, may impose conditions under Section 108.”*

The Application is for a Discretionary Activity under the Rules of the Proposed District Plan.

6. RELEVANT PERFORMANCE STANDARDS

6.1 Transitional District Plan

Subject to Section 19 of the Resource Management Act 1991 the Performance Standards of the Transitional District Plan are notionally inoperative with the exception of ‘daylighting’.

2.7.2 Daylight –

No part of any building shall exceed a height of 2m plus the shortest horizontal distance between that part of the building and the nearest side boundary.

Except, in order to allow limited form of zero lot development and for garages to be attached to a dwelling and erected on a boundary, a part of a building not exceeding 10m in length may be located within 1.5m of a boundary and exceed the daylighting plane by no more than 0.5m. For the above purposes height shall be measured from the ground level at the point on the site boundary to which the above measurement refers.

The proposal complies with the Daylighting Standard of the Transitional District Plan.

6.2 Proposed District Plan

4e.1.3 Any subdivision which is not identified as a controlled activity, is a discretionary activity.

Performance Standard	Compliance	Comment
4a.3.1 – Maximum Building Height: i. 8m. ii. <i>EXCEPTION: Height Restricted Areas – 5m.</i>	<input checked="" type="checkbox"/>	Full Compliance.
4a.3.2 – Maximum Height to Boundary: 2.5m height at the boundary with a 45° recession plane	<input checked="" type="checkbox"/>	Full Compliance.
4a.3.3 – Maximum Coverage and Plot Ratio: i. 30% building coverage ii. 40% plot ratio iii. 50% total coverage iv. <i>EXCEPTION: High Density Areas – 50% building coverage, 75% total coverage, 100% plot ratio, 3m landscape strip along front boundary</i> v. <i>EXCEPTION: Low Density Areas – 5% building coverage, 7.5% plot ratio.</i>	<input checked="" type="checkbox"/>	Existing dwelling and deck on Lot 1 have a building coverage of 25.2%. Plot ratio and total coverage also comply. Lot 2 can accommodate building coverage of 145.8m ² and complying plot ratio and total coverage.
4a.3.4 – Minimum Building Setback: i. 5m front boundary ii. 1.5m all other boundaries iii. 0m common wall boundaries. iv. <i>EXCEPTION: Low Density Areas – 10m all boundaries, unless otherwise provided for within an existing subdivision consent.</i> v. <i>EXCEPTION: Land adjacent to Foreshore Protection Area – 5m foreshore protection boundary</i> vi. <i>EXCEPTION: Properties fronting Lake Terrace between Rifle Range Road and Taharepa Road – 10m front yard.</i>	<input checked="" type="checkbox"/>	Full Compliance.

Performance Standard	Compliance	Comment
<p>4a.3.5 – Maximum Earthworks:</p> <p>i. 1.5m vertical ground alteration in a new face of cut and/or fill</p> <p>ii. 50% disturbance of the allotment at any one time while redeveloping</p> <p>iii. 0.5m vertical ground alteration within the minimum building setback requirement</p> <p>iv. No dust or silt nuisance beyond the boundaries of the allotment</p> <p>v. EXCEPTION: High Density Areas - No maximum disturbance percentage for an allotment</p> <p>vi. Please note: where activities such as earthworks and onsite sewage treatment involve discharges to land, air and water, a resource consent may be required from the relevant Regional Council.</p>	<input checked="" type="checkbox"/>	In excess of 0.5m fill required within front and side building setback.
<p>4a.3.6 – Maximum Noise:</p> <p>i. The measurement sample time within the following time frames shall not exceed:</p> <ul style="list-style-type: none"> • Daytime hours 50 dBA • Evening hours 45 dBA • Nighttime hours 40 dBA with a maximum sound level (L_{max}) of 70 dBA. <p>ii. At the boundary of other Environments, the more stringent 'Maximum Noise' requirement shall apply</p> <p>iii. All construction noise shall meet the requirements of New Zealand Standard NZS 6803:1999 Acoustics Construction Noise</p> <p>iv. To be measured in accordance with New Zealand Standard NZS 6801:1999 Acoustics Measurement of Environmental Sound, and assessed in accordance with New Zealand Standard NZS 6802:1999 Acoustics Assessment of Environmental Noise.</p>	<input checked="" type="checkbox"/>	Full Compliance.
<p>4a.3.7 – Parking, Loading and Access: In accordance with Section 6: Parking, Loading and Access.</p>	<input checked="" type="checkbox"/>	Refer to table below.
<p>4a.3.8 – Maximum Vehicle Movements:</p> <p>i. 24 equivalent vehicle movements.</p> <p>ii. EXCEPTION: High Density Areas – 100 equivalent vehicle movements.</p>	<input checked="" type="checkbox"/>	16evm

Performance Standard	Compliance	Comment
<p>4a.3.9 – Maximum Artificial Light Levels: 8 lux (lumens per square metre) at the boundary</p>	<input checked="" type="checkbox"/>	Full Compliance.
<p>4a.3.10 – Maximum Signage:</p> <ul style="list-style-type: none"> i. 0.25m² total face area in one sign per allotment ii. Must relate to the activity undertaken on the allotment iii. No flashing, reflectorised or illuminated signs iv. EXCEPTIONS: High Density Areas – 4.0m² total face area in one sign per allotment v. EXCEPTIONS: All Areas – One temporary sign per allotment, 1.08m² total face area, 4m maximum height, for the sale of land or buildings. 	<input checked="" type="checkbox"/>	Full Compliance.
<p>4a.3.11 – Maximum Odour: There shall be no discharge of offensive or objectionable odour at or beyond the boundary of a site. Notes:</p> <ul style="list-style-type: none"> 1. In determining whether an odour is offensive or objectionable, the Council shall have regard to the assessment guide contained in 7.8. 2. The Regional Council may also require the resource consent be obtained for discharges to air (including odour discharges). 	<input checked="" type="checkbox"/>	Full Compliance.
<p>4a.3.12 – Stormwater:</p> <ul style="list-style-type: none"> i. All stormwater to be disposed of onsite. ii. Exception: Stormwater from impermeable surfaces can be disposed of via a primary or secondary stormwater drainage system within an area identified on the Planning Maps as a Stormwater Disposal Area, provided Council authorisation has been given. iii. Exception: Omori, Kuratau, Pukawa and Whareroa Stormwater Disposal Systems (shown on Planning Maps) – roof water may be disposed of to the street system. 	<input checked="" type="checkbox"/>	Soakholes will be used to dispose of stormwater onsite.

Parking Loading and Access

Performance Standard	Compliance	Comment
6.25 Parking Residential Activities <ul style="list-style-type: none"> ▪ Residential Unit less than 80m² GFA – 1 parking space required per residential unit. ▪ Residential Unit more than 80m² GFA – 2 parking spaces required per residential unit. 	<input checked="" type="checkbox"/>	Sufficient space for parking exists on both proposed lots to meet requirement.
6.5.1 Access Sight Distance 50/60km/hr: <ul style="list-style-type: none"> ▪ Local Road 40m 	<input checked="" type="checkbox"/>	Full Compliance.
6.5.2 Minimum Distance from Road Intersection to Vehicle Crossing 50/60km/hr local road 15m	<input checked="" type="checkbox"/>	Full Compliance.
6.5.3 Access Separation Distance between vehicle crossings Residential Environment <80km/hr: <ul style="list-style-type: none"> ▪ Local or Collector Roads 3m 	<input checked="" type="checkbox"/>	New crossing sited within 3.0m of neighboring crossing at 18 Matipo Street.
6.5.4 Accessways Residential Environment – Up to 2 dwellings Minimum legal access width 4m Minimum formed carriageway 3m Maximum gradient 15%	<input checked="" type="checkbox"/>	Full Compliance.

7. ASSESSMENT OF ENVIRONMENTAL EFFECTS

7.1 Subdivision

District Wide Assessment Criteria

4e.1 Subdivision –

- i. Any immediate or potential cumulative effects of the subdivision or subsequent land use on the quality of Taupo District's lakes, waterways and aquifers, and the methods by which such effects can be avoided, remedied or mitigated.

The additional dwelling will connect to public lines for water and sewerage services. No impact on any waterways will occur.

- ii. Any immediate or potential cumulative effects on the amenity values and characteristics of the Rural Environment, and the methods by which such effects can be avoided, remedied or mitigated.*

The subject property is surrounded by residential properties and will not impact on the rural environment.

- iii. Whether the design and layout of the subdivision avoids, remedies or mitigates any adverse effects on the surrounding environment*

No adverse effects will result from the proposed subdivision.

- iv. The location and scope of earthworks, including it's movement to, from and on the site.*

Earthworks are required to fill an area between a retaining wall and existing driveway within the front and side building setback. Fill is required to bring the level of the proposed access above that of the existing driveway. It is not envisaged this would result in more than minor effects.

- iv. The clearance or planting of vegetation, including its location, species and maintenance.*

No major vegetation clearance is proposed.

- v. The potential for financial contributions to avoid, remedy or mitigate any adverse effects on the environment.*

No financial contributions are proposed.

- vi. The imposition of conditions in accordance with Sections 108, 220 of the RMA, 1991.*

Standard Conditions for subdivisions are anticipated.

- viii. Any actual or potential effects on areas or features of cultural, historical, landscape or ecological value, (as identified through the provisions of this Plan).*

No known areas or features such as these exist at the subject property.

7.2 Parking, Loading and Access

Proposed District Plan Residential Environment

8. *Parking, Loading and Access –*

- i. Extent to which the safety and efficiency of the roading network, road hierarchy or users of the road would be adversely affected.*
- ii. Whether there will be any adverse effects on the safety of pedestrians using the allotment, road, footpath or vehicle crossing.*
- vii. Proposed methods for the avoiding, remedying or mitigation of any potential adverse effects, and the degree to which they would be successful including:*
 - measures to improve visibility to and from the vehicle crossing point and alternative construction, location or design;*
 - Alternative options for the supply of the required parks.*

The proposed access will have a total width of 4.0m and minimum formed carriage width of 3.0m and will replace the existing access currently located 3.0m from the southern side boundary of the site. The proposed access will be 1.5m from the side boundary requiring a retaining wall to be built and sufficient fill provided to achieve a profile with a complying 15% gradient. As a result of this a new vehicle crossing is required which will transgress the minimum separation distance of 3.0m in relation to the crossing at 18 Matipo Street. The proposal will provide improved access to the site by reducing the gradient to comply with the 15% Standard.

There is also excellent site visibility on this straight piece of road it is not considered that the reduced separation distance will adversely affect pedestrian or traffic safety. The proposed access and vehicle crossing position has been chosen in order to make the most efficient use of the of the site area.

7.3 Earthworks

12. *Earthworks –*

- i. Detraction from the amenity of adjoining allotments in terms of such matters as noise and dust occurring as a result of the earthworks, and the resulting impact on the use of these allotments.*
- ii. Potential for the creation of nuisance effects for residents within the area.*
- iii. Time period for which soil will be exposed.*
- iv. Proposed methods for the avoidance, remedying or mitigation of potential adverse effects and the degree to which they would be successful including:*
 - planned rehabilitation, recontouring and revegetation or the retention of existing vegetation.*
- v. Whether there are any Archaeological sites, and the potential effect of the earthworks on these sites.*

The proposed earthworks involving the filling of the area between the existing driveway and the new retaining wall sited adjacent to the side boundary will transgress the maximum earthworks permitted within the front and side setbacks due to the depth of fill exceeding the 0.5m permitted by the Standard. The maximum depth of fill will be approximately 0.9m.

All proposed filling will be contained behind a retaining wall and given the modest area of fill and minor nature of the works it is not considered there will be any significant impact on neighboring amenity or surrounding residential amenity such as noise or dust.

The profile of the driveway will be raised slightly to provide a complying 15% gradient and the retaining wall will be contained wholly within the applicant's property. In addition the neighbouring dwelling is sited at a distance of 10m from the boundary which is currently screened by some trees and shrubs on the neighboring property. The effects of the proposal are therefore considered to be no more than minor and neighbour's consent has been obtained. The works will not require any lengthy period of time (estimated two to three days) to implement and will not be left exposed as the new access will be formed and surfaced above. There are no archaeological sites identified within the site.

7.4 Conclusion

The proposal creates one additional lot with subsequent development.

As outlined above the proposal transgresses the maximum earthworks within the building setbacks and the required separation distance (3m) between vehicle crossings Performance Standards of the Proposed District Plan.

The proposed retaining wall and area of fill within the front and side building setbacks is not of a scale that will result in any adverse effects on neighbouring amenity and any effect of this should be disregarded as the consent of 18 Matipo Street has been obtained.

The proposed vehicle crossing is positioned in order to make the most efficient use of the site. There is excellent sight visibility in each direction and traffic and pedestrian safety will not be adversely affected.

The proposed lots are of a design and layout compatible with the surrounding area and will not detract from the existing amenity of the area. The visual impact of the proposal will also be minimised by the position of the existing dwelling at the front of the property. Overall the proposal is considered to have no more than a minor effect on the environment.

8. RELEVANT POLICIES AND OBJECTIVES

8.1 Transitional District Plan

The Residential B Zone of the Transitional District Plan states that:

General Policy –

The development of each residential site shall be controlled in such a way so as to achieve a residential environment that is attractive and provides a pleasant place in which to live.

Residential B Zone –

The Residential B Zone comprises the well established part of the town and provides for medium density residential development.

The zone is characterised by detached family dwellings, infill housing and the redevelopment of sites to provide residential units.

The performance standards for this zone are intended to maintain an attractive residential environment while allowing for infill housing and redevelopment at higher densities than that permitted in the Residential A zone.

Appropriate services and facilities servicing the local community are provided for.

Provision is also made for visitor accommodation at a density comparable with residential development.

The density of the proposal is consistent with the surrounding residential environment and accommodates a higher density provided for in the Policy. The additional lot is suited to a number of dwelling designs and site layouts given its size and shape. The visual amenity offered by the property in its current state will not be compromised as a result of the proposed development.

8.2 Proposed District Plan

The Objectives and Policies stated under Section 3a.2 of the Proposed District Plan are as follows:

Objective 3a.2.1 –

The maintenance and enhancement of the character and amenity of the Residential Environment

Policies—

- i. Maintain and enhance the character and amenity of the Residential Environment by controlling the bulk, location and nature of activities, to ensure activities are consistent with a residential scale of development, including an appropriate density and level of environmental effects.*
- ii. Encourage a wide range of appropriate activities within the Residential Environment while ensuring any adverse effects are avoided, remedied or mitigated.*
- iii. Protect the character and amenity of the Residential Environment from the adverse effects of relocated dwellings.*
- iv. Protect notable trees from damage from inappropriate activities and the adverse effects of development.*
- v. Maintain Specific Requirement Areas though protecting the established character of these areas in locations where the resulting amenity is valued.*
- vi. Protect the character of the District's lake and river margins from buildings, which are visually obtrusive and/or result in the loss of amenity of the foreshore area, by controlling the scale and location of the structures.*

The proposed development is not contrary to Objective 3a.2.1 and is consistent with the underlying Policies. The scale and nature of the proposal is well suited to the surrounding residential environment. Vegetation will not be affected by the proposal. The site is not within a Specific Requirement Area or in the vicinity of any areas or features of cultural, historical, landscape or ecological value as identified in the Proposed District Plan. There will be no impact on the character of the District's lake and river margins as a result of this Application.

9. CONSULTATION

Resource Management Act 1991

Section 104. Consideration of Applications –

(2) When forming an opinion for the purposes of subsection (1)(a), a consent authority may disregard an adverse effect of the activity on the environment if the plan permits an activity with that effect.

A consent authority must not –

- (a) have regard to trade competition when considering an application:*
- (b) when considering an application, have regard to any effect on a person who has given written approval to the application:*
- (c) grant a resource consent contrary to the provisions of section 107 or section 127, any Order in Council in force under section 152, or under any regulations*
- (d) grant a resource consent if the application should have been publicly notified and was not.*

The only party identified as being potentially affected by the proposal is the owner of No.18 Matipo Street due to the transgression of the maximum earthworks requirement in relation to the side boundary. As their consent has been obtained the effect of the proposal on that property should not be considered in accordance with S.104(2)(b) above.

10. NON NOTIFICATION

Given that all affected parties have provided their approval to the consent, namely 18 Matipo Street, the critical test in this case becomes whether or not the adverse effects of the proposal on the environment are less than minor. Specifically, Section 93(1)b of the Resource Management Act 1991 stipulates that a consent must be publicly notified unless the consent authority is satisfied that the adverse effects of the activity on the environment will be minor. As established in the application, the potential adverse effects of the proposal are certainly *no more than minor*. Therefore, based on both the Resource Management Act 1991 and the District Plan - irrespective of how it is administered - the application does not require public notification.

11. CONCLUSION

The proposed subdivision is not contrary to the Policies and Objectives of either of the District Plans. No adverse environmental effects will arise as a result of the development.

The subdivision will result in two lots of 539m² and 486m² respectively. The design and layout of the rear lot allows for a new dwelling to be built in full compliance with the policies, objectives and performance standards of both District Plans. As outlined in the Assessment of Environmental Effects, the transgressions in terms of Maximum Earthworks within the minimum building setback and minimum separation distances between vehicle crossing points will result in effects that are no more than minor.

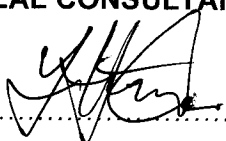
We certify that the information contained herein is in accordance with the requirements of the Resource Management Act 1991 and that the Applicant has a legal obligation to comply with any Conditions imposed should the Application be approved.

Attached is the \$750 lodgement fee for a Non Notified Subdivision Consent.

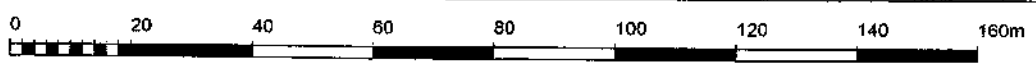
Name [on behalf]:

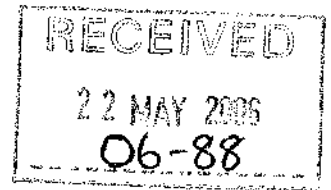
**JAMES HUNTER
CHEAL CONSULTANTS LIMITED**

Signature [on behalf]:



.....





**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Search Copy



R. W. Muir
Registrar-General
of Land

Identifier SA1001/237
Land Registration District South Auckland
Date Issued 22 June 1951

Prior References
SA986/111

Estate Fee Simple
Area 1027 square metres more or less
Legal Description Lot 10 Deposited Plan South Auckland
207

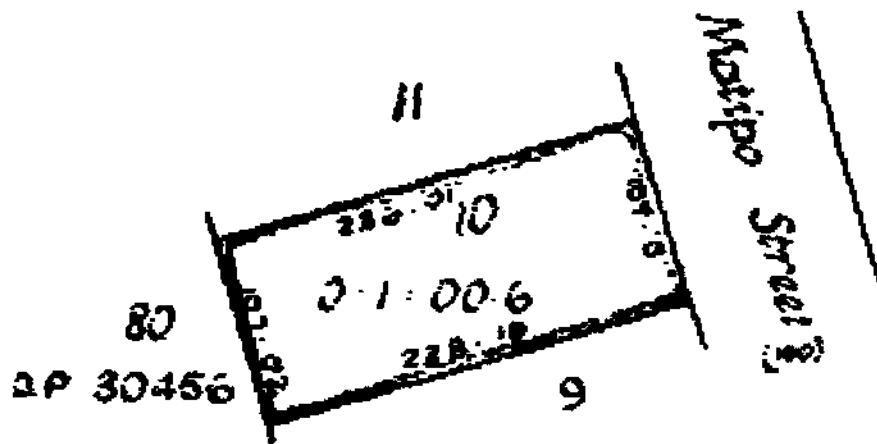
Proprietors
Tracey Ann Bell

Interests

Saving and excepting all minerals within the meaning of the Land Act 1924 on or under the land and reserving always to Her Majesty the Queen and all persons lawfully entitled to work the said minerals a right of ingress, egress and regress over the said land

6791747.4 Mortgage to ASB Bank Limited - 17.3.2006 at 9:00 am

Taupo Town District



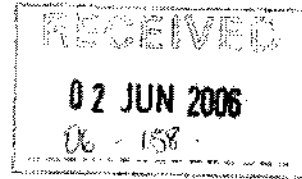
Direct Dial: 06 873 9321
Direct Fax: 06 873 9394
Email: martyn.steel@unison.co.nz



unison

The Powerlines People

2 June 2006



Cheal Consultants Ltd
PO Box 165,
TAUPO

ATTENTION: James Hunter

Dear James.

RE: 20 Matipo St-Taupo-Subdivision.

Thank you for your fax dated 31 May 2006.

Unison is able to supply your proposal from its existing network.

There will be costs to your client prior to connection, an indicative cost would be in the vicinity of \$3,800.00 plus GST.

Do not hesitate to contact me for more information.

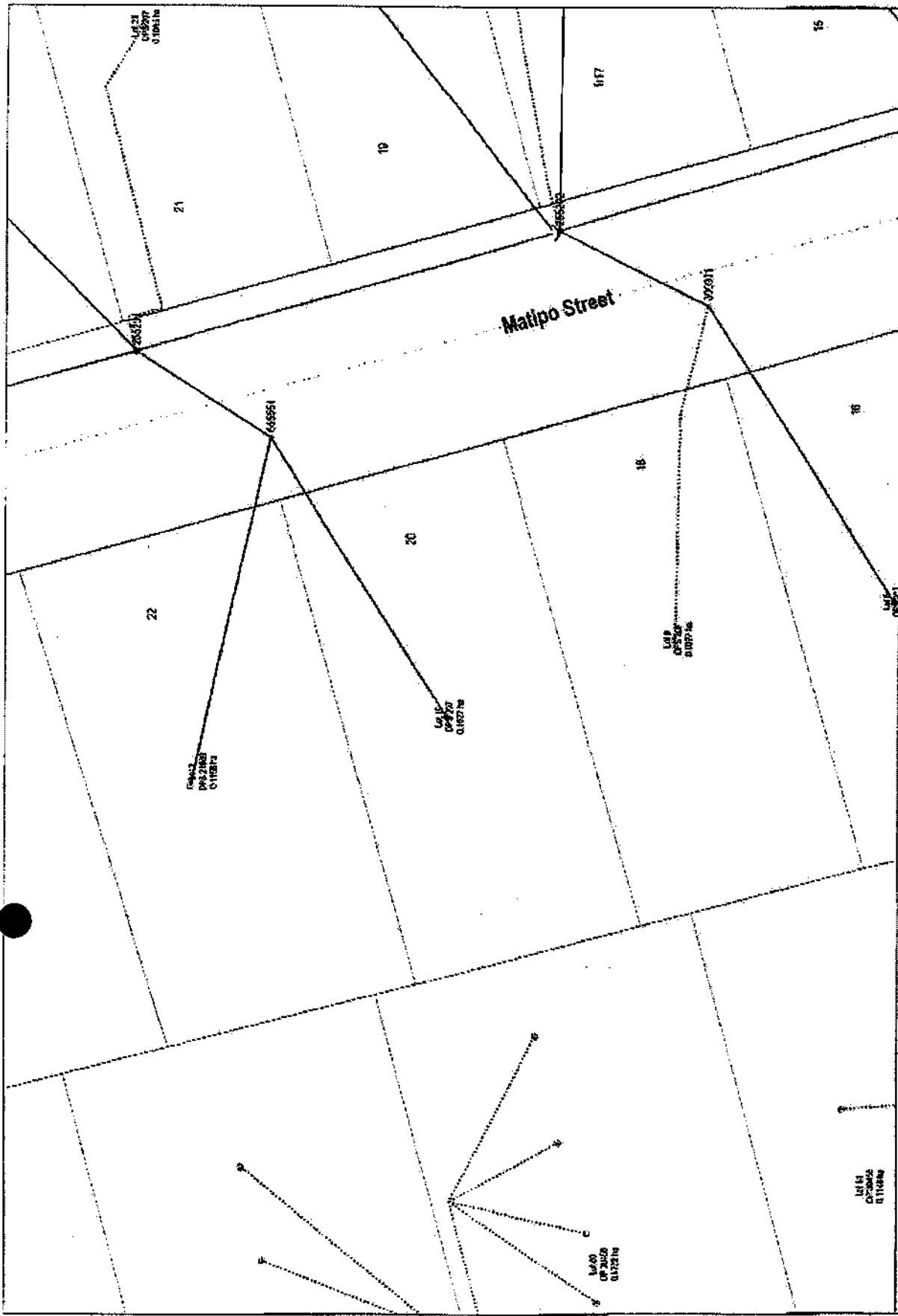
Yours faithfully


Martyn Steel
Team Leader New Connections



Unison Networks Limited 1101 Omaha Road Box 535 Hastings New Zealand
P +64 6 873 9300 F +64 6 873 9311 0800 286 476 www.unison.co.nz

...when always waiting for you



Scale: 1:500
Date Printed: 01/06/2006

Lot 10, #20 Malipo St - Taupo

Unison Networks Limited accepts no responsibility for the precise location of services shown on this plan. All services are indicated only as a reference and the user is responsible for verifying the location of services shown here.

Telecom

Telecom New Zealand Limited
Network Delivery
Telecom Exchange Building
1199 Hinemoa Street
Rotorua

Telecom Ref:
Your Ref: 2006-088

Telephone: 07 349 9251
Facsimile: 07 349 9252

RECEIVED

01 JUN 2006

06-088

Cheal Consultants
P.O Box 165
Taupo

Attention: James Hunter

Date: 01/06/06

RE: **Proposed Subdivision : 20 Matipo Street : Taupo : 2 lots**
Location

TELEPHONE NETWORK PROVISIONING

Thank you for your letter and Scheme plan for the above subdivision.

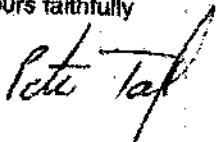
Telephone reticulation to the above subdivision can be provided through Telecom's network, within standard provisioning guidelines. Telecom reserves the right to defer or decline provisioning in exceptional cases, particularly where network growth is, in Telecom's assessment, deemed uneconomic or cannot be accommodated for other reasons.

Connection to the Telecom network, including provision of service lead-ins, can be arranged at the request of the end customer. To arrange for connection, customers should phone 123 then select option 3 then option 1, Telecom Residential Sales and Service.

Adjustments to the telephone network may result in a delay in providing service, particularly if substantial adjustments or additions to the network are required.

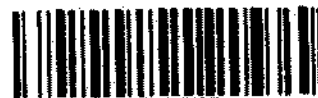
Telecom standard new connection charges, and Network Extension charges where applicable, will apply to any new connection made to this subdivision. Please contact Telecom Residential Sales and Service, by phoning 123, then select option 3 then option 1, for an assessment of these fees.

Yours faithfully



Peter Taft
Network Deployment Specialist

: 20 Matipo Street : Taupo : 2 lots
1/06/2006



008072

AFFECTED PARTIES CONSENT FORM

To: Taupo District Council

I/We GRIETJE ANNY OOSTERHOFF.

(GRETEL FAMILY TRUST)
(full name or names)

being the owner(s) / occupier(s) of the property situated at:

18 MATIPO STREET

TAUPO.

(address and/or legal description of your property)

give consent to the proposal by Mercurial Holdings [2006-88 JSH]

to subdivide the property into two lots. The proposal transgresses the maximum earthworks permitted within the front and side building setback as the depth of fill behind the retaining wall will exceed 0.5m. The minimum access separation distance (3.0m) required between vehicle crossings will also be transgressed by the position of the new vehicle crossing.

on the following property 20 Matipo Street, Taupo (Lot 10 DPS 207)

as outlined in the application and on the plans signed by me.

Signed

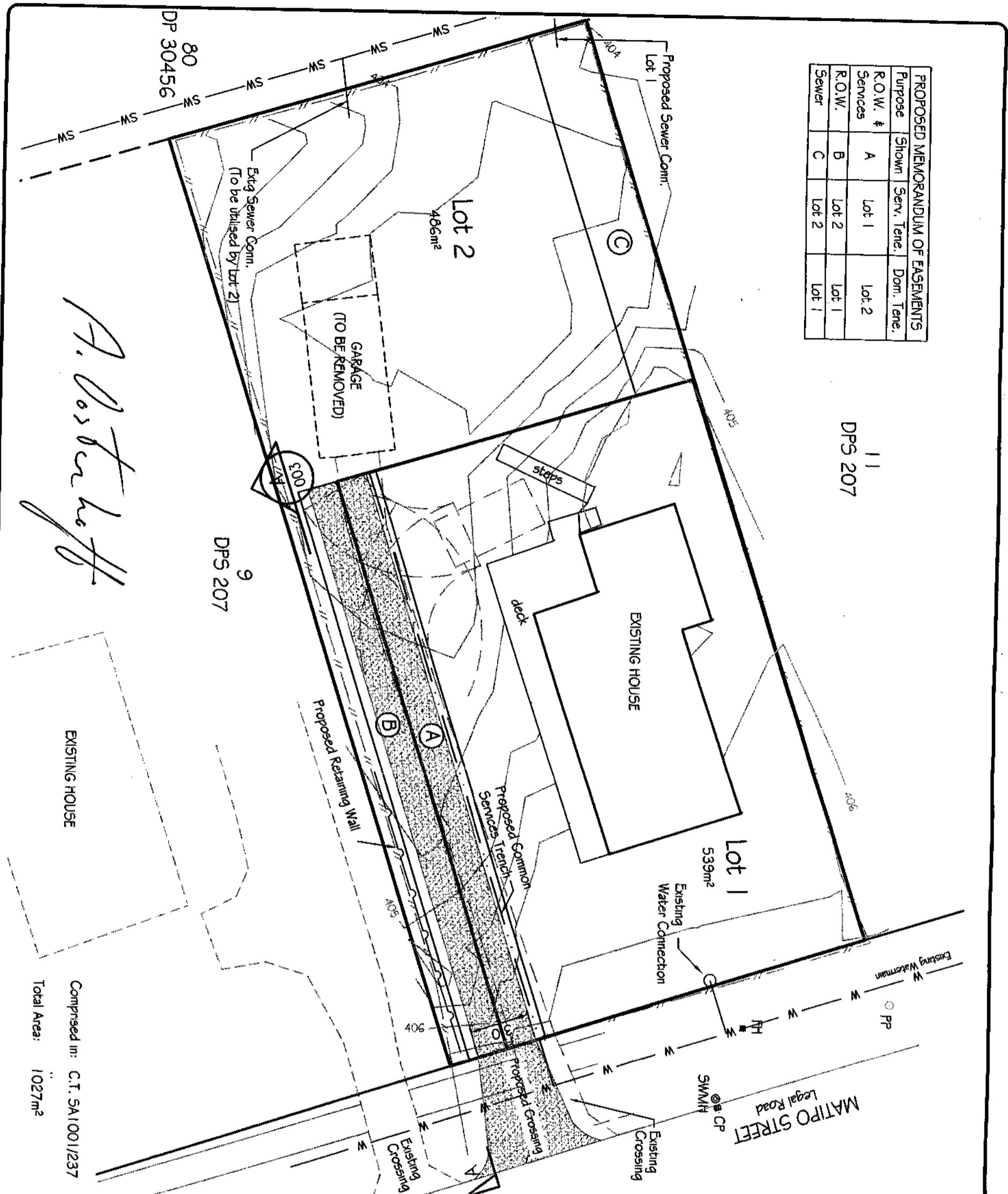
A. Oosterhoff

Date

21-7-06



PROPOSED MEMORANDUM OF EASEMENTS			
Purpose	Showrt	Serv. Tene.	Dom. Tene.
R.O.W. # Services	A	Lot 1	Lot 2
R.O.W. #	B	Lot 2	Lot 1
Sewer	C	Lot 2	Lot 1



A. Osterhoff

Comprised in: C.T. SA1001/237
Total Area: 1027m²



Warning:
This plan has been prepared for the purpose of a resource consent application only. It is not a precise survey plan.
As areas and dimensions are likely to vary upon survey it should not be attached to any sale & purchase agreements without an appropriate condition to cover such variations.

Rev	Date	Amendment	By	App
A	20.6.06	Issued for Resource Consent	SS	

	Initials	Date	Signed
Surveyed	CR	May 06	
Designed			
Drawn	SS	May 06	
Checked	JH	May 06	
Approved			

CHEAL CONSULTANTS

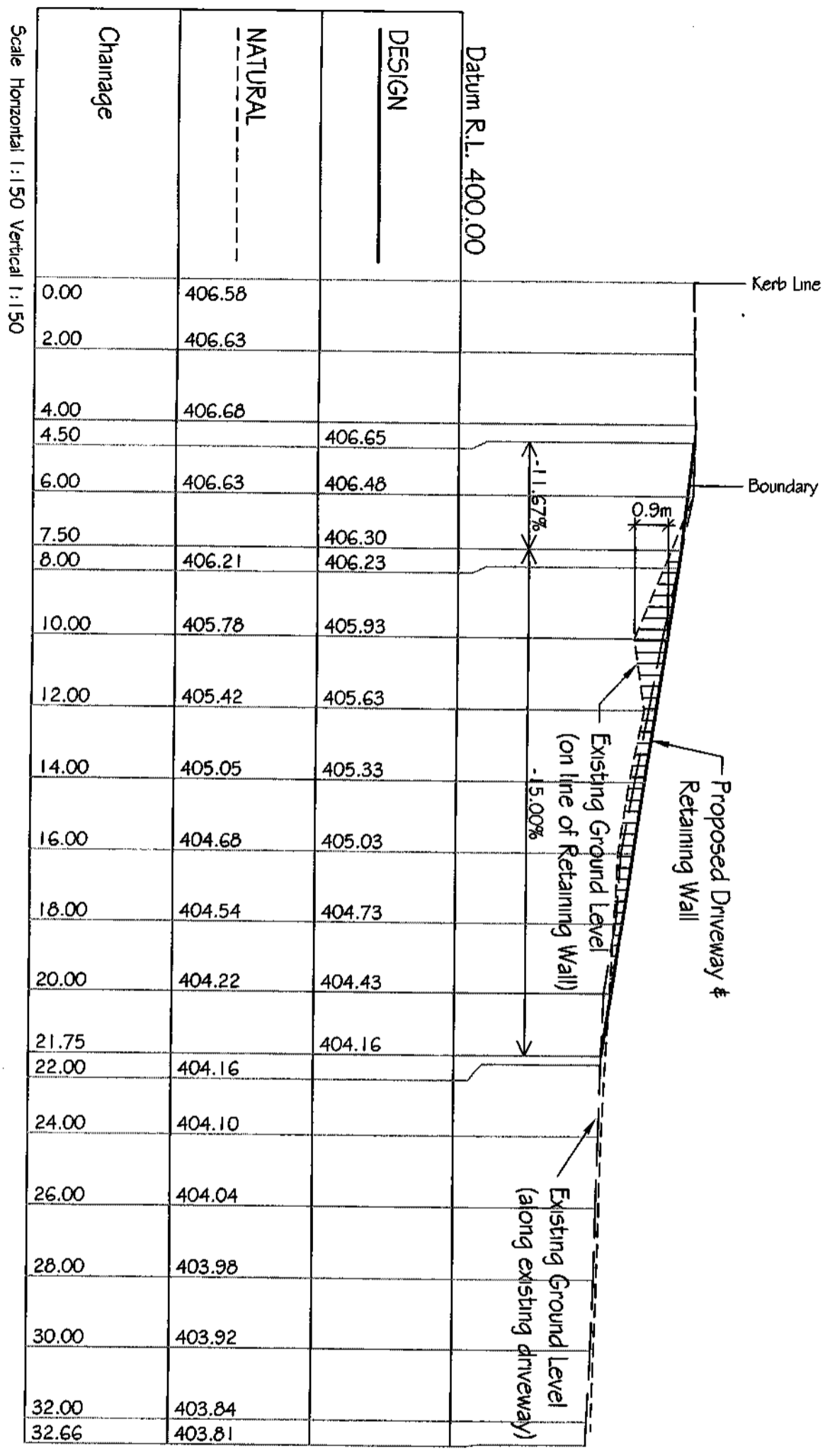
 70 Ruapehu Street
 P.O. Box 165, Taupo
 New Zealand
 Phone: (07) 378 6405
 Fax: (07) 378 6447
 E-Mail: chbn@cheal.co.nz
 Website: www.cheal.co.nz

Project Title
 MERCURIAL HOLDINGS
 20 MATIPO STREET
 TAUPU

Drawing Title
 PROPOSED SUBDIVISION
 OF
 LOT 10 DPS 207
 Sheet 1 of 2

Drawing Status
RESOURCE CONSENT

CAD File Name	Scale	Rev
2006-088_SC002	1:200	A3
Drawing Number		
2006-088-002		A



LONGSECTION A-A

A. J. J. J.

Rev	Date	Amendment	By	App
A	20.6.06	Issued for Resource Consent	SS	JH

Task	Initials	Date	Signed
Surveyed	CR	June 06	
Designed	CR	June 06	
Drawn	SS	June 06	
Checked	JH	June 06	
Approved			

CHEAL
CONSULTANTS

70 Ruapehu Street
P.O. Box 165, Taupo
New Zealand
Phone: (07) 378 6405
Fax: (07) 378 6447
Email: chn@cheal.co.nz
Website: www.cheal.co.nz

Project Title
MERCURIAL HOLDINGS
20 MAIPO STREET
TAUPO

Drawing Title
PROPOSED DRIVEWAY
LONGSECTION
Sheet 2 of 2

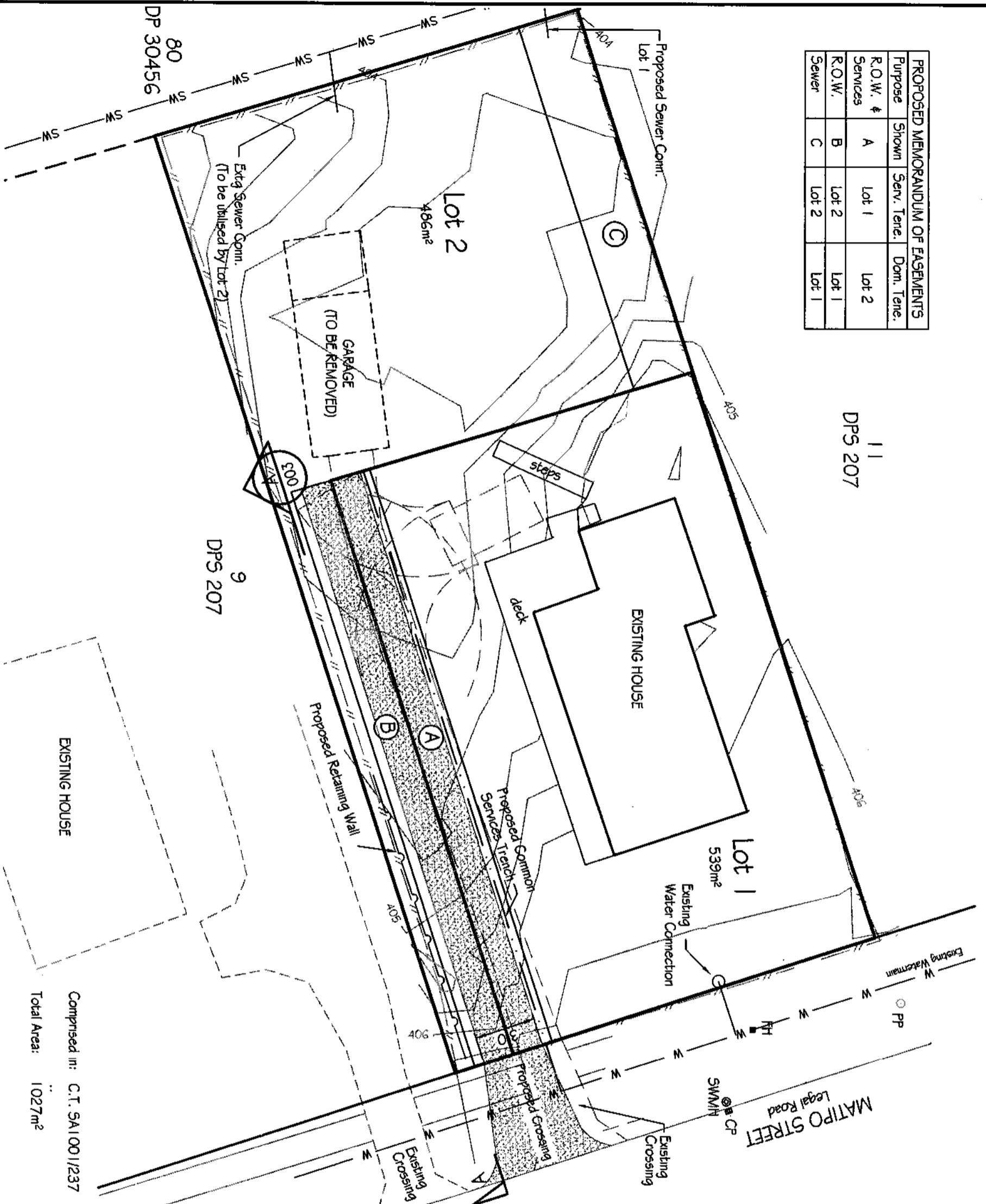
Drawing Status
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CAD File Name 2006-088.SC003	Scale 1:150	A3
Drawing Number 2006-088-003		Rev A

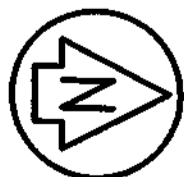


PROPOSED MEMORANDUM OF EASEMENTS			
Purpose	Shown	Serv. Tere.	Dom. Tere.
R.O.W. & Services	A	Lot 1	Lot 2
R.O.W.	B	Lot 2	Lot 1
Sewer	C	Lot 2	Lot 1

DPS 207




Comprised in: C.T. 5A1001/237
Total Area: 1027m²



Warning:
This plan has been prepared for the purpose of a resource consent application only. It is not a precise survey plan.
As areas and dimensions are likely to vary upon survey it should not be attached to any sale & purchase agreements without an appropriate condition to cover such variations.

Rev	Date	Amendment	By	App
A	20/6/06	Issued for Resource Consent	SS	

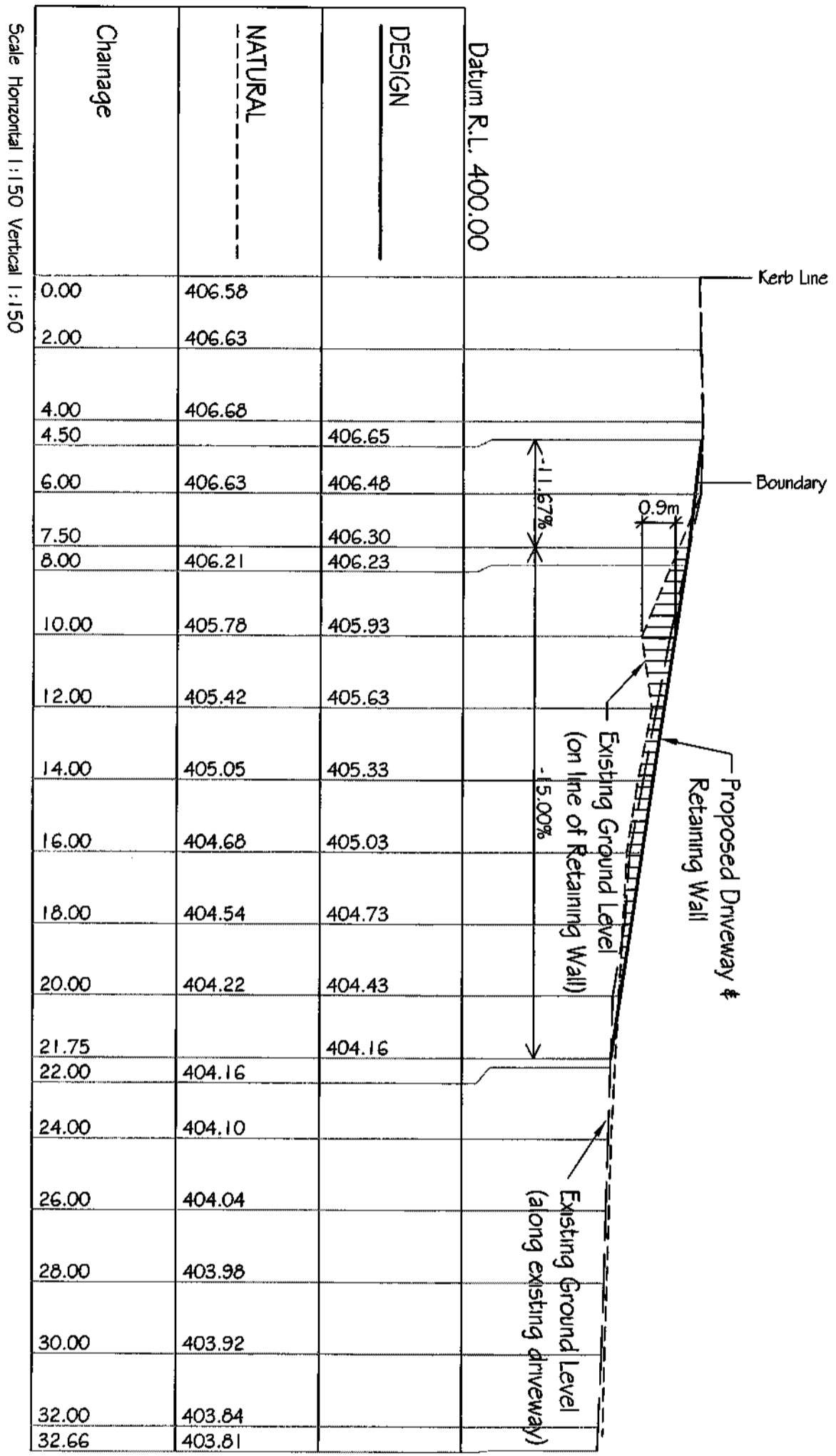
	Initials	Date	Signed
Surveyed	CR	May '06	
Designed			
Drawn	SS	May '06	
Checked	JH	May '06	
Approved			

CHEAL CONSULTANTS

 20 Ruapehu Street
 P.O. Box 165, Taupo
 New Zealand
 Phone: (07) 378 6405
 Fax: (07) 378 6447
 E-Mail: chbn@cheal.co.nz
 Website: www.cheal.co.nz

Project Title
 MERCURIAL HOLDINGS
 20 MATIPO STREET
 TAUPŌ

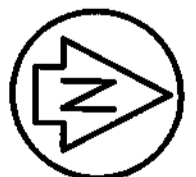
Drawing Title
 PROPOSED SUBDIVISION
 OF
 LOT 10 DPS 207
 Sheet 1 of 2

Drawing Status		
RESOURCE CONSENT		
CAD File Name	Scale	
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Drawing Number		Rev
2006-088-002		A



LONGSECTION A-A

Scale Horizontal 1:150 Vertical 1:150



Rev	Date	Description	By	App
A	20.6.06	Issued for Resource Consent Amendment	SS	JH

Task	Initials	Date	Signed
Surveyed	CP	June 06	
Designed	CR	June 06	
Drawn	SS	June 06	
Checked	JH	June 06	
Approved			

CHEAL CONSULTANTS
 70 Ruapehu Street
 P.O. Box 165, Taupo
 New Zealand
 Phone: (07) 378 6405
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 Website: www.cheal.co.nz

Project Title
 MERCURIAL HOLDINGS
 20 MATIPO STREET
 TAUPŌ

Drawing Title
 PROPOSED DRIVEWAY
 LONGSECTION
 Sheet 2 of 2

Drawing Status
 RESOURCE CONSENT

CAD File Name	Scale	Sheet
2006-088_SC003	1:150	A3
Drawing Number	Rev	
2006-088-003	A	

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Application cover letter - A303074



OUR REF 2006-88L10

File Ref.	
TAUPO DISTRICT COUNCIL	
Received	26 FEB 2008
Serial No.	



25 February 2008

Consents Manager
Taupo District Council
72 Lake Terrace
TAUPO

ATTENTION: DAVID GREAVES

DELIVERED

Dear David

**MERCURIAL HOLDINGS LIMITED : 20 MATIPO STREET
APPLICATION FOR RESOURCE CONSENT [LAND USE]**

Please find enclosed an Application for Land Use Resource Consent for retrospective earthworks. We include the following information:

- Cheque for \$500.00
- Form 9 Resource Consent Form
- Report containing an Assessment of Environmental Effects
- Location Plan
- Aerial Photo
- Site Photos
- Site Plan of Lot 2, Earthworks Plan No. 2006-088-004A
- Cross Sections through Lot 2 Cut Area, Plan No. 2006-088-005A
- Certificate of Title
- Previous Consent RM 060328
- Affected Parties Consent Forms (5).

This Land Use Consent does not generate any additional Development Contributions, as confirmed by the Development Contributions Officer, Abby Milnes.

Please place this proposal before the appropriate Council Planner for approval at your earliest convenience.

Should you have any queries, please do not hesitate to contact us.

Yours sincerely

**HELEN PICKLES
ENVIRONMENTAL PLANNER
Email: helenp@cheal.co.nz**

CHEQUE RECEIVED

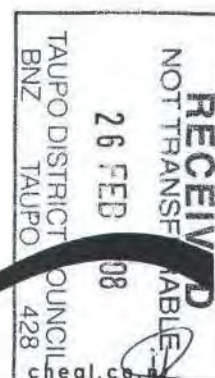


25 February 2008

Please find attached a cheque for \$500 being the Deposit Fee for a Resource Consent Application for our client Mercurial Holdings Limited (Our Ref 2006-088), the property address being 20 Matipo Street, Taupo.

Please forward a receipt for this payment.

Thank you,
Helen Pickles



info@cheal.co.nz

P. 07 378 6405 F. 07 378 6447
Level 1, 4 Haramatangi St, PO Box 165, Taupo

450



www.taupo.govt.nz

Postal address
Private Bag 2005
Taupo, New Zealand

Ph: 07-376 0899
Fax: 07-378 0114

Form 9 Resource Consent Form

Application for Resource
Section 88 and the Fourth Schedule,
Resource Management Act 1991

Date received _____

FOR OFFICE USE ONLY

Consent number _____

File No: _____

APPLICATION DETAILS

This form is to be used for an application as required under Section 88 of the Resource Management Act 1991 and must be accompanied by the fee listed on the schedule provided, together with plans and other supporting information.

I/We Mercurial Holdings Ltd.

(full name of applicant)

The location of the proposed activity is as follows (include legal description)

20 Matipo Street, Taupo (Lot 1 CT 357792) & Lot 2 CT 357793)

(street address and/or legal description of application site)

Description of the proposed activity

Land use consent is sought for earthworks in the setback along the south western and north eastern boundaries not exceeding 1.8 m in height as a result of cut into previous ground level. Earthworks within the setback of the north eastern boundary not exceeding 1.1m. A retaining wall has been constructed along the north eastern boundary between Lots 1 & 2, in the setback up to a maximum height of 2.2 m. Disturbance of soil on site of greater than 50% at any one time.

(continue on a separate sheet if necessary)

Have you applied for a Project Information Memorandum (PIM) or a building consent for this project?

If so, what is the BC/PIM number?

Postal address of applicant Mercurial Holdings Ltd.

Telephone _____

Mobile 0274435701PO Box 11136, Manners Street, Wellington

Facsimile _____

Attn: Tracey Bell

E-mail _____

Consultant/Representative and address for service (if different)

Telephone 07 378 6405

Mobile _____

Cheal Consultants C/- Helen PicklesFacsimile 07 378 6447

(N.B. Please note, that all correspondence will be sent to the identified address for service)

E-mail

HelenP@cheal.co.nz**SIGNATURE**

I/We hereby certify that, to the best of my/our knowledge and belief, the information given in this application is true and correct. I/We undertake to pay all actual and reasonable application costs incurred by the Taupo District Council.

Signature(s) Date 25/02/2008

RESOURCE CONSENT CHECKLIST

All Applications

<p>1. Activity Status – Controlled, Restricted Discretionary Discretionary, Non-Complying Where more than one activity status, the more stringent status applies.</p>	<p style="font-size: 2em; font-family: cursive;">DISCRETIONARY</p>
--	--

	✓ or N/A	Applicant Check	Council Check
<p>2. Completed application form*: (Form 9) Ensure all personal details are completed, signed & dated</p>	✓	✓	
<p>3. Application Fee: Deposit Payable: \$ 500.00 *</p>	✓	✓	
<p>4. Completed Development Contribution Information Form*</p>	✓	✓	
<p>5. 4x Copies of Landuse Applications / 5x Copies of Subdivision Full Set of Plans (min. 4x full sets + 1x reduced A4 set)*</p> <p>Plans to scale: 1:50, 1:100, 1:200* (Photos can be used to support) All plans are referenced with a unique plan No. & dated</p> <p>Site Plan showing:</p> <ul style="list-style-type: none"> - Accurate Lot and Certificate of Title boundaries* - Legal Description on plans* - Day lighting - North point* - Any existing buildings* - Any Protected Trees (incl. dripline) - Parking & On-site Manoeuvring - Access Arrangements – pedestrian & vehicle - Landscaping (including identification of plant species) & fencing – existing & proposed. - Significant features – waahi tapu, archaeological, heritage, topographical - Ground levels referenced to Moturiki Datum* (sea level) - On sloping sites – Contours including heights referenced to Moturiki Datum (sea level) - Location of Service connections / Pipes through property** - Existing easements / rights of ways / covenants / building line restrictions** <p>Floor Plan showing:</p> <ul style="list-style-type: none"> - Areas dedicated to each activity on the site (internal & external)* <p>Elevations showing:</p> <ul style="list-style-type: none"> - Appearance of any building* - Photographs may be used but should also be supported by scale plans <p>Other Plans (where relevant) showing:</p> <ul style="list-style-type: none"> - Signage – wording, dimensions, method of attachment - Location and area of hazardous substances storage - Car parking provision 	✓		
<p>6. Certificate of Title: Current – less than 3 months old*</p> <p>Attached details of any restrictions – Building Line, Covenants, Consent Notices, Easements**</p>	✓	✓	

* Mandatory Information

** Application to be provided to Development Engineer once received by Council

7. Assessment of Environmental Effects – appropriate to the scale of the proposal	Submitted	Required
Cover Letter*	✓	
Examples:		
- Amenity + character		
- Traffic Generation		
- Noise		
- Signage		
- Relevant District Plan Rules not met		
8. Written Approvals of Affected Persons: Unconditional	Obtained	Required
Proposal Outlined on the prescribed form		
Signed plans & elevations – Clear signatures, printed name, address & date		
Specified Owner or Occupier – where different (i.e. tenant) both signatures are required		
All Owners or authorised representative to sign on behalf of Specified Owner or Occupier (including Trustees).		
9. Tangata Whenua Consultation:		
Relevant Iwi & Hapu identified?		
Views sought & addressed?		
- if not, written explanation given why		
Details of consultation for land affected by or adjoining land containing an archaeological site or site of significance to Maori, or site/item listed in the Heritage Register		
10. Consultation with Other Parties:		
Council Asset Managers		
Environment Waikato		
NZ Historic Places Trust		
Department of Conservation		
Transit New Zealand		
Other (Please list):		
11. Expert Assessments:	Submitted	Required
Geotechnical*		
Traffic Engineer		
Landscape		
Arborist		
Cultural		
Other (i.e. Geothermal*)		
12. Other Consents Required:	Submitted	
Building Consent		
Liquor License		
Environment Waikato / Environment Bay of Plenty		
Other (Please list):	✓	

DISCLAIMER - The completion of this form does not comprise any type of Council approval under the RMA. Nor does the completion of the form in any way prevent Council from making a request pursuant to Section 92 of the Resource Management Act 1991 for additional information required for processing the application.

* Mandatory Information

* Application to be provided to Development Engineer once received by Council

CONSENT OF AFFECTED PERSONS

An affected person would typically include neighbours or owners/occupiers of any other properties surrounding your site.

I/WE HAVE OBTAINED THE WRITTEN APPROVAL OF THE PERSONS DIRECTLY AFFECTED BY MY/OUR PROPOSAL:

1. Owner <u>Mavis MC Hardy</u>	Occupier <small>(if different)</small> _____
Address <u>1/23 Rotokawa Street, Taupo</u>	Address _____
2. Owner <u>Annette Oosterhoff</u>	Occupier <small>(if different)</small> _____
Address <u>18 Matipo Street, Taupo</u>	Address _____
3. Owner <u>Trustees of 18 Matipo St: Les Beetsma</u>	Occupier <small>(if different)</small> _____
Address <u>8 Cumberland Street, Taupo</u>	Address _____
4. Owner <u>Trustees of 18 Matipo St: Jodi Beetsma</u>	Occupier <small>(if different)</small> _____
Address <u>C/-L Beetsma, 8 Cumberland St, Taupo</u>	Address _____

PLEASE NOTE Written approval forms and plans are to be completed by affected persons and should be attached to this application form.

NOTES FOR THE APPLICANT

1. All applicants are asked to check the accuracy of the information supplied. Inaccuracies in information supplied can cause difficulties at a later date, such as additional costs, delays and legal proceedings initiated by the Council and/or other persons.
2. If resource consent is granted the applicant has a legal obligation to comply with any conditions of the consent.
3. The required deposit must be paid before processing of any application will start.
4. A further account will be **sent to the applicant** when the processing of this application has been completed if the cost of processing exceeds the deposit paid. If you are an agent for the owner and do not wish to be legally liable for additional fees then you should ask the **owner** to sign the application form.
5. Dependent on the nature of the proposal other consents/licenses may also be requested under such legislation as the Health Act 1956 and the Sale of Liquor Act 1989.
6. This application for resource consent under the Resource Management Act 1991 is in addition to any building consent application required under the Building Act 2004.
7. The written approval of persons the Council considers may be adversely affected by the proposal may be required as part of the application, if it is to be processed on a non-notified basis. This will be determined after the application has been lodged and assessed, and a site visit carried out.
8. Consultation with neighbours and other affected persons is at the discretion of and responsibility of the applicant.
9. When this application is lodged with the Taupo District Council, it becomes public information and is available for public inspection. If there is commercially sensitive information in the proposal, please let us know.
10. If your application is incomplete, or if additional information is required, you will be advised and processing of the application will be suspended until the information is received. To avoid delay and cost it is in your best interests to submit a complete application.

CONSENT OF AFFECTED PERSONS

An affected person would typically include neighbours or owners/occupiers of any other properties surrounding your site.

I/WE HAVE OBTAINED THE WRITTEN APPROVAL OF THE PERSONS DIRECTLY AFFECTED BY MY/OUR PROPOSAL:

1. Owner <u>Mark Tong</u>	<u>Occupier (if different)</u>
Address <u>22 Matipo Street, Taupo</u>	<u>Address</u>
2. Owner _____	<u>Occupier (if different)</u>
Address _____	<u>Address</u>
3. Owner _____	<u>Occupier (if different)</u>
Address _____	<u>Address</u>
4. Owner _____	<u>Occupier (if different)</u>
Address _____	<u>Address</u>

PLEASE NOTE Written approval forms and plans are to be completed by affected persons and should be attached to this application form.

NOTES FOR THE APPLICANT

1. All applicants are asked to check the accuracy of the information supplied. Inaccuracies in information supplied can cause difficulties at a later date, such as additional costs, delays and legal proceedings initiated by the Council and/or other persons.
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Application for resource consent - A303075



Application for Resource Consent under Section 88 of the Resource Management Act 1991 Land Use

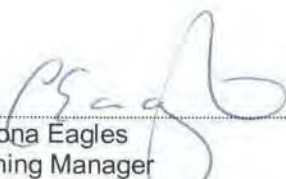
Mercurial Holdings Limited 20 Matipo Street, Taupo

Prepared by:


.....
Helen Pickles
Environmental Planner

*Cheal Consultants Limited
Level 1
4 Horomatangi Street
P O Box 165
Taupo 3351
New Zealand*

Reviewed and
Approved for
Release by:


.....
Catriona Eagles
Planning Manager

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Fax: ++64 7 378 6447
Email: info@cheal.co.nz
Website: www.cheal.co.nz*

Date: 25 February 2008
Reference: 2006-88AP2
Status: Final

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**APPLICATION FOR RESOURCE CONSENT UNDER
SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991
LAND USE CONSENT
(RETROSPECTIVE CONSENT EARTHWORKS)**

Consent Authority: Taupo District Council

The Applicant: Mercurial Holdings Limited

Address for Service: Cheal Consultants Limited, PO Box 165, Taupo 3351

Address for Invoice: Mercurial Holdings Limited, PO Box 11136, Manners Street,
Wellington 6142, Attention: Tracey Bell.

Site Details:

The details of this property to which this Application relates are:

Street Address: 20 Matipo Street, Taupo
Legal Description: Lot 1 DP 389398, Lot 2 DP 389398
Certificate of Title: 357792 and 357793 respectively
Area: 574m² and 452m²
Zoning: District Plan – Residential Environment.

Activity for which Consent is Sought:

Non Notified Discretionary Land Use Resource Consent is sought to carry out earthworks in retrospect on Lots 1 and 2 DP 389398.

The proposed activity is considered a **Discretionary Activity** under the District Plan.

1. INTRODUCTION

The subject site has been subdivided to form two lots with each holding separate Certificate of Titles:

- Lot 1 CT 357792 573m²
- Lot 2 CT 357793 452m².

Lot 1 contains an existing single storey dwelling located to the east of the subject site. Subdivision Resource Consent was granted by Taupo District Council on 27 September 2006. Earthworks for the formation of the driveway were approved with the subdivision consent (RM 060328). Titles to Lots 1 and 2 were granted on 21 December 2007.

This retrospective application for Resource Consent for earthworks is for in the following earthworks. Firstly, the earthworks in the setback along the south western and south eastern boundaries, reaches a maximum depth of 1.8m. This transgresses the District Plan Maximum Earthworks performance standard by 1.3m. Secondly, a retaining wall has been constructed along the north eastern boundary between Lots 1 and 2, in the setback up to a maximum height of 2.2m. Thirdly a 1.1m high retaining wall has been constructed on the north western boundary which exceeds the standard by 0.6m.

2. SITE DESCRIPTION

The property is located at 20 Matipo Street on the western side of the road and approximately 100m south of the intersection with Rangatira Street.

The site slopes down from the road front. There is an existing single storey dwelling with raised side and rear patio on Lot 1 of the site situated at road level. The site (*i.e.* Lots 1 and 2) slopes away from the road to the rear and southern side of the site, and the rear is at a lower level than the dwelling within Lot 1. Lot 2 is relatively flat with steep sloping sides on the south western boundary. The Scheme Plan shows the slope of the site prior to the earthworks. The site's topography is reflective of the contours of the surrounding properties particularly 18 Matipo Street. Screening is provided by trees and planting on both the sides and rear of the subject site and adjoining properties. A 3m wide concrete driveway runs from the southern boundary through Lot 1 and ends approximately 3m into the boundary of Lot 2.

3. DESCRIPTION OF PROPOSAL

As shown on the attached Site Plan and cross sectional drawings, this retrospective Resource Consent is for earthworks. The entire area of Lot 2 was earthworked to provide a flat building platform. Soil was removed from the southern boundary, for the purposes of this report will be referred to as 'EW 1', and from the western boundary 'EW 2'. A retaining wall measuring 1.1m, which will be referred to as 'RW 1', has been constructed on the northern boundary of Lot 2 which adjoins no. 22 Matipo Street (Lot 2 DPS 21989). On the common boundary between Lots 1 and 2, a retaining wall of 2.2m has been constructed and will be referred to as 'RW 2'. Earthworks exceeding 0.5m cut within the building setback of all boundaries of Lot 2 were undertaken.

The earthworks in the setback along the western (EW 2) and southern boundaries (EW 1) (adjacent Lot 80 DP 30456 and Lot 9 DPS 207 respectively) do not exceed 1.8m cut depth. Adjacent to the boundary of Lot 2 DPS 21989 (EW 3) the ground has been excavated by 0.8m and a retaining wall (RW 1) of 1.1m constructed adjacent the boundary.

A retaining wall has been constructed along the common boundary (RW 2) in the set back to a maximum height of 2.2m and retains the filled area of Lot 1. As the retaining walls are greater than 2m high they are considered as buildings and therefore infringe the minimum building setback standard.

The earthworks resulted in the disturbance of more than 50% of the area of Lot 2. The exposed slopes at the south western and southern boundaries (EW 1 and 2) will be sprayed with hydro-seed to ensure any potential dust does not impact upon neighbouring properties.

4. PHYSICAL DETAILS OF THE PROPOSAL

4.1 Stormwater

Stormwater is disposed of by way of soakholes which have been implemented as per the Conditions of Subdivision Consent. Any potential cross land flow is managed by drainage behind the retaining wall on the north eastern boundary. A Certificate of Acceptance for the retaining wall under the Building Code will be submitted in conjunction with the Land Use Resource Consent.

5. STATUTORY CONSIDERATIONS

Resource Management Act 1991

Part II – Purpose and Principles

Section 5 – Purpose

1. *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
2. *In this Act, "sustainable management" means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while –*
 - a) *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
 - b) *Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
 - c) *Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

The Consent is not contrary to the purpose of the Resource Management Act 1991. As detailed later in this report the proposal demonstrates the sustainable development and use of the subject property whilst any actual or potential adverse effects on the environment have been avoided, remedied or mitigated.

Section 88 – Making an Application

1. *A person may apply to the relevant local authority for a resource consent.*
2. *An application must –*
 - a) *be made in the prescribed form and manner; and*
 - b) *include, in accordance with Schedule 4, an assessment of environmental effects in such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.*
3. *If an application does not include an adequate assessment of environmental effects or the information required by regulations, a local authority may, within 5 working days after the application was first lodged, determine that the application is incomplete and return the application, with written reasons for the determination, to the applicant.*
4. *If, after an application has been returned as incomplete, that application is lodged again with the relevant local authority, that application is to be treated as a new application.*
5. *Sections 357 to 358 apply to a determination that an application is incomplete.*

It is considered that the Application meets all the requirements of Section 88. The assessment of environmental effects is proportionate to the scale of potential and actual effects that may be attributed to the proposal in accordance with Section (2)(b).

Section 104 – Consideration of Applications

1. *When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to –*
 - a) *any actual and potential effects on the environment of allowing the activity; and*
 - b) *any relevant provisions of –*
 - i) *a national policy statement;*
 - ii) *a New Zealand coastal policy statement;*
 - iii) *a regional policy statement or proposed regional policy statement;*
 - iv) *a plan or proposed plan; and*
 - c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.*
2. *When forming an opinion for the purposes of subsection (1)(a), a consent authority may disregard an adverse effect of the activity on the environment if the plan permits an activity with that effect.*
 - a) *when considering an application affected by section 124, the consent authority must have regard to the value of the investment of the existing consent holder.*
3. *A consent authority must not –*
 - a) *have regard to trade competition when considering an application;*
 - b) *when considering an application, have regard to any effect on a person who has given written approval to the application;*
 - c) *grant a resource consent contrary to:*
 - i) *Section 107 or 107a Section 217,*
 - ii) *an Order in Council in force under Section 152, or under*
 - iii) *any regulations;*
 - iv) *a Gazette notice referred to in Section 26(1), (2) and (5) or the Foreshore and Seabed Act 2004*
 - d) *grant a resource consent if the application should have been publicly notified and was not.*
4. *Subsection (3)(b) does not apply if a person has given written approval in accordance with that paragraph but, before the date of the hearing (if a hearing is held) or otherwise before the determination of the application, that person gives notice in writing to the consent authority that the approval is withdrawn.*
5. *A consent authority may grant a resource consent on the basis that the activity is a controlled activity, a restricted discretionary activity, a discretionary activity, or a non complying activity, regardless of what type of activity the application was expressed to be for.*

The proposal is not contrary either to the Waikato Regional Policy Statement or the Regional Plan. An assessment of the proposal's consistency with the relevant Policies, Objectives and Performance Standards of the District Plan is provided in Sections 6 and 8 of this report. Effects of the proposal are detailed in Section 7 of this report and are considered to be minor.

Section 104B – Determination of Applications for Discretionary or Non Complying Activities

After considering an application for resource consent for a discretionary activity or non complying activity, a consent authority –

- a) *may grant or refuse the application; and*
- b) *if it grants the application, may impose conditions under Section 108.*

The proposal is a Discretionary Activity and therefore can be considered for granting.

The earthworks transgress the District Plan permitted activity performance standards. Firstly, the cut into the previous ground line exceeds the Maximum Earthworks standard by 0.7m as the maximum depth of cut is 2.2m. Secondly, earthworks within the minimum building setback have been undertaken and also more than 50% of the site area of Lot 2 was disturbed at the one time. The retaining walls (RW 1) and (RW 2) infringe the Minimum Building Setback Performance Standard.

6. RELEVANT PERFORMANCE STANDARDS

6.1 District Plan

4a.1.8:

Any activity that is not a permitted, controlled activity or restricted discretionary activity, is a discretionary activity.

4e.1.8:

Performance Standards:

Performance Standard	Compliance	Comment
4a.3.5 – Maximum Earthworks: i. 1.5m vertical ground alteration in a new face of cut and/or fill ii. 50% disturbance of the allotment at any one time while redeveloping iii. 0.5m vertical ground alteration within the minimum building setback requirement iv. No dust or silt nuisance beyond the boundaries of the allotment v. EXCEPTION: High Density Areas - No maximum disturbance percentage for an allotment. Please note: where activities such as earthworks and onsite sewage treatment involve discharges to land, air and water, a resource consent may be required from the relevant Regional Council.	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	The maximum cut into existing ground level along the south western and southern boundaries will not exceed 1.8m in height. More than 50% of Lot 2 was disturbed at the one time. Vertical ground alteration on north western boundary up to 0.8 m in height.

Performance Standard	Compliance	Comment
<p>4a.3.4 – Minimum Building Setback:</p> <ul style="list-style-type: none"> i. 5m front boundary ii. 1.5m all other boundaries iii. 0m common wall boundaries. iv. <i>EXCEPTION: Low Density Areas – 10m all boundaries, unless otherwise provided for within an existing subdivision consent.</i> v. <i>EXCEPTION: Land adjacent to Foreshore Protection Area – 5m foreshore protection boundary.</i> vi. <i>EXCEPTION: Properties fronting Lake Terrace between Rifle Range Road and Taharepa Road – 10m front yard.</i> 	<input checked="" type="checkbox"/>	<p>The retaining wall is located on the boundary between Lots 1 and 2 and is a maximum of 2.2m high.</p>

These infringements are shown clearly on the attached Scheme Plan and cross section drawings.

7. ASSESSMENT OF ENVIRONMENTAL EFFECTS

7.1 General Assessment

This Resource Consent is for earthworks which have already been undertaken at Lot 2 DP 389398, 20 Matipo Street, Taupo. The south western and south boundaries have been excavated and cut to a maximum height of 1.8m from the previous ground level. The excavation works have resulted in the formation of a relatively flat site apart from steep sloping sides on the south western boundary. The site's south western corner is particularly well screened by planting, trees and fencing.

A retaining wall has been constructed along the north eastern boundary in the set back to a maximum height of 2.2m and contains the filled area. A Certificate of Acceptance under the Building Code will be submitted in conjunction with this Resource Consent.

EW 1 and 2 will transgress the Maximum Earthworks Standards of the District Plan and will exceed the maximum permitted height by 0.3m. The cut is not of a scale that will result in any adverse effects on neighbouring amenity and any effect of this should be disregarded as the consent of the adjoining neighbouring properties of 18 and 22 Matipo Street and 23/1 Rotokawa Street, have been obtained.

The earthworks result in positive effects for Lots 1 and 2 DP 389398 by providing more useable outdoor area for Lot 1 and providing a flat building platform for Lot 2.

7.2 Specific Assessment Criteria

4a.2 Residential Environment

1. *General Criteria –*
 - i. *Impact of the activity on the amenity and character of the Residential Environment, surrounding allotments and other adjoining Environments.*
 - ii. *Potential for conflict between the activity and other existing activities within the Residential Environment.*
 - iii. *Consideration of any relevant Management Plan or Strategy as guidance during the resource consent process.*

The earthworks proposal will not impact negatively upon the amenity and character of the residential environment or any of the adjoining properties, nor cause conflict between existing activities.

12. *Earthworks –*
 - i. *The extent to which the earthworks will change the ground level of the site, including the relationship of the site to adjacent reserves, and foreshore protection areas, and adjacent sites.*

As the cross sectional drawings illustrate, EW 1 does not exceed 1.8 m. EW 3 does not exceed 0.8 m in height. The ground levels of the centre of the site remain at 403.4 m with the ground level on the south western boundary does not exceed 405.64m.

- ii. *The degree to which the finished ground levels reflect the contour of adjoining the sites.*

The steep sloping sides of the south western boundary are reflective of the topography of 18 Matipo Street. The finished ground levels of Lot 2 are of the adjoining properties, in particular 18 Matipo Street. Following the earthworks, Lot 2 now sits between 0.8m and 1.8m lower than the adjoining properties.

- iii. *The degree to which the earthworks will enable building facades to be extended below natural ground level and result in buildings that are more visually dominant off-site and inconsistent with the character of the Environment.*

The earthworks on the steep slopes of the south west boundary have resulted in the levelling out of the site. The site has been levelled to the lowest natural ground level on Lot 2. The works have been designed to allow a level building platform, not basement garaging. Lot 2 is a rear site and any future dwelling on the site is unlikely to be prominent from the road front.

Any building will be measured from the natural ground level. The additional 1.3 m height will not create a significantly higher or larger building than would otherwise be created on the natural level. The approval of all adjacent property owners has been provided and therefore effect on those parties cannot be considered. Overall the works are not anticipated to encourage the construction of a more visually dominant building or a maximum building height which is inconsistent with its surrounds.

- iv. *Detraction from the amenity of adjoining allotments in terms of such matters as noise and dust occurring as a result of the earthworks, and the resulting impact on the use of these allotments.*

All adjoining land owners have provided their written approval and so effects cannot be considered.

- v. *Potential for the creation of a nuisance effects for residents within the area.*

Due to the retrospective nature of this application, the earthworks have not created any nuisance effects for local residents.

- vi. *Time period for which soil will be exposed.*

Lot 2 has been sold and building will commence once Resource Consent has been granted. The pumice soil is still exposed as nothing has been built on-site, to date. The exposed soil on the south and south western boundaries (EWs 1 and 2) will be sprayed with hydroseed to ensure any potential dust does not impact upon neighbouring properties.

6. *Building Setback –*

- i. *The extent to which the reduced setback will:*
- *adversely affect the amenity of the area including the effect on reserves and Foreshore Protection Areas, including the ability to maintain and enhance the openness and existing character and avoid the visual dominance of buildings in relation to those areas;*
 - *significantly reduce the privacy of adjacent allotments by comparison to the effect of a complying activity;*
 - *limit the safe access for of vehicles using the allotments.*
- ii. *The extent to which the reduction in the setback is necessary due to the shape or nature and physical feature of the allotment.*
- iii. *Proposed methods for avoiding, remedying or mitigating any potential adverse effects, and the degree to which they would be successful including:*
- *the ability of existing topography or vegetation to mitigate any adverse visual effects on the streetscape;*
 - *the ability to mitigate adverse effects of the reduced setback through screening, landscaping, planting and alternative design.*

RW 2 is regarded as a building in accordance with the District Plan definitions. Although the building definition includes the retaining wall, the wall will not be considered a 'building' to the site owners or the neighbouring parties. As such many of the considerations for a building setback infringement are irrelevant to this proposal. RW 2 is located to the rear of Lot 1's dwelling and so cannot have an effect on the streetscape of Matipo Street. There will be no external effects on streetscape and the retaining wall has the positive effect of providing more useable outdoor area for Lot 1 and a flat building platform for Lot 2. There are no external effects on privacy and there are no nearby reserves or the foreshore protection area. The retaining wall does not have an adverse effect on vehicle safety. Overall there are no adverse environmental effects of the building setback infringement.

7.3 Conclusion

The retrospective Resource Consent is for earthworks. Earthworks in the setback along the south western and north eastern boundaries have been undertaken with a maximum cut of 1.8m (EW 1 and 2). A retaining wall has been built along the north eastern boundary in the setback to a maximum height of 2.2m and contains the filled area of Lot 1.

The proposed earthworks cut of 1.8 m is not of a scale that will result in any adverse effects on neighbouring amenity and any effect of this should be disregarded as the consent of the adjoining neighbours has been obtained.

The retaining wall is positioned in order to contain the filled area in the north eastern boundary setback to a maximum height of 2.2m.

Overall the proposal is considered to have no more than a minor effect on the environment because the earthworks do not result in a change in ground levels which radically alter the amenity to the neighbours, properties or likely future building design.

8. RELEVANT POLICIES AND OBJECTIVES

8.1 District Plan

3a.2 Residential Environment

The Objectives and Policies stated under Section 3a.2 of the District Plan are as follows:

Objective 3a.2.1 –

The maintenance and enhancement of the character and amenity of the Residential Environment

Policies—

- i) *Maintain and enhance the character and amenity of the Residential Environment by controlling the bulk, location and nature of activities, to ensure activities are consistent with a residential scale of development, including an appropriate density and level of environmental effects.*
- ii) *Any relevant Structure Plans, strategies or guidelines should be taken into account in the design of any development within the residential environment.*
- iii) *Encourage a wide range of appropriate activities within the Residential Environment while ensuring any adverse effects are avoided, remedied or mitigated.*
- iv) *Protect the character and amenity of the Residential Environment from the adverse effects of relocated dwellings.*
- v) *Maintain Specific Requirement Areas though protecting the established character of these areas in locations where the resulting amenity is valued.*
- vi) *Protect the character of the District's lake and river margins from buildings, which are visually obtrusive and/or result in the loss of amenity of the foreshore area, by controlling the scale and location of the structures.*
- vii) *Avoid, remedy or mitigate adverse effects of subdivision, use and development in the rural areas on cultural, historic, landscape and natural values, as identified through the provision of this Plan.*

The proposed development is consistent with Objective 3a.2.1, and the underlying Policies. The scale and nature of the proposal, is in keeping with the surrounding residential environment.

9. CONSULTATION

The only aspects of non compliance with the Provisions of the District Plan are the transgression of maximum earthworks and the minimum building setback. The retaining wall at the common boundary between Lots 1 and 2 infringes the minimum Building Setback Performance Standard and effects Lots 1 and 2 only. Both lots are owned by the Applicant and therefore written approval is not required. The written approval of all adjoining property owners has been provided, as detailed below.

Name	Property Address	Legal Description
Tong Lot 2	22 Matipo Street	DPS 21989
Oosterhoff and Beetsma	18 Matipo Street	Lot 9 DPS 207
Hardy	Flat 1 / 23 Rotokawa Street	Lot 80 DP 30456

No other parties are considered affected.

10. NON NOTIFICATION

Resource Management Act 1991 - Section 93

When public notification of consent applications is required –

- (1) *A consent authority must notify an application for a Resource Consent unless –*
 - (a) *the application is for a controlled activity; or*
 - (b) *the consent authority is satisfied that the adverse effects of the activity on the environment will be minor.*

Resource Management Act 1991 – Section 94A

When forming an opinion, for the purpose of section 93, as to whether the adverse effects of an activity on the environment will be minor or more than minor, a consent authority –

- (a) *may disregard an adverse effect of the activity on the environment if the plan permits an activity with that effect; and*
- (b) *for a restricted discretionary activity, must disregard an adverse effect of the activity on the environment that does not relate to a matter specified in the plan or proposed plan as a matter for which discretion is restricted for the activity; and*
- (c) *must disregard any effect on a person who has written approval to the application.*

Given that all affected parties have provided their approval to the consent, namely 18 and 20 Matipo Street and 1/23 Rotokawa Street, the critical test in this case becomes whether or not the adverse effects of the proposal on the environment are minor. Specifically, Section 93(1)b of the Resource Management Act 1991 stipulates that a Consent must be publicly notified unless the Consent Authority is satisfied that the adverse effects of the activity on the environment will be minor. As established in the Application, the potential adverse effects of the proposal are certainly less than minor. Therefore, based on both the Resource Management Act 1991, and the District Plan, the Application does not require public notification.

In accordance with Section 94, written approvals have been provided from Annette Oosterhoff, Les Beetsma, Jodi Beetsma (18 Matipo Street), Mavis Hardy (23/1 Rotokawa Street), Mark Tong (22 Matipo Street). Therefore, in accordance with Section 104(3)(b) effects to these parties must be disregarded.

11. CONCLUSION

A retrospective Resource Consent is sought for earthworks on the site which have created a level building platform. The proposed land use is not contrary to the Policies and Objectives of the District Plan. The proposal's only non compliance is with the Performance Standards and Rules of the District Plan are transgressions of the Maximum Earthworks Standards and a retaining wall which infringes the Minimum Building Setback Standard. There adverse environmental effects are less than minor and all potentially affected parties have provided written approval. The proposal is considered to be consistent with the existing character and amenity of the surrounding environment.

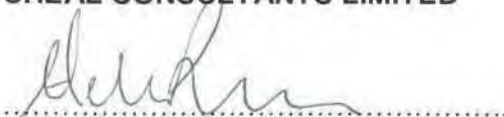
We certify that the information contained herein is in accordance with the requirements of the Resource Management Act 1991 and that the Applicant has a legal obligation to comply with any conditions imposed should the Application be approved.

Attached is the \$500.00 lodgement fee for a Non Notified Discretionary Land Use Resource Consent.

Name [on behalf]:

**HELEN PICKLES
CHEAL CONSULTANTS LIMITED**

Signature [on behalf]:



.....

Certificate of title - A303076



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier 357792
Land Registration District South Auckland
Date Issued 21 December 2007

Prior References

SA1001/237

Estate Fee Simple
Area 574 square metres more or less
Legal Description Lot 1 Deposited Plan 389398

Proprietors

Tracey Ann Bell

Interests

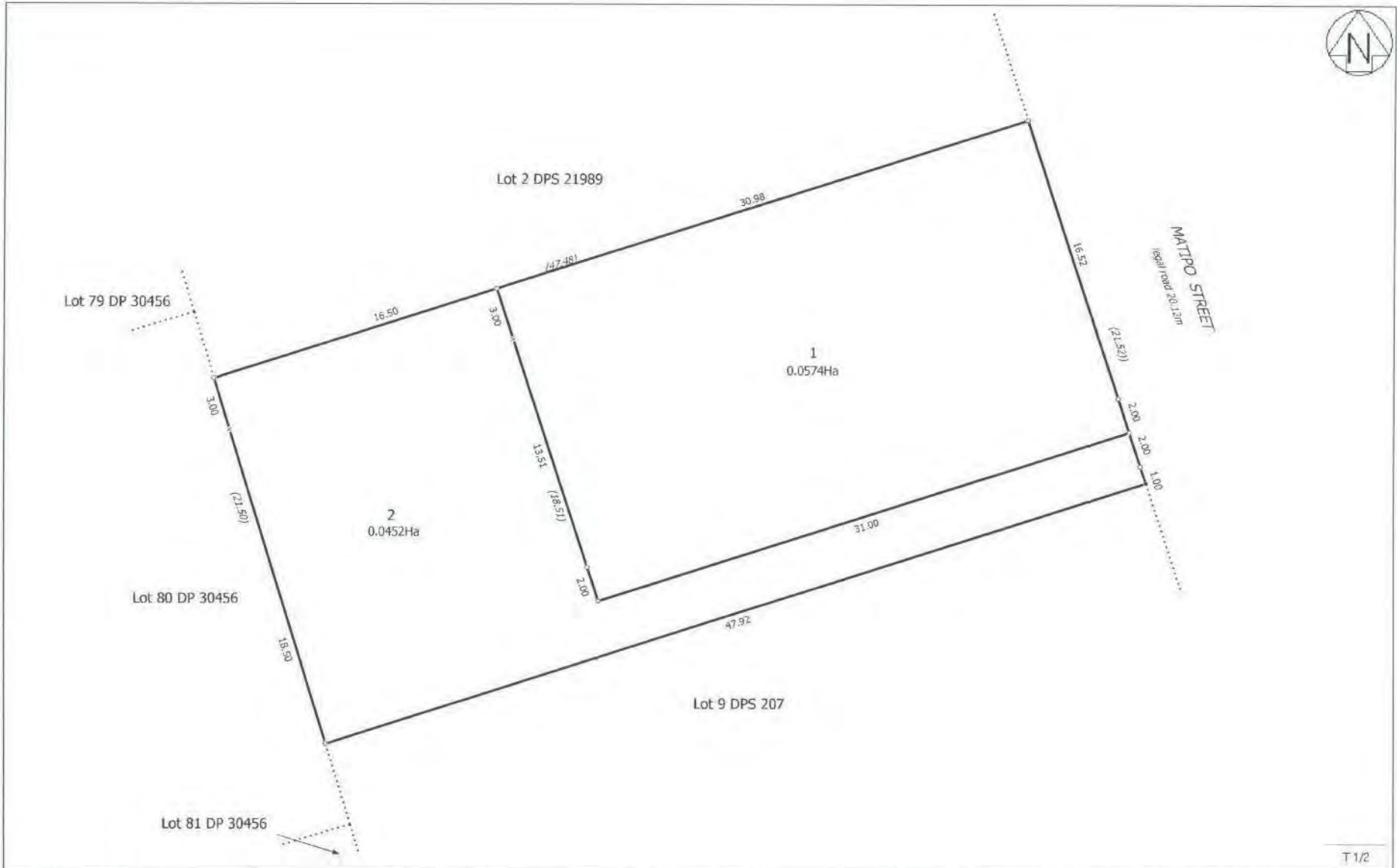
Saving and excepting all minerals within the meaning of the Land Act 1924 on or under the land and reserving always to Her Majesty the Queen and all persons lawfully entitled to work the said minerals a right of ingress, egress and regress over the said land

6791747.4 Mortgage to ASB Bank Limited - 17.3.2006 at 9:00 am

Subject to a right of way and drainage (stormwater) over part marked A on DP 389398 created by Easement Instrument 7667008.3 - 21.12.2007 at 9:00 am

Appurtenant hereto is a right of way and drainage (stormwater) easement and a sewage easement created by Easement Instrument 7667008.3 - 21.12.2007 at 9:00 am

The easements created by Easement Instrument 7667008.3 are subject to Section 243 (a) Resource Management Act 1991



T 1/2

Land District: South Auckland
Digitally Generated Plan
Generated on: 24/12/2007 09:42am Page 3 of 4

Lot 1 & 2 Being A Subdivision of Lot 10 DPS 207

Surveyor: Stephen Clive Bowden
Firm: Cheal Consultants

Digital Title Plan
DP 389398
Deposited on: 21/12/2007

Certificate of title - A303077



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier 357793
Land Registration District South Auckland
Date Issued 21 December 2007

Prior References

SA1001/237

Estate Fee Simple
Area 452 square metres more or less
Legal Description Lot 2 Deposited Plan 389398

Proprietors

Tracey Ann Bell

Interests

Saving and excepting all minerals within the meaning of the Land Act 1924 on or under the land and reserving always to Her Majesty the Queen and all persons lawfully entitled to work the said minerals a right of ingress, egress and regress over the said land

6791747.4 Mortgage to ASB Bank Limited - 17.3.2006 at 9:00 am

Subject to a right of way and drainage (stormwater) over part marked B and a sewage easement over part marked C on DP 389398 created by Easement Instrument 7667008.3 - 21.12.2007 at 9:00 am

Appurtenant hereto is a right of way and drainage (stormwater) easement created by Easement Instrument 7667008.3 - 21.12.2007 at 9:00 am

The easements created by Easement Instrument 7667008.3 are subject to Section 243 (a) Resource Management Act 1991

Approved subdivision consent Copy of RM060328 - A303078



File: 0095 0020
RM: 060328

**RESOURCE CONSENT
SUBDIVISION CONSENT – DISCRETIONARY ACTIVITY**

APPLICANT: MERCURIAL HOLDINGS LIMITED
LOCATION: 20 MATIPO STREET, TAUPO
LEGAL DESCRIPTION: LOT 10 DPS 207
VALUATION NO: 0732165200

SCHEDULE:

PERFORMANCE STANDARD

CONSENT

TRANSITIONAL TAUPO DISTRICT PLAN
(TAUPO BOROUGH SECTION)
ZONE RESIDENTIAL B
Ordinance:

Due to Section 19 of the Resource Management Act 1991, those rules relevant to this proposal are considered to be notionally inoperative making this a Permitted Activity.

PROPOSED TAUPO DISTRICT PLAN
RESIDENTIAL ENVIRONMENT
Rule:
4a.3.5 Maximum Earthworks
4e.1.6 To Subdivide

To subdivide a residential lot into two lots, that will result in lot 1 being 573m² and lot 2 being 452m². Earthworks of up to 0.9 metres of fill are required within the front and a side boundary, to ensure the driveway complies with the 15 percent maximum gradient in the Proposed District Plan.

The proposal as described above and in the application is granted under Sections 104, 104B, and 405 of the Resource Management Act 1991. The following conditions are imposed under Section 108 and 220 of the Resource Management Act 1991 Act and must be complied with when exercising this resource consent.

THIS CONSENT IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. The activity shall be undertaken in accordance with:
 - a. The application prepared by Cheal Consultants dated 27 July and formally received by Taupo District Council on the 31 July 2006.
 - b. The further information provided by Cheal Consultants dated 27 September 2006
 - c. The plans prepared by Cheal Consultants dated June 2006 and referenced as "PROPOSED SUBDIVISION OF LOT 10 DPS 207" and "PROPOSED DRIVEWAY LONG SECTION A-A" and stamped 'approved' following the issue of this consent.

Subdivision Consent
Mercurial Holdings Limited
20 Matipo Street, Taupo

File: 0095 0020
RM: 060328

2. The consent holder shall be responsible for the cost of repairing any damage to footpaths, kerbs or the berm as a result of building removal, earthworks or construction activity. Council may elect to carry out the repair work and invoice the consent holder, or alternatively, by arrangement with Council, the consent holder may undertake the repair work themselves (at their cost) to the satisfaction of Council. All such repair work shall be carried out within two weeks of the damage occurring.
3. All work shall comply with Taupo District Council's Code of Practice for Development of Land (August 2001), unless otherwise specifically approved by the TDC Development Engineers.
4. All earthworks equipment shall be operated in such a manner so as to avoid exceeding the recommended upper limits for construction noise received in residential zones as detailed in table 2 of NZS 6803:1999 'Acoustics - Construction Noise'.
5. In accordance with Section 36 (1)(c) of the Resource Management Act 1991, the consent holder shall pay the Council's costs of any monitoring that may be necessary to ensure compliance with the conditions specified.
6. The garage located on site, (on the proposed Lot 2), is to be removed prior to the issue of Section 224(c) Certificate.
7. The existing vehicle crossing must be removed, and the berm kerbs reinstated as per Taupo District Council (TDC) standards.
8. The consent holder shall install a new shared vehicle crossing to service the site in accordance with the requirements of the Taupo District Council's Code of Practice for Development of Land.
9. The consent holder shall create private right of way easements as necessary.
10. Stormwater runoff from easements A and B shall be collected and disposed of 'on site'.
11. The consent holder shall ensure the degraded berm outside the existing property be filled and levelled to a standard TDC berm, and re-gassed prior to the issue of a 224(c) Certificate.
12. The consent holder shall ensure a new water connection to the Taupo District Council proposed Lot 2.
13. The consent holder shall ensure that individual sewer connections are provided for each lot. Lot one shall have the existing sewer re-laid, clear of the likely building area on Lot 2 to a new sewer connection point on the public main. A private easement (Area C on the "SITE PLAN") shall be granted over the alignment of the new Lot 1 sewer where it crosses Lot 2.
14. The consent holder shall provide confirmation that the soak holes for the existing dwelling are contained within the Lot 1 boundaries.
15. The consent holder shall provide confirmation that the soak holes for the existing dwelling are contained within the Lot 1 boundaries.

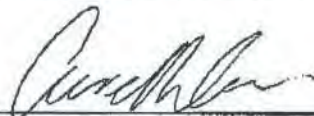
Subdivision Consent
Mercurial Holdings Limited
20 Matipo Street, Taupo

File: 0095 0020
RM: 060328

Advice Notes:

1. The resource consent shall lapse five years after the date of consent unless:
 - a. it is given effect to before the end of that period or
 - b. upon application made prior to the expiry of that period, the Council fixes a longer period.
2. All earthworks shall be managed so that silt and dust do not create a nuisance beyond the site boundaries. A dust nuisance is deemed to have occurred when particles are visible in the air.
3. Pursuant to Section 208 of the Local Government Act 2002, a development contribution is payable prior to the issue of a Certificate under Section 224(c) of the Resource Management Act 1991. The contribution shall be recalculated if not paid within 12 months of the issue of invoice.

**GRANTED ON THE 27TH DAY OF SEPTEMBER 2006 BY WAY OF DELEGATED
AUTHORITY DATED 7TH SEPTEMBER 2006 TO THE PLANNING MANAGER:
ENVIRONMENTAL SERVICES, PURSUANT TO SECTION 34A OF THE RESOURCE
MANAGEMENT ACT 1991.**



Gareth Green
PLANNING MANAGER: ENVIRONMENTAL SERVICES



Warnings:
 This plan has been prepared for the purpose of a resource consent application only. It is not a professional survey plan.
 All areas and dimensions are likely to vary upon site inspection without an appropriate condition to cover such variations.

Rev	Date	Description	By	App
B	25/09/06	RESOURCE CONSENT	BMH/ATP	
A	20/08/06	RESOURCE CONSENT	ST/JH	

Reviewed	Initials	Date	Signed
Designed	CP	May 06	CR
Drawn	ST	May 06	SS
Checked	JH	May 06	JH
Approved			

CHEAL CONSULTANTS
 70 RUA RAEBURN STREET
 P.O. Box 145, Taupo
 New Zealand
 Phone: (027) 978 6405
 Fax: (027) 978 6447
 E-Mail: cheal@cheal.co.nz
 Website: www.cheal.co.nz

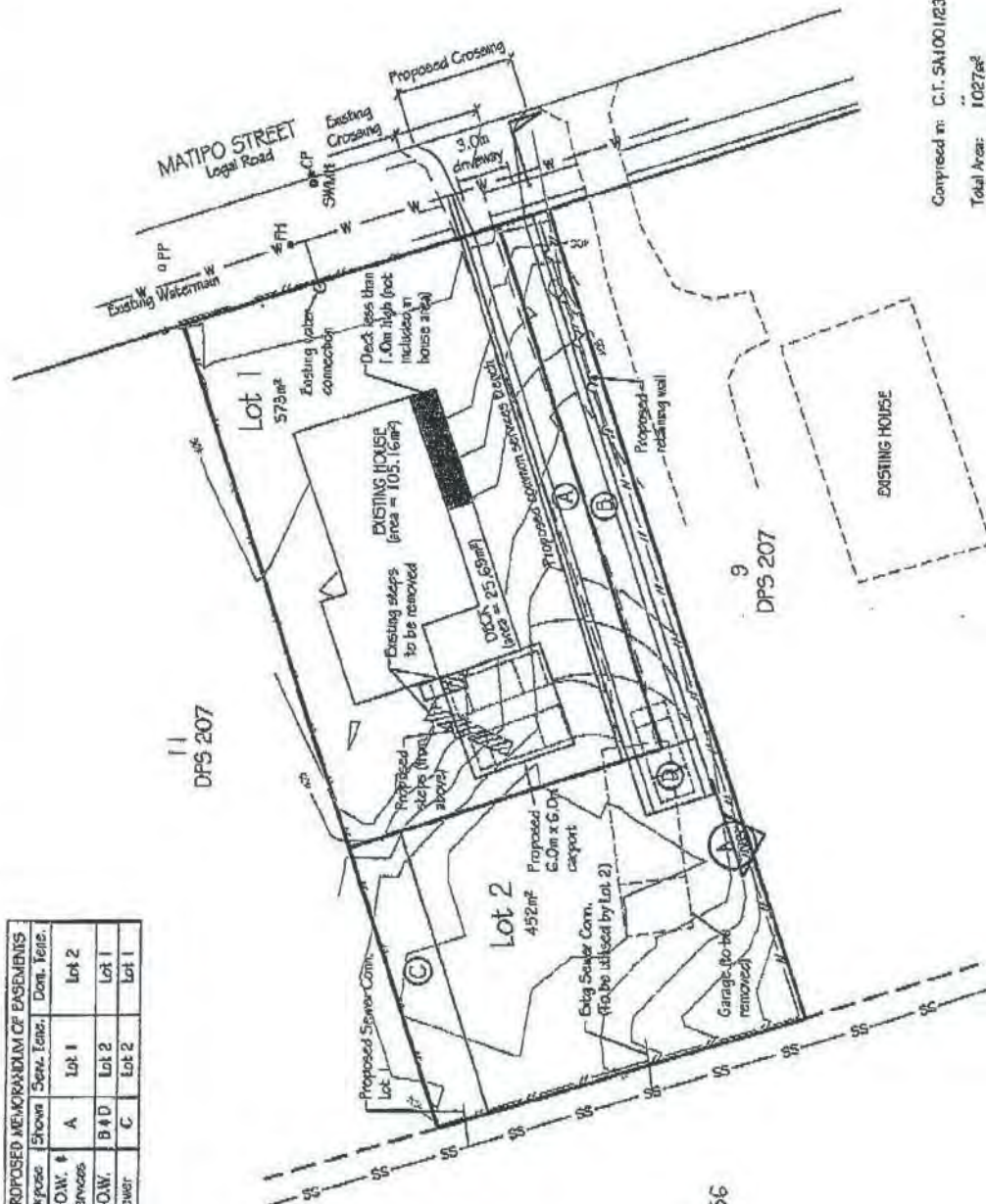
Project Title
**MERCURIAL HOLDINGS
 20 MATIPO STREET
 TAUPO**

Drawing Title
**PROPOSED SUBDIVISION
 OF
 LOT 10 DPS 207** Sheet 1 of 2

Drawing Sheet	Resource Consent
2006-088_SC0028	1:250
2006-088-002	B

PROPOSED MEMORANDUM OF EASEMENTS

Purpose	Show	Serv. Eas.	Dom. Eas.
R.O.W. #	A	Lot 1	Lot 2
R.O.W. Services	B & D	Lot 2	Lot 1
Sewer	C	Lot 2	Lot 1



Compressed in: C.T. SAI 001/0237
 Total Area: 1027m²

APPROVED

80
 P 30456

Affected parties 22 Matipo - A303081

14 FEB 2008
06/088

AFFECTED PARTIES CONSENT FORM

To: Taupo District Council

I / We (full name or names)

MARK ADRIAN TONG

being the owner(s) / occupier(s) (circle as appropriate) of the property situated at:

22 MATIPO ST

(address and/or legal description of your property)

give consent to the proposal by Mercurial Holdings limited [2006-088]
(name of applicant)

to Earthworks in the setback along the south western (bordering Lot 80 DP 30456, 23 Rotokawa Street and Lot 9 DPS 207, 18 Matipo Street) and north eastern boundaries (bordering Lot 2 DPS 21989, 22 Matipo Street), not exceeding 1.8m in height as a result of cut into previous ground level.

Earthworks within the setback of the north eastern boundary not exceeding 1.1m.

Disturbance of soil on site of greater than 50% at any one time.
(description of proposed activity)

on the following property 20 Matipo Street, Taupo (Lot 2 DP 389398)
(address of application site)

as outlined in the application and on the plans signed by me / us.

Please Tick

I / We have authority to sign on behalf of the owner(s) / occupier(s) (circle as appropriate) of the property, namely –

- | | |
|----------|----------|
| 1. _____ | 5. _____ |
| 2. _____ | 6. _____ |
| 3. _____ | 7. _____ |
| 4. _____ | 8. _____ |

as stated on the attached document (if available).

Please Tick

I / We understand that by giving my/our written consent, the Council cannot take account of any actual or potential effects of the activity on my/our property. The fact that any such effects may occur shall not be relevant grounds upon which the Council may refuse to grant its consent to the application.

Please Tick

Further, I / We understand that at any time before the determination of the application, I/We may give notice in writing to the Council that this consent is withdrawn, under Section 104(7) of the Resource Management Act 1991.

Signature	Date	Signature	Date
1. <u>Mark Adrian Tong</u>	<u>14/2/08</u>	5. _____	____/____/____
2. _____	____/____/____	6. _____	____/____/____



029492

CONSENT OF AFFECTED PARTIES IN RELATION TO AN APPLICATION FOR RESOURCE CONSENT UNDER THE RESOURCE MANAGEMENT ACT 1991

INTRODUCTION

Any proposal to do something that is not Permitted Activity in the Taupo District Plan requires a Resource Consent. The proposal does not meet all of the Permitted Activity performance standards of the zone.

If you have been asked to sign this form, it will be because your neighbour is proposing to do something that is not a Permitted Activity, and therefore their proposal requires a Resource Consent. This is not in itself a bad thing, but the Resource Consent process provides the opportunity to determine whether the proposal can be granted consent in terms of the Act.

WHY IS YOUR CONSENT REQUIRED

If an application for a Resource Consent is to be processed as a non notified application, the Resource Management Act requires that the proposed activity should have no more than minor effects on the environment, and the written approval should be obtained from any person the Council considers may be adversely affected. If you have been asked to give your consent to a proposal, it is because you may be potentially affected by the proposed activity.

You may have been deemed to be potentially affected simply because you are a neighbour. Just because your consent is being sought does not mean you are definitely affected. The affected parties consent process is designed to give you the opportunity to consider the particular proposal and decide for yourself whether you are affected and/or the degree to which you may be affected.

WHAT SHOULD YOU DO

If you are asked to give your consent to someone's proposal as part of their application for a Resource Consent, you should do the following:

1. Study the plans of the proposed activity. If there are no plans available at this stage, you are quite entitled to wait until they are available. The plans of the proposal will help you to understand the potential effects of the proposal.
2. Decide whether the proposal will affect you and if so, to what extent. You can take your time over this decision and you are quite entitled to ask the applicant to explain the proposal, or seek more information. You may suggest amendments to the proposal that you consider improve aspects of the proposal in terms of its affects on you. Please do not hesitate to contact the applicant or their consultant to discuss any concerns you may have and how they could be alleviated.
3. If you are happy with the proposal and wish to give your approval, then sign the affected parties consent form and the associated plans.

Please note that even though you may sign the affected parties consent form, Council must still give full consideration to the application in terms of the Act. If you give your approval to the application, Council will not have regard to any actual or potential effects the proposal may have on you specifically. If you do not give your approval, and you are considered to be an affected party, then the application must be treated as a notified application.



Warning:
 This plan has been prepared for the purpose of a resource consent application only, it is not a precise survey plan.
 As areas and dimensions are likely to vary upon survey it should not be attached to any sale & purchase agreements without an appropriate condition to cover such variations.

Rev	Date	Amendment	By	App
A	05/02/08	ISSUED FOR APPROVAL	ML	CP

	Initials	Date	Signed
Surveyed	CP	May '06	CR
Designed			
Drawn	ML	FEB '08	ML <i>[Signature]</i>
Checked	HP	FEB '08	HP <i>[Signature]</i>
Approved	CB	FEB '08	CB <i>[Signature]</i>



CHEAL
 70 Ruapehu Street
 P.O. Box 145, Taupo
 New Zealand
 Phone: (07) 378 6405
 Fax: (07) 378 6447
 E-Mail: chbn@cheal.co.nz
 Website: www.cheal.co.nz

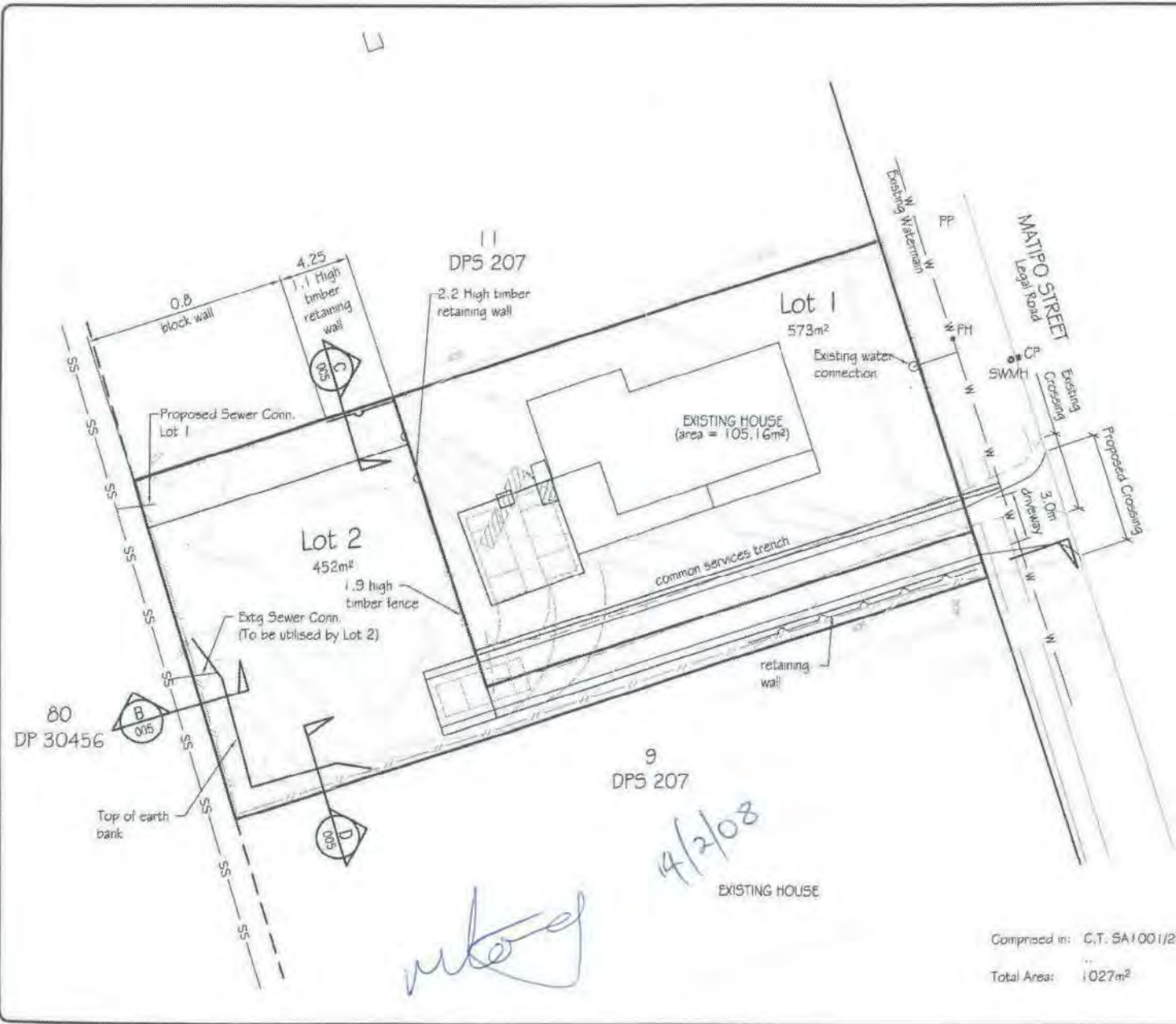
Project Title:
**MERCURIAL HOLDINGS
 20 MATIPO STREET
 TAUPO**

Drawing Title:
**LOT 2 CT357793
 SITE PLAN
 OF LOT 2 EARTH WORKS
 Sheet 1 of 2**

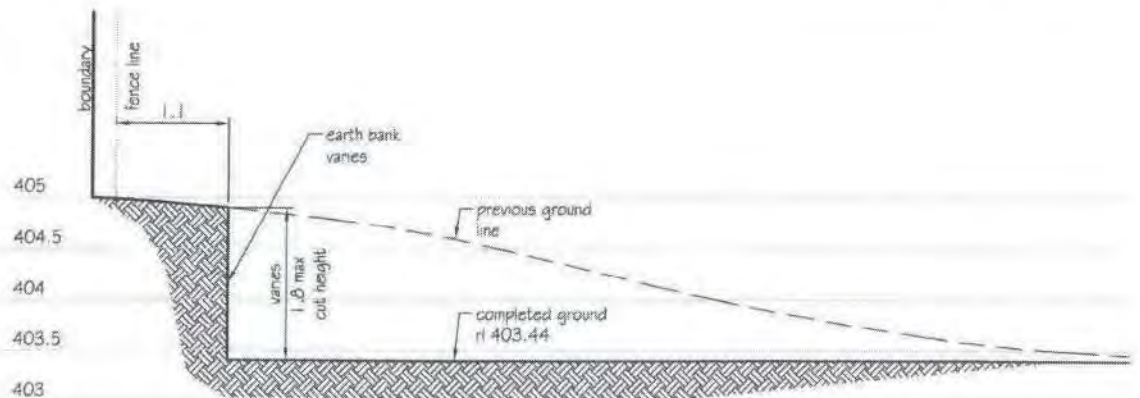
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INFORMATION

CAD File Name	Scale	A3
2006-088_SC004	1:250	
Drawing Number	Rev	
2006-088-004	A	

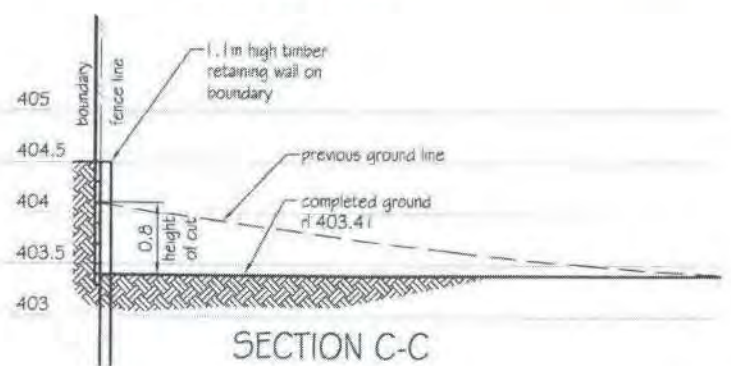
Compared in: C.T. SA1001/237
 Total Area: 1027m²



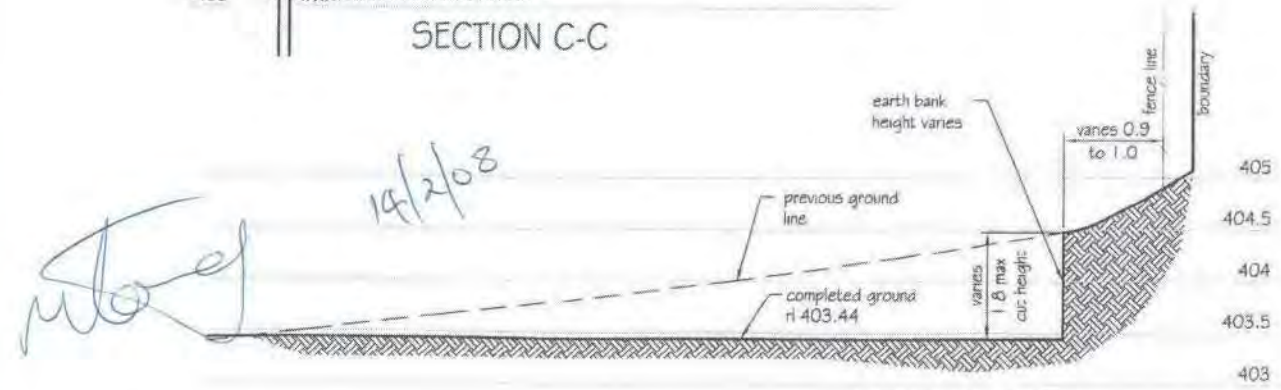
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SECTION B-B



SECTION C-C



SECTION D-D

Rev	Date	Amendment	By	App
A	04/02/08	ISSUED FOR INFORMATION	ML	CE

Surveyed	Initials	Date	Signed
Designed	DB		DB
Drawn	ML	04/02/08	ML
Checked	HP	04/02/08	HP
Approved	CE	04/02/08	CE

CHEAL
 70 Ruapehu Street
 P.O. Box 155, Taupo
 New Zealand
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 Fax: (07) 378 6447
 E-Mail: chbn@cheal.co.nz
 Website: www.cheal.co.nz

Project Title
**MERCURIAL HOLDINGS
 20 MATIPO STREET
 TAUPO**

Drawing Title
**LOT 2 CT 3457793
 CROSS SECTIONS THROUGH
 LOT 2 CUT AREA**
 Sheet 2 of 2

Drawing Status		
INFORMATION		
CAD File Name	Scale	A3
2006-088_SC005	1:50	
Drawing Number	Rev	
2006-088-005	A	

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Affeced parties 1/23 Rotokawa - A303083

AFFECTED PARTIES CONSENT FORM

To: Taupo District Council



I / We (full name or names)

MAVIS MARGARET CLAIRA HARDY

being the owner(s) / occupier(s) (circle as appropriate) of the property situated at:

1123 ROTOKAWA STREET

(address and/or legal description of your property)

give consent to the proposal by Mercurial Holdings limited [2006-088]
(name of applicant)

to Earthworks in the setback along the south western (bordering Lot 80 DP 30456, 23 Rotokawa Street and Lot 9 DPS 207, 18 Matipo Street) and north eastern boundaries (bordering Lot 2 DPS 21989, 22 Matipo Street), not exceeding 1.8m in height as a result of cut into previous ground level.

Earthworks within the setback of the north eastern boundary not exceeding 1.1m.

Disturbance of soil on site of greater than 50% at any one time.
(description of proposed activity)

on the following property 20 Matipo Street, Taupo (Lot 2 DP 389398)
(address of application site)

as outlined in the application and on the plans signed by me / us:

Please Tick

I / We have authority to sign on behalf of the owner(s) / occupier(s) (circle as appropriate) of the property, namely -

- | | |
|--------------------------|----------|
| 1. <u>of Mavis Hardy</u> | 5. _____ |
| 2. _____ | 6. _____ |
| 3. _____ | 7. _____ |
| 4. _____ | 8. _____ |

as stated on the attached document (if available).

Please Tick

I / We understand that by giving my/our written consent, the Council cannot take account of any actual or potential effects of the activity on my/our property. The fact that any such effects may occur shall not be relevant grounds upon which the Council may refuse to grant its consent to the application.

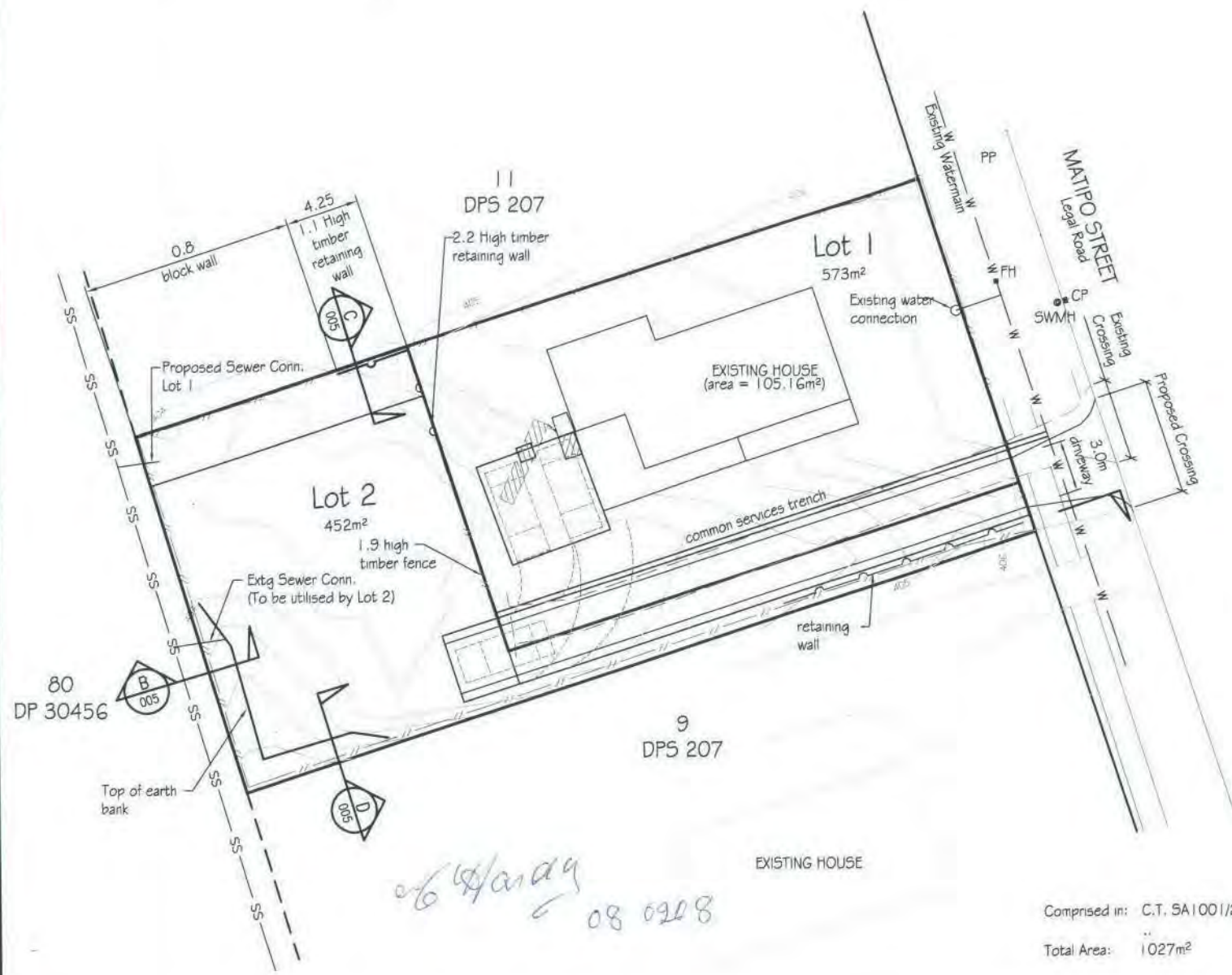
Please Tick

Further, I / We understand that at any time before the determination of the application, I/We may give notice in writing to the Council that this consent is withdrawn, under Section 104(7) of the Resource Management Act 1991.

Signature	Date	Signature	Date
1. <u>Mavis Hardy</u>	<u>5/2/08</u>	5. _____	___/___/___
2. _____	___/___/___	6. _____	___/___/___




Warning:
 This plan has been prepared for the purpose of a resource consent application only. It is not a precise survey plan.
 As areas and dimensions are likely to vary upon survey it should not be attached to any sale & purchase agreements without an appropriate condition to cover such variations.



Rev	Date	Amendment	By	App
A	05/02/08	ISSUED FOR APPROVAL	ML	CE

	Initials	Date	Signed
Surveyed	CR	May '06	CR
Designed			
Drawn	ML	FEB '08	ML <i>ML</i>
Checked	HP	FEB '08	HP <i>HP</i>
Approved	CE	FEB '08	CE


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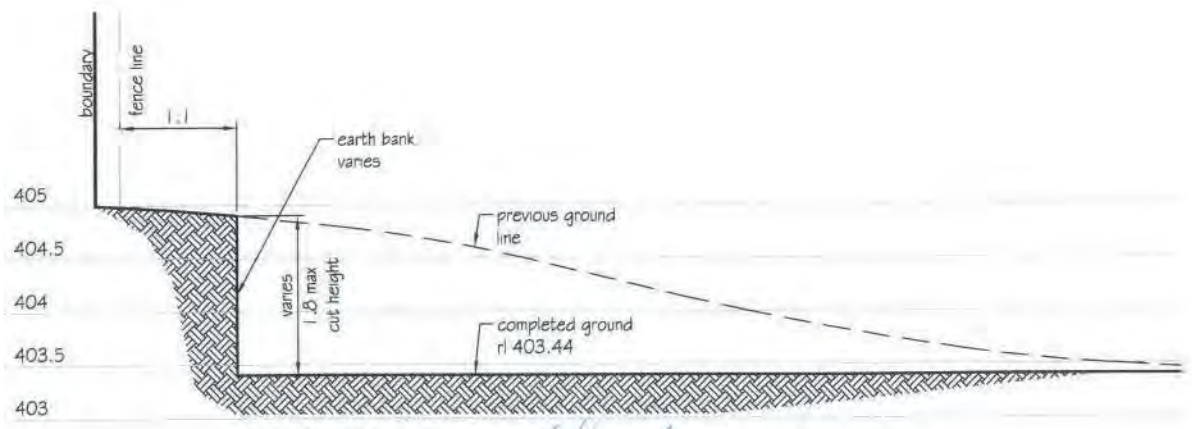
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 MERCURIAL HOLDINGS
 20 MATIPO STREET
 TAUPO

Drawing Title
 LOT 2 CT357793
 SITE PLAN
 OF LOT 2 EARTH WORKS
 Sheet 1 of 2

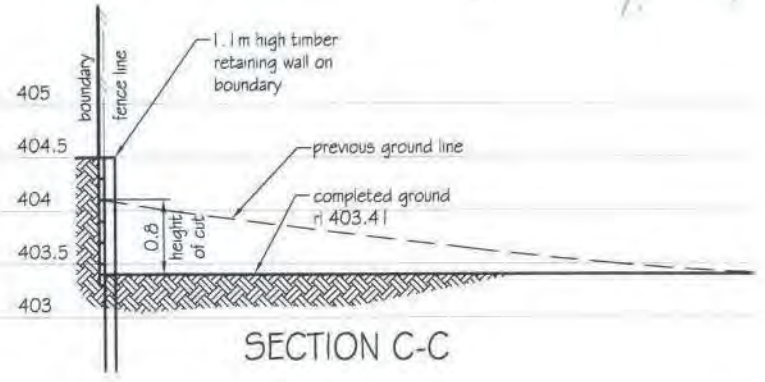
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INFORMATION		
CAD File Name	Scale	A3
2006-088_SC004	1:250	
Drawing Number	Rev	
2006-088-004	A	

Comprised in: C.T. SA1001/237
 Total Area: 1027m²

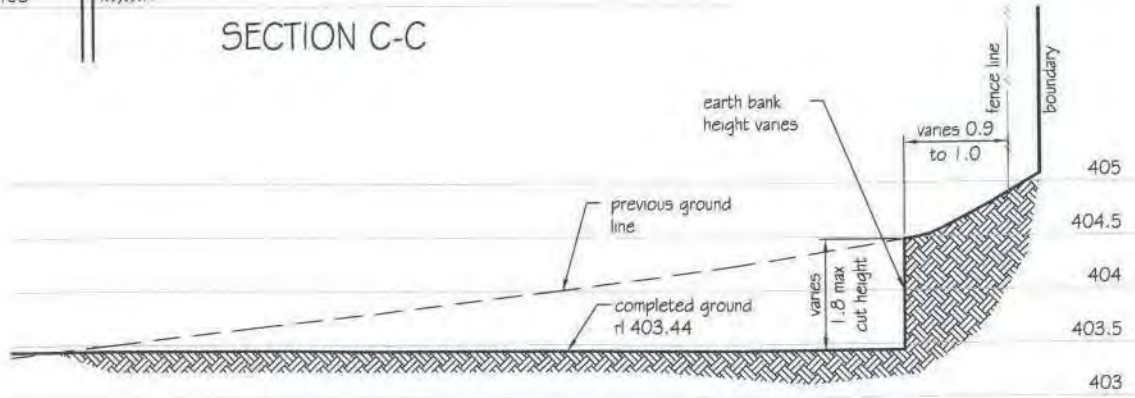
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SECTION B-B *of the side 08/02/08*



SECTION C-C



SECTION D-D

Rev	Date	Amendment	By	App
A	04/02/08	ISSUED FOR INFORMATION	ML	CEC

	Initials	Date	Signed
Surveyed	DB		DB
Designed			
Drawn	ML	04/02/08	ML <i>ML</i>
Checked	HP	04/02/08	HP <i>HP</i>
Approved	CE	04/02/08	CE


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 P.O. Box 165, Taupo
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 Fax: (07) 378 6447
 E-Mail: chbn@cheal.co.nz
 Website: www.cheal.co.nz

Project Title
**MERCURIAL HOLDINGS
 20 MATIPO STREET
 TAUPO**

Drawing Title
**LOT 2 CT 3457793
 CROSS SECTIONS THROUGH
 LOT 2 CUT AREA**
 Sheet 2 of 2

Drawing Status		
INFORMATION		
CAD File Name 2006-088_SC005	Scale 1:50	A3
Drawing Number 2006-088-005	Rev A	

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Affected parties - A303085

AFFECTED PARTIES CONSENT FORM

To: Taupo District Council

I / We (full name or names)

Jodi Mariette Beetsma

being the owner(s) / occupier(s) (circle as appropriate) of the property situated at:

20 Matipo Street, Taupo
(address and/or legal description of your property)

give consent to the proposal by Mercurial Holdings limited [2006-088]
(name of applicant)

to Earthworks in the setback along the south western (bordering Lot 80 DP 30456, 23 Rotokawa Street and Lot 9 DPS 207, 18 Matipo Street) and north eastern boundaries (bordering Lot 2 DPS 21989, 22 Matipo Street), not exceeding 1.8m in height as a result of cut into previous ground level.

Earthworks within the setback of the north eastern boundary not exceeding 1.1m.

Disturbance of soil on site of greater than 50% at any one time.
(description of proposed activity)

on the following property 20 Matipo Street, Taupo (Lot 2 DP 389398)
(address of application site)

as outlined in the application and on the plans signed by me / us.

Please Tick

I / We have authority to sign on behalf of the owner(s) / occupier(s) (circle as appropriate) of the property, namely -

- | | |
|------------------------|----------|
| 1. <u>Jodi Beetsma</u> | 5. _____ |
| 2. _____ | 6. _____ |
| 3. _____ | 7. _____ |
| 4. _____ | 8. _____ |

as stated on the attached document (if available).

Please Tick

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Please Tick

Further, I / We understand that at any time before the determination of the application, I/We may give notice in writing to the Council that this consent is withdrawn, under Section 104(7) of the Resource Management Act 1991.

Signature	Date	Signature	Date
1. <u>Beetsma</u>	<u>13/2/08</u>	5. _____	____/____/____
2. _____	____/____/____	6. _____	____/____/____

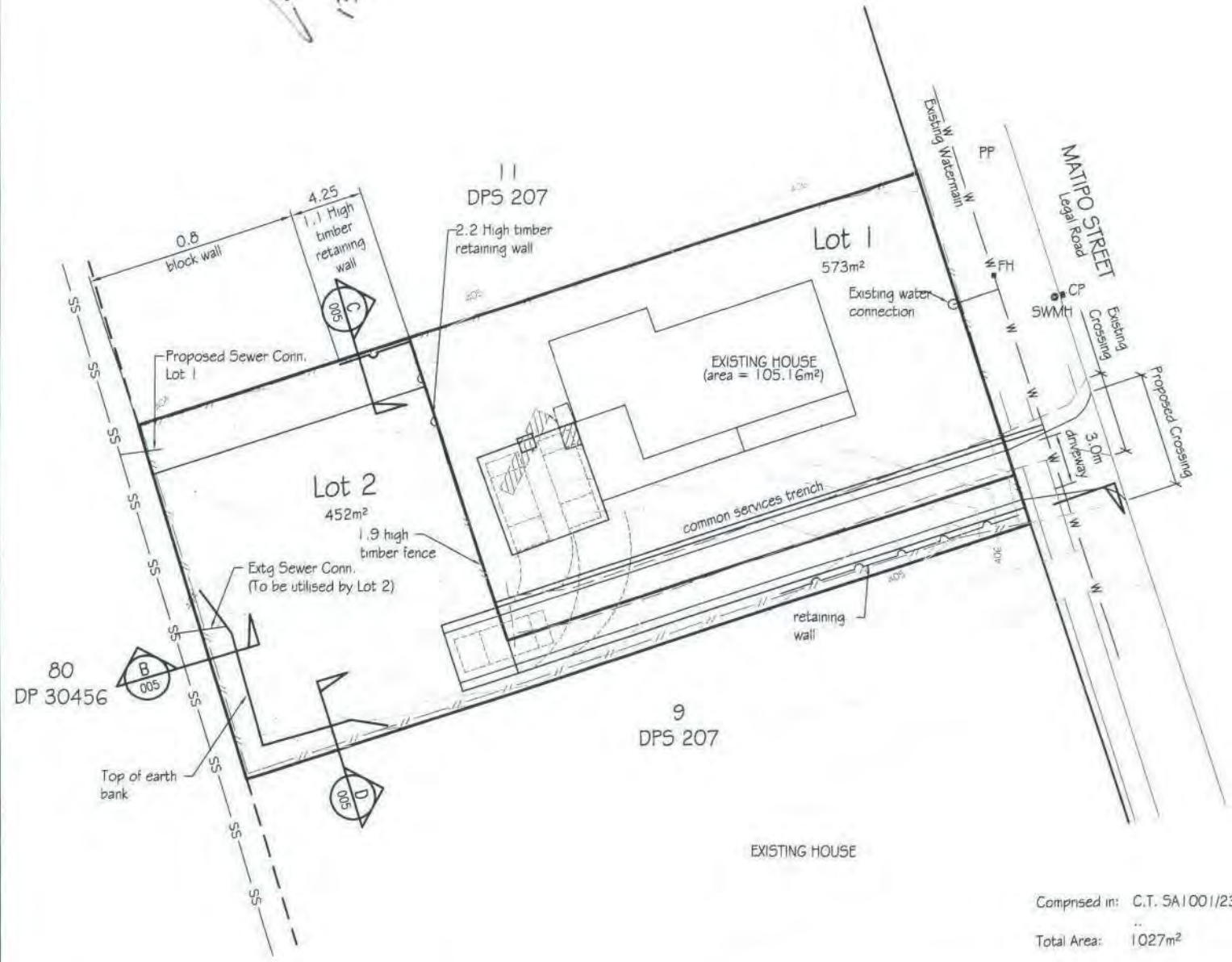


029687

Bathin
13.2.08



Warning:
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Rev	Date	Amendment	By	App
A	05/02/08	ISSUED FOR APPROVAL	ML	CF

	Initials	Date	Signed
Surveyed	CR	May '06	CR
Designed			
Drawn	ML	FEB '08	ML
Checked	HP	FEB '08	HP
Approved	CE	FEB '08	CE

CHEAL CONSULTANTS

70 Ruapehu Street
P.O. Box 165, Taupo
New Zealand
Phone: (07) 378 6405
Fax: (07) 378 6447
E-Mail: chbn@cheal.co.nz
Website: www.cheal.co.nz

Project Title
**MERCURIAL HOLDINGS
20 MATIPO STREET
TAUPO**

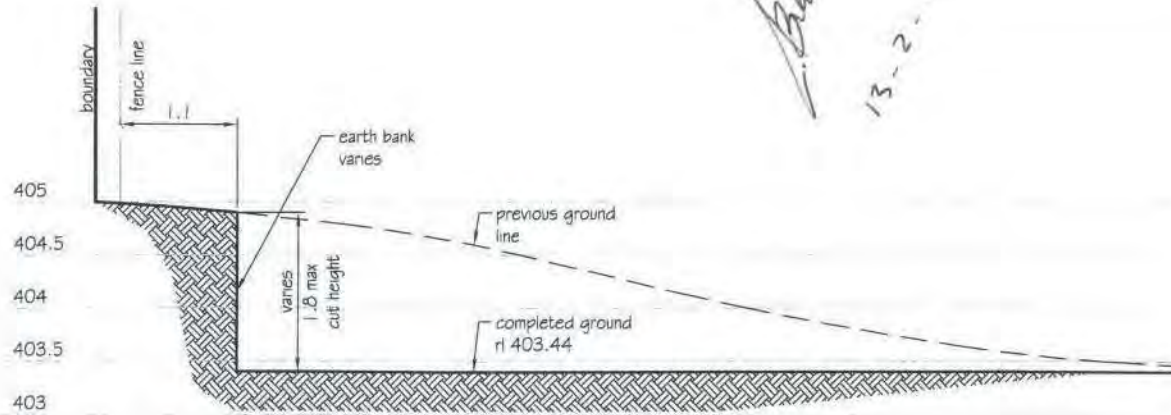
Drawing Title
**LOT 2 CT357793
SITE PLAN
OF LOT 2 EARTH WORKS**
Sheet 1 of 2

Drawing Status		
INFORMATION		
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2006-088_SC004	1:250	
Drawing Number	Rev	
2006-088-004	A	

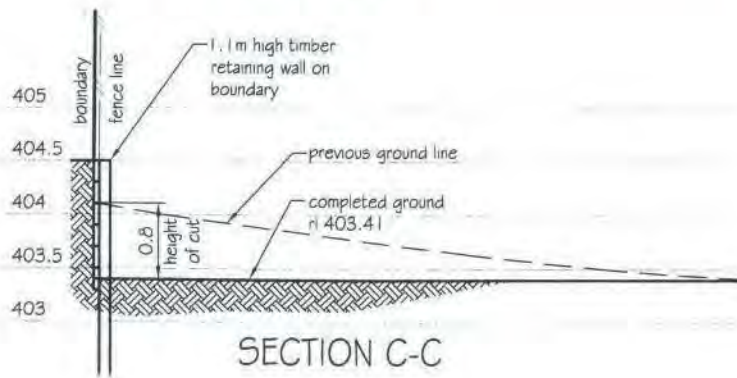
Comprised in: C.T. SA1001/237
Total Area: 1027m²

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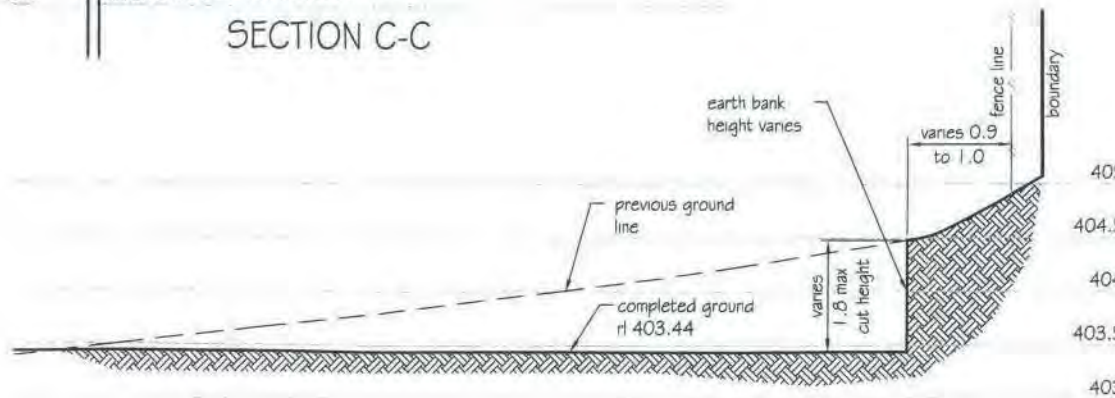
chbn
13-2-08



SECTION B-B



SECTION C-C



SECTION D-D

Rev	Date	Amendment	By	App
A	04/02/08	ISSUED FOR INFORMATION	ML	CE

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Surveyed	DB		DB
Designed			
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Checked	HP	04/02/08	HP <i>HP</i>
Approved	CE	04/02/08	CE


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 20 MATIPO STREET
 TAUPO**

Drawing Title
**LOT 2 CT 3457793
 CROSS SECTIONS THROUGH
 LOT 2 CUT AREA**
 Sheet 2 of 2

Drawing Status		
INFORMATION		
CAD File Name	Scale	A3
2006-088_SC005	1:50	
Drawing Number	Rev	
2006-088-005	A	

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Affected parties - A303086

AFFECTED PARTIES CONSENT FORM

To: Taupo District Council

I / We (full name or names)

142 DEREK BEETSMA

being the owner(s) / occupier(s) (circle as appropriate) of the property situated at:

20 MATIPO ST TAupo
(address and/or legal description of your property)

give consent to the proposal by Mercurial Holdings limited [2006-088]
(name of applicant)

to Earthworks in the setback along the south western (bordering Lot 80 DP 30456, 23 Rotokawa Street and Lot 9 DPS 207, 18 Matipo Street) and north eastern boundaries (bordering Lot 2 DPS 21989, 22 Matipo Street), not exceeding 1.8m in height as a result of cut into previous ground level.

Earthworks within the setback of the north eastern boundary not exceeding 1.1m.

Disturbance of soil on site of greater than 50% at any one time.
(description of proposed activity)

on the following property 20 Matipo Street, Taupo (Lot 2 DP 389398)
(address of application site)

as outlined in the application and on the plans signed by me / us.

Please Tick

I / We have authority to sign on behalf of the owner(s) / occupier(s) (circle as appropriate) of the property, namely -

1.	<u>[Signature]</u>	5.	_____
2.	_____	6.	_____
3.	_____	7.	_____
4.	_____	8.	_____

as stated on the attached document (if available).

Please Tick

I / We understand that by giving my/our written consent, the Council cannot take account of any actual or potential effects of the activity on my/our property. The fact that any such effects may occur shall not be relevant grounds upon which the Council may refuse to grant its consent to the application.

Please Tick

Further, I / We understand that at any time before the determination of the application, I/We may give notice in writing to the Council that this consent is withdrawn, under Section 104(7) of the Resource Management Act 1991.

Signature	Date	Signature	Date
1. <u>[Signature]</u>	<u>13/2/08</u>	5. _____	__/__/__
2. _____	__/__/__	6. _____	__/__/__

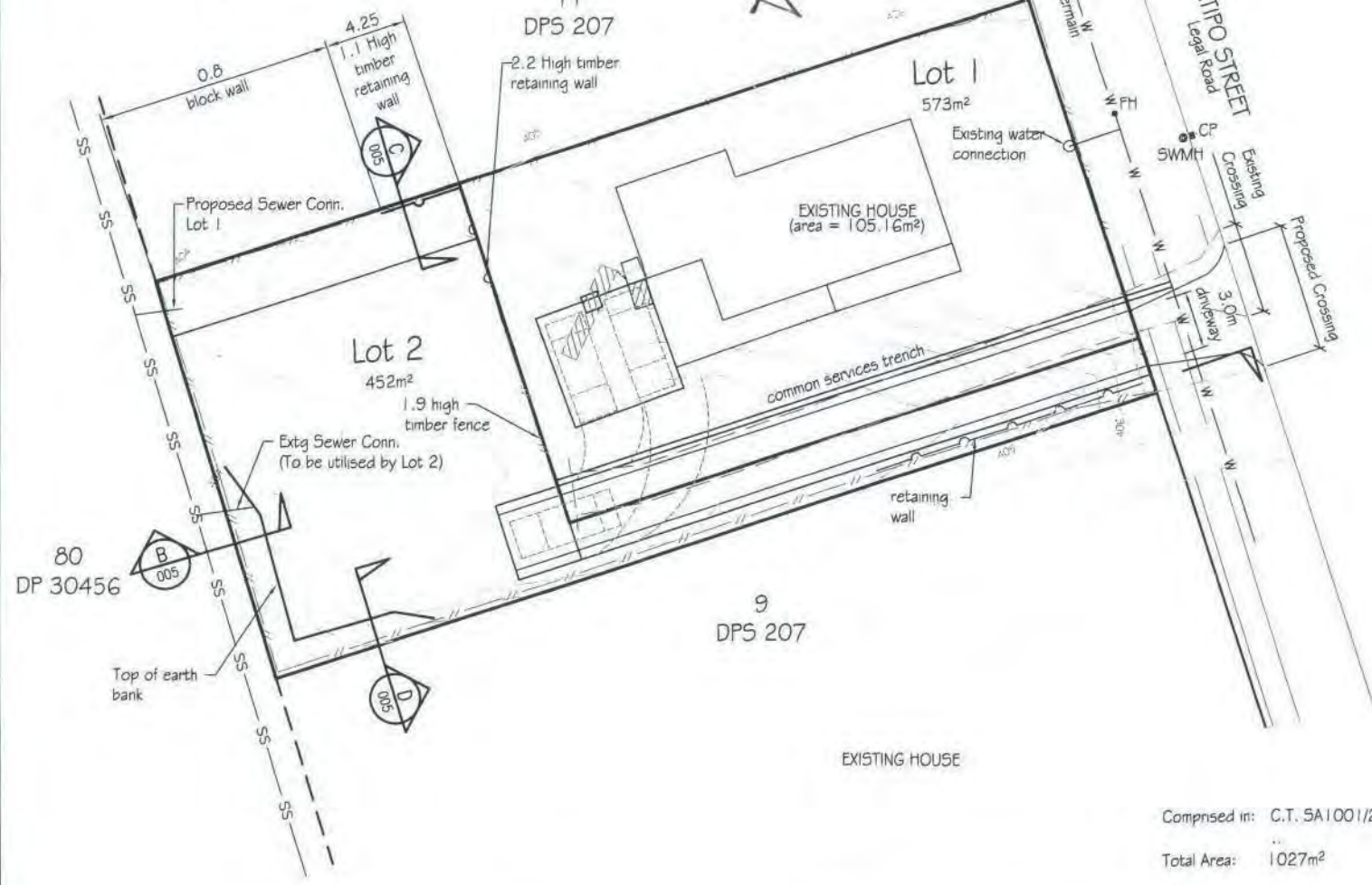


029686



Warning:
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Handwritten: 13-2-08



A	05/02/08	ISSUED FOR APPROVAL	ML	CF
Rev	Date	Amendment	By	App

	Initials	Date	Signed
Surveyed	CR	May '06	CR
Designed			
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Checked	HP	FEB '08	HP
Approved	CE	FEB '08	CE



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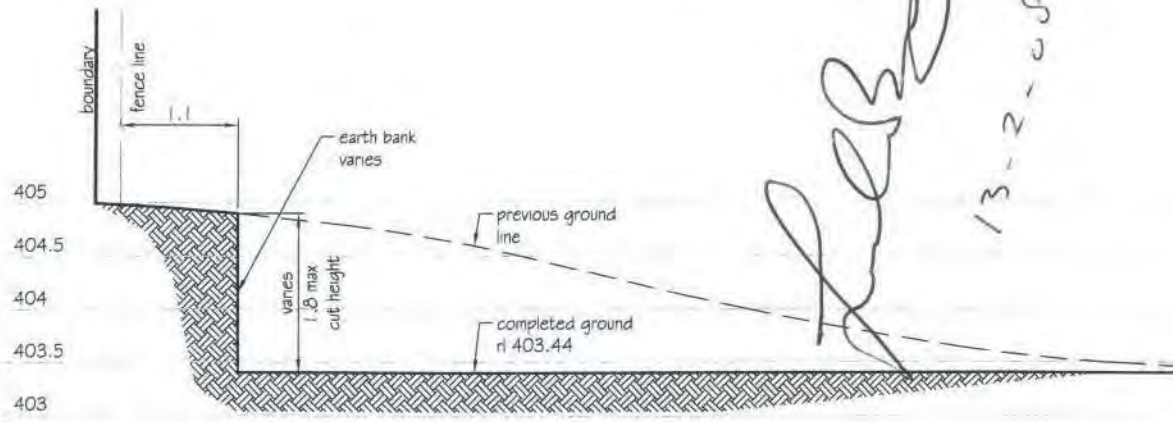
Project Title
 MERCURIAL HOLDINGS
 20 MATIPO STREET
 TAUPO

Drawing Title
 LOT 2 CT357793
 SITE PLAN
 OF LOT 2 EARTH WORKS
 Sheet 1 of 2

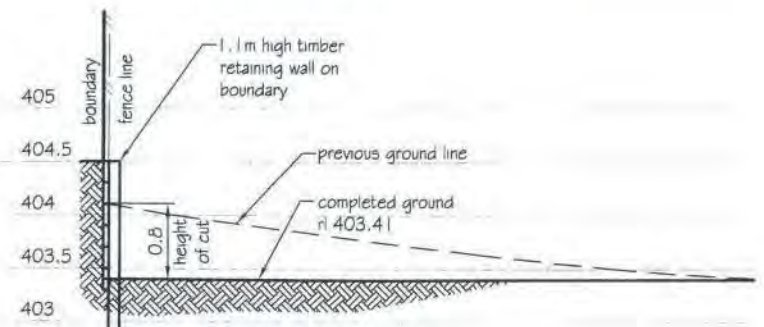
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Drawing Number	Rev	
2006-088-004	A	

Comprised in: C.T. SA1001/237
 ..
 Total Area: 1027m²

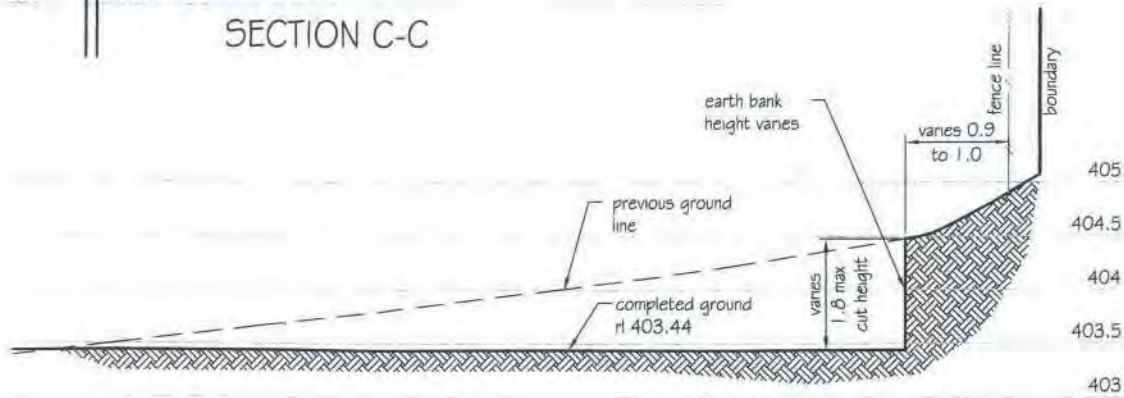
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SECTION B-B



SECTION C-C



SECTION D-D

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Designed			
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**LOT 2 CT 3457793
 CROSS SECTIONS THROUGH
 LOT 2 CUT AREA**
 Sheet 2 of 2

Drawing Status INFORMATION		
CAD File Name 2006-088_SC005	Scale 1:50	A3
Drawing Number 2006-088-005	Rev A	

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Affected parties - A303087

06/088
Affected
parties

AFFECTED PARTIES CONSENT FORM

To: Taupo District Council

I / ~~We~~ (full name or names)

GRIETJE ANNY OOSTERHOFF

being the owner(s) / occupier(s) (circle as appropriate) of the property situated at:

20 MATIPO STREET TAUPU
(address and/or legal description of your property)

give consent to the proposal by Mercurial Holdings limited [2006-088]
(name of applicant)

to Earthworks in the setback along the south western (bordering Lot 80 DP 30456, 23 Rotokawa Street and Lot 9 DPS 207, 18 Matipo Street) and north eastern boundaries (bordering Lot 2 DPS 21989, 22 Matipo Street), not exceeding 1.8m in height as a result of cut into previous ground level.

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on the following property 20 Matipo Street, Taupo (Lot 2 DP 389398)
(address of application site)

as outlined in the application and on the plans signed by me / us.

Please Tick

I / ~~We~~ have authority to sign on behalf of the owner(s) / occupier(s) (circle as appropriate) of the property, namely -

- | | |
|-------------------------|----------|
| 1. <u>A. Oosterhoff</u> | 5. _____ |
| 2. _____ | 6. _____ |
| 3. _____ | 7. _____ |
| 4. _____ | 8. _____ |

as stated on the attached document (if available).

Please Tick

I / We understand that by giving my/our written consent, the Council cannot take account of any actual or potential effects of the activity on my/our property. The fact that any such effects may occur shall not be relevant grounds upon which the Council may refuse to grant its consent to the application.

Please Tick

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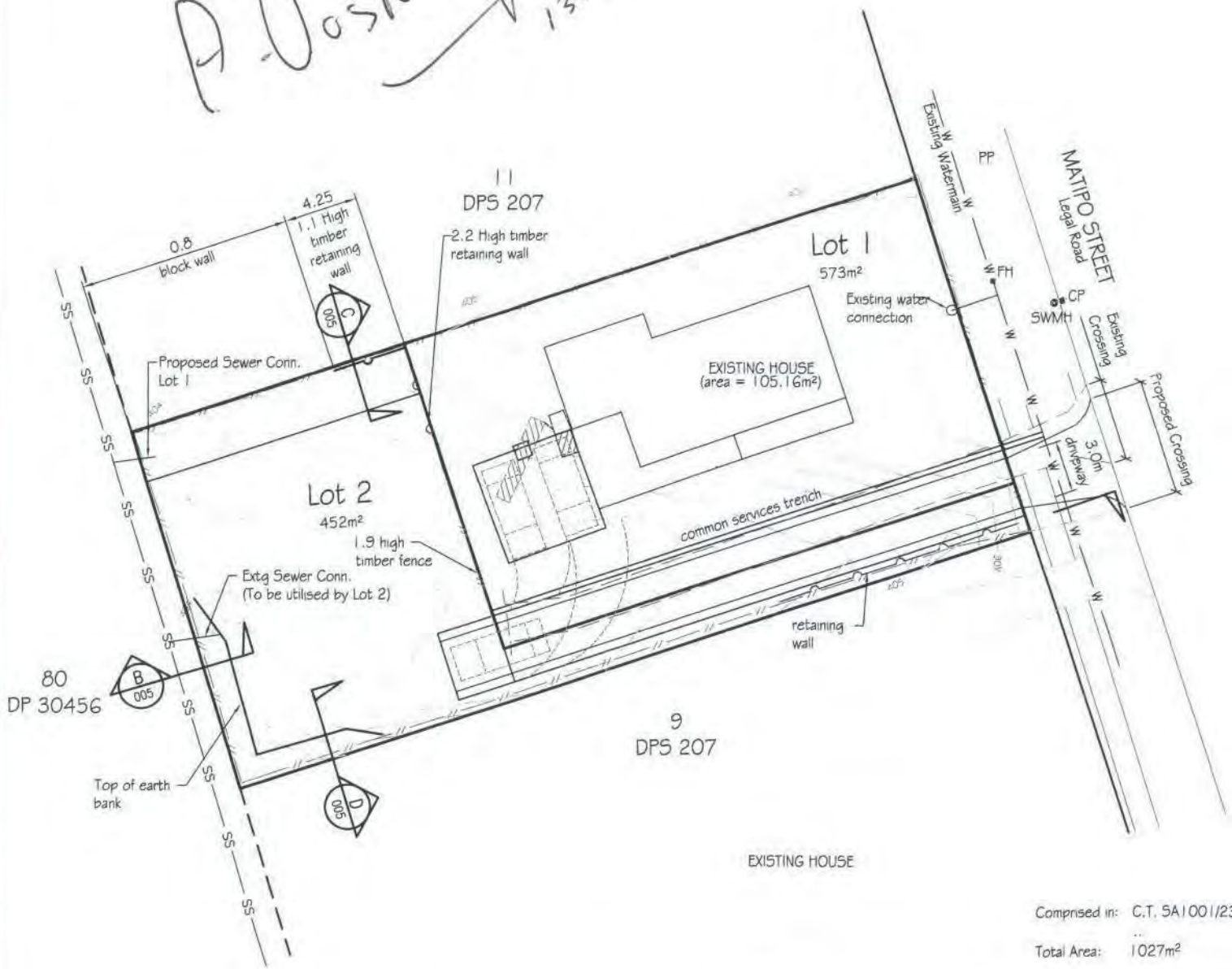
Signature	Date	Signature	Date
1. <u>A. Oosterhoff</u>	<u>13/2/08</u>	5. _____	__/__/__
2. _____	__/__/__	6. _____	__/__/__



A. Oosterhoff
13-2-08



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Designed			
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Checked	HP	FEB '08	HP <i>HP</i>
Approved	CE	FEB '08	CE



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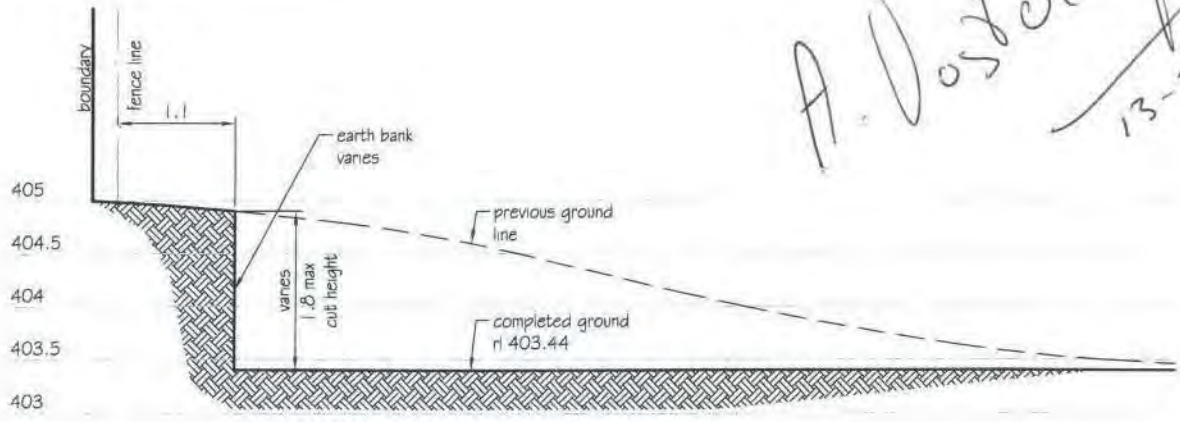
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**LOT 2 CT357793
SITE PLAN
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Sheet 1 of 2

Drawing Status		
INFORMATION		
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2006-088_SC004	1:250	
Drawing Number	Rev	
2006-088-004	A	

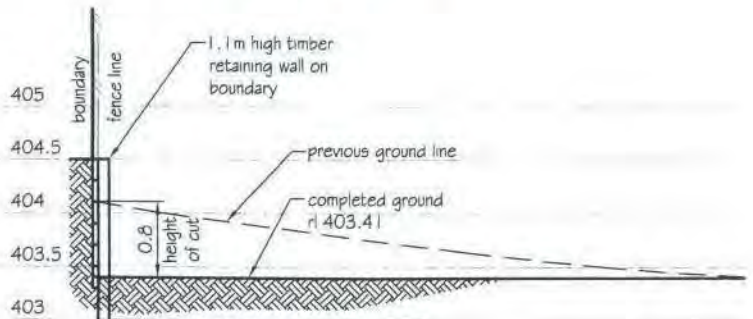
Comprised in: C.T. 5A1001/237
Total Area: 1027m²

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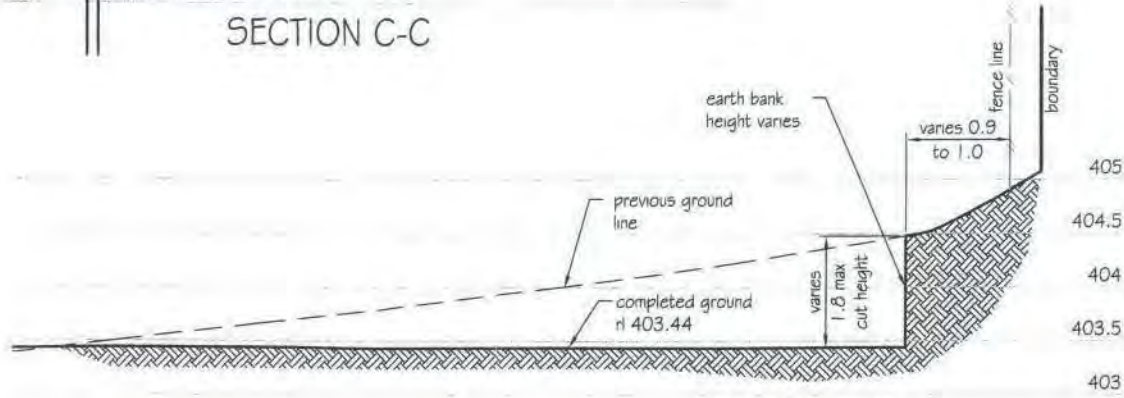
A. Osterhoff
13-2-08



SECTION B-B



SECTION C-C



SECTION D-D

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Designed			
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Checked	HP	04/02/08	HP <i>HP</i>
Approved	CE	04/02/08	CE



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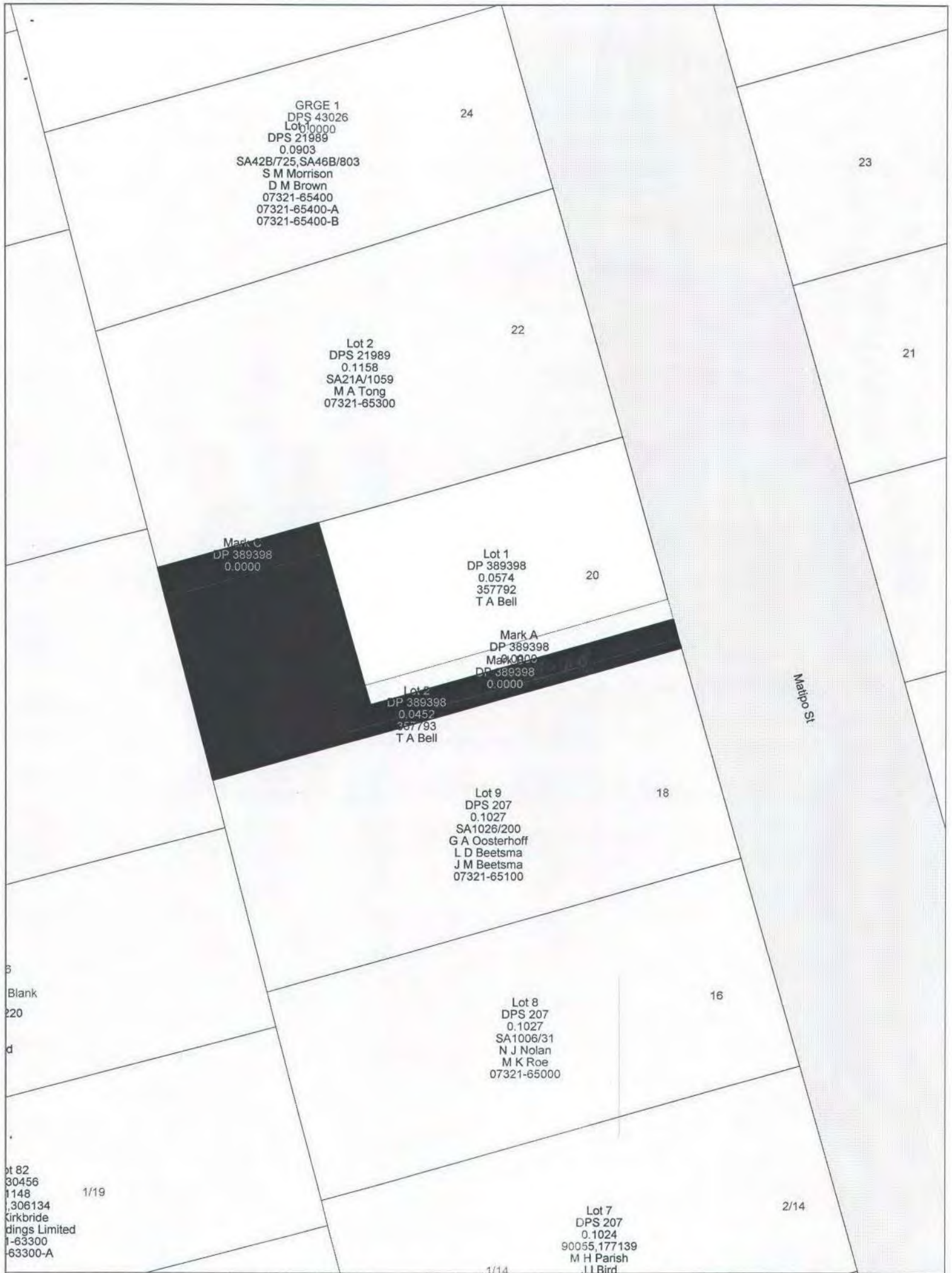
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**MERCURIAL HOLDINGS
 20 MATIPO STREET
 TAUPO**

Drawing Title
**LOT 2 CT 3457793
 CROSS SECTIONS THROUGH
 LOT 2 CUT AREA**
 Sheet 2 of 2

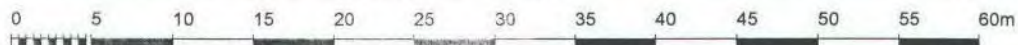
Drawing Status INFORMATION		
CAD File Name 2006-088_SC005	Scale 1:50	A3
Drawing Number 2006-088-005	Rev A	

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Location plan - A303088



Blank
220
d
Lot 82
30456
1148
1,306134
Kirkbride
Buildings Limited
1-63300
1-63300-A



Any person wishing to rely on the information shown on this map must independently verify the information
Scale 1:466 Topographical and Cadastral map derived from LINZ data. Printed 4/02/2008 16:07

Aerial Photo - A303089

Aerial Photo 20 Matipo Street, Taupo



Photos of site - A303092

Photo 1 – Earthworks on south western boundary (EW 1 and 2).



Photo 2 – Vertical cut on south western boundary (EW 1 and 2).

Photo 3 – EW 2 at western boundary of Lot 2.



Photo 4 – North western corner of Lot 2.

Photo 5 – Retaining walls at north eastern corner of Lot 2 (RW 1 and RW2).

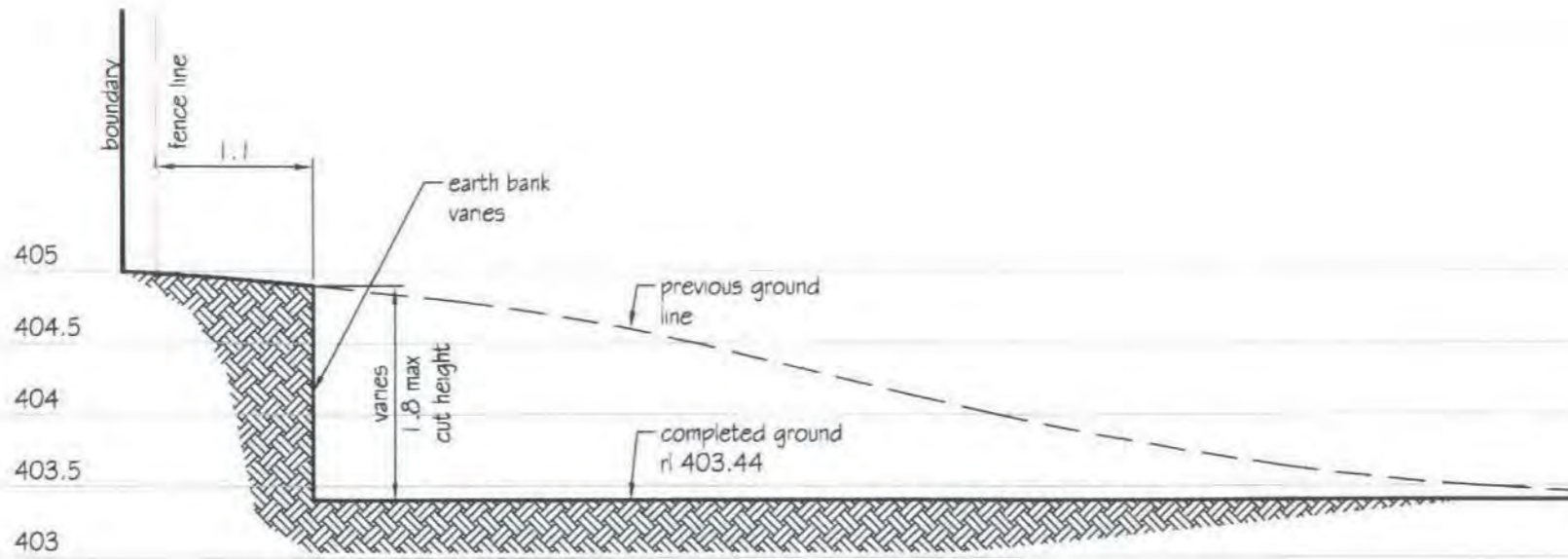


Photo 6 – Retaining wall (RW 2) on north eastern boundary.

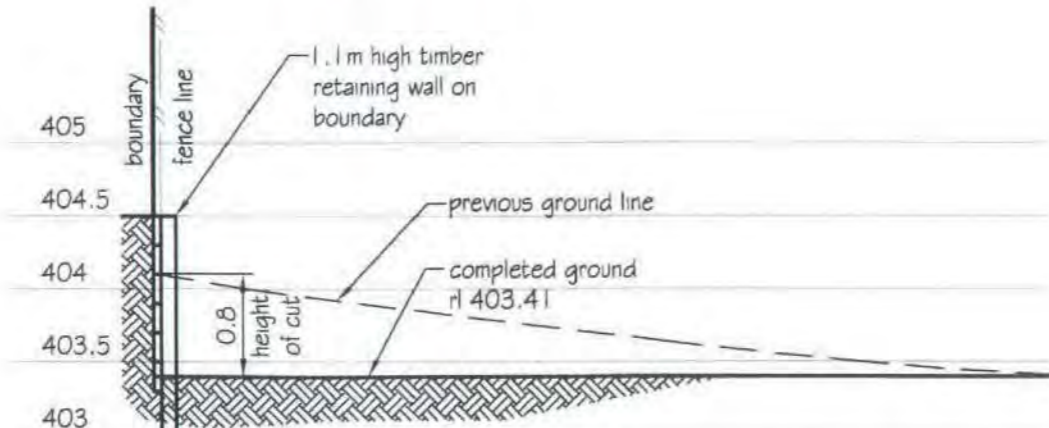
Photo 7 – Driveway on southern boundary from street into Lot 2.



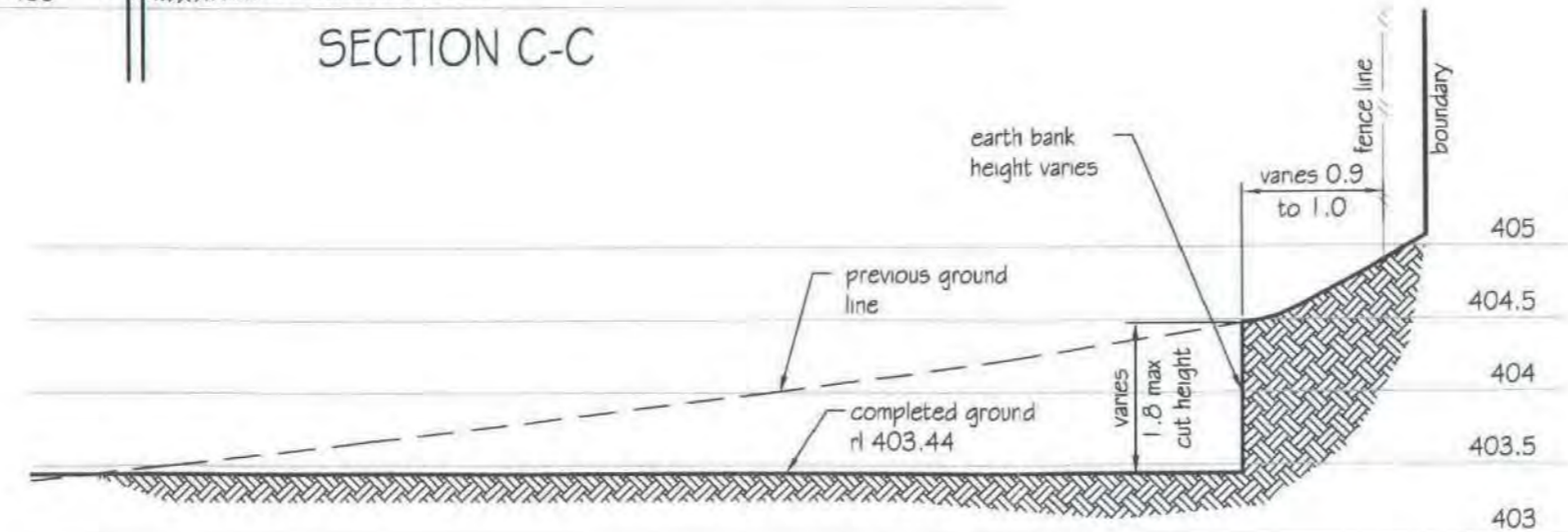
Site plan - A303094



SECTION B-B



SECTION C-C



SECTION D-D

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2006-088-005	A	

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ENVIRONMENTAL PLANNING ASSESSMENT LANDUSE CONSENT

Lodged:	Lodgement Fee:	Activity Status:
APPLICANT NAME: Mercurial Holdings Ltd		
ADDRESS/LEGAL DESCRIPTION: 20 Matipo Street, Taupo		
DESCRIPTION OF ACTIVITY:		

Site Plan		Elevations		Floor Plans		Location Plan	
4 Copies		CT		Copy sent to DE	y	Copy sent to DC	y

PDP Environment:

TDP Zone:

SRA?

PROPOSED DISTRICT PLAN REQUIREMENTS

PERFORMANCE STANDARDS					PARKING LOADING & ACCESS REQUIREMENTS				
COMPLIANCE					COMPLIANCE				
(If FI is required then please detail below)	Y	N	AEE OK?	92	(If FI is required then please detail below)	Y	N	AEE OK?	92
Max Building Height					Number of parks sufficient for the activities undertaken on site				
Daylighting					Parks provided – onsite, have manoeuvring space, appropriate layout, marked and sealed				
Building Coverage					Are parks in access or front yard				
Total Coverage					Is reversal onto streets required				
Plot Ratio					Loading Spaces (e.g. Industrial/School etc)				
Min Building Setback					Sight distance – check this (depends on road type and speed)				
Max Vehicle Movements					Separation between Xing and Intersections Main Road (depends on road type and speed)				
Max Signage					Separation between two crossings of at least 3m & max width 6m				
Max Earthworks					Min formed carriage way is wide enough (depends on # of users)				
Stormwater									
Max Noise									

Further Information Required:

TRANSITIONAL DISTRICT PLAN REQUIREMENTS

COUNTY? BOROUGH? ZONE:

COMPLIANCE					COMPLIANCE				
	Y	N	AEE OK?	92		Y	N	AEE OK?	92
Activities List Rule Identified as:					Min Building Setback (Rural – all types)				
Max Building Height (Industrial & Rural - all zones)									

SPECIFIC ENVIRONMENT REQUIREMENTS

TOWN CENTRE ENVIRONMENT ONLY					RURAL ENVIRONMENT ONLY				
COMPLIANCE					COMPLIANCE				
	Y	N	AEE OK?	92		Y	N	AEE OK?	92
3m Landscaping Strip					Rural Effects Area Radius				
Shop Frontage					Nominal Allotments				
Verandahs					Planted Tree Vegetation				
Vehicle Crossings (no new)					Water Supply (Ash Filter)				

DISTRICT WIDE REQUIREMENTS

COMPLIANCE					COMPLIANCE				
	Y	N	AEE OK?	92		Y	N	AEE OK?	92
Hot Ground					Subsidence See Geothermal Hazard Map				
Flood Hazard					Landslide Hazard Area				
Fault Hazard Lines					Surface of the Water				
High Voltage Power Lines					Archaeological or Historical Site (See Sch 7)				
Foreshore Protection					Existing Consents – Check Financial Conditions				
Notable/Amenity Trees					EW – Land/Air/Water Discharges to or Withdrawal from				
Landscape/Natural Values (OLMA/LAMA)					EW Consent (Wastewater)				
Hazardous Substances (Contaminated Sites)					Certificate of Title – Check Consent Notices etc				
Network Utilities (Powerlines Masts etc)					Designated Site				

Is the AEE sufficient to process the application? **Yes** **No**

Affected Parties Sign-off provided from: **Owners** **Occupiers** **Extras Required**

Owners Approval Match Rates (If postal of owners different from physical)

(Choose one of the following)

Sec 88 Rejected		Sec 88 only Accepted	
Section 88 Accepted, 92 requires further info		Sec 88 & 92 Accepted	

Notes:

Memo to DC's officer - A304446

MEMORANDUM

<u>TO</u>	Development Contributions Officer
<u>FROM</u>	(PLANNER)
<u>SUBJECT</u>	PROPOSED LANDUSE: RM080076

Development Contributions info form attached:

Please find attached correspondence as received for the above application for you comment and/or calculation.

Please note that under the Resource Management Act 1991 we have 10 working days to deal with this. Therefore your comment is **required by: 17/3/08**

Thank you.

<u>TO</u>	Environmental Consents Co-ordinator
<u>FROM</u>	Development Contributions Officer

Development Contribution required: NO

Financial Contribution required for **Water:**

Wastewater:

Comments:

Retrospective landuse consent for earthworks to a newly subdivided lot. S224c for the associated subdivision consent was issued in November of last year.

Assessed by: Stacey Cox

Date: 3/03/08

Reviewed by: Abi Milnes

Date: 3/03/08

Section 88 and 92 Checklist - A304453

CHECK LIST FOR SECTIONS 88 & 92 RMA 1991

Provided Adequate

S88 S92

Y **Description of Activity** (Consent Type: Land Use/Subdivision /Unit Title/ Variation to Consent Condition/Outline Plan/Crosslease)

Y **Location** (legal description/valuation number/maps)

Y **Certificate of Title**

Y **Lodgement Fee**

Y **AEE:** Statement made regarding effects, consultation letters/affected persons consent forms etc

Y **Site plans:** Rd / legal description / North point / scale

Y **Allotment plan:** boundaries /existing & proposed buildings / distances to boundaries / uses of the site/ utility services / vehicle parking & access/contours

Y **Earthworks:** Statement made if required (Qty)

Floor plan: use of all areas / number of floors

Elevations: max height / daylight plane / natural ground level

External appearance of building ie building materials / photo of relocated dwelling

Subdivision: existing easements / right of ways / covenants / building line restrictions / numbers, areas & dimensions of all lots / proposed roads, service lanes, accessways with relevant width & gradient / proposed easements / Rural: water supply and waste disposal / service providers - electricity/phone/gas/environment waikato

S88 Application Accepted – Acknowledgement Letter Sent

S88 Application Rejected – Require Section 92 Check before Letter Sent

Environmental Consents Officer: Shelley Dunham

Date: 03/03/08

RM 080076 Site Photos - A306803

From: Todd Whittaker <t.whittaker@harrisingrierson.com>
Sent: Wednesday, 5 March 2008 4:50 p.m.
To: Alexandra Hare
Subject: RM 080076 Site Photos
Attachments: P3050003.JPG; P3050001.JPG; P3050002.JPG

<<P3050003.JPG>> <<P3050001.JPG>> <<P3050002.JPG>>

Todd Whittaker

Office Manager/Senior Associate
Harrison Grierson Consultants Limited
Level 1 NZ Post Building 86 Ruapehu Street Taupo
P O Box 1910 Taupo New Zealand
Ph: 64 7 376 7350 Mob: 021 676 375
Fax: 64 7 376 7351

Email: t.whittaker@harrisingrierson.com
Website: www.harrisingrierson.com

Harrison Grierson, WINNER of the 2007 INGENIUM EXCELLENCE AWARD
(category: large infrastructure projects, [click here](#) for more details)

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HC
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CORPORATION
1000 W. LAMAR AVENUE, SUITE 100, DENVER, CO 80202

EBS131





P3050001 - A306826



P3050002 - A306838



P3050003 - A306848



KC

KARARUA
KAWARUA

EBS131

FW- Matipo Street - A308018

From: Todd Whittaker <t.whittaker@harrisingrierson.com>
Sent: Wednesday, 12 March 2008 9:09 a.m.
To: Alexandra Hare
Subject: FW: Matipo Street
Attachments: matipo st.pdf

From: Todd Whittaker
Sent: Wednesday, 12 March 2008 9:08 a.m.
To: 'Helen Pickles'
Subject: Matipo Street

<<matipo st.pdf>>

Hi Helen,

We have struck a bit of a problem with Matipo Street. As discussed, I went to check with Council on the neighbouring property on Rotokawa Street. As it turns out the property has a unit title tenureship (I have attached a unit title plan from Council). Around the units is common area which is where we have a problem as this essentially means that all unit owners have a common interest or ownership of the property immediately adjacent your clients site. Council has discussed this at their team meeting and have ruled that approval from all unit title owners must be obtained in order to continue with a non-notified approval. This may seem a bit harsh, however I believe they are technically correct.

The other option is to make a case that the neighbouring site is not affected at all, however when I spoke to Council, they said that it is unlikely that they would accept the neighbouring property as not being affected.

Would you be able to obtain the additional owners approvals? If this is a problem we will need to discuss any other options you have.

I am not intending on sending a formal letter, however I can do this if required. We will need to put the application on hold while this matter is addressed.

Regards

Todd

Todd Whittaker

Office Manager/Senior Associate
Harrison Grierson Consultants Limited
Level 1 NZ Post Building 86 Ruapehu Street Taupo
P O Box 1910 Taupo New Zealand
Ph: 64 7 376 7350 Mob: 021 676 375
Fax: 64 7 376 7351

Email: t.whittaker@harrisingrierson.com
Website: www.harrisingrierson.com

Harrison Grierson, WINNER of the 2007 INGENIUM EXCELLENCE AWARD
(category: large infrastructure projects, [click here](#) for more details)

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- * Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy version;
- * Using the drawings or other data for any purpose not agreed to in writing by Harrison Grierson Consultants Limited.

Address of Body Corporate
Fern Grove Flats
23 Rotokawa Street
Taupo

Approved: *A.K. Hardy*
A.K. Hardy

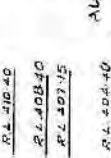
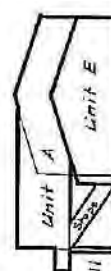
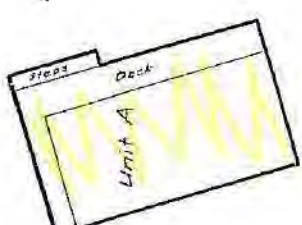
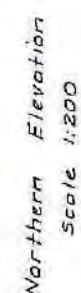
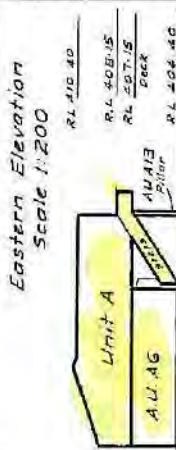
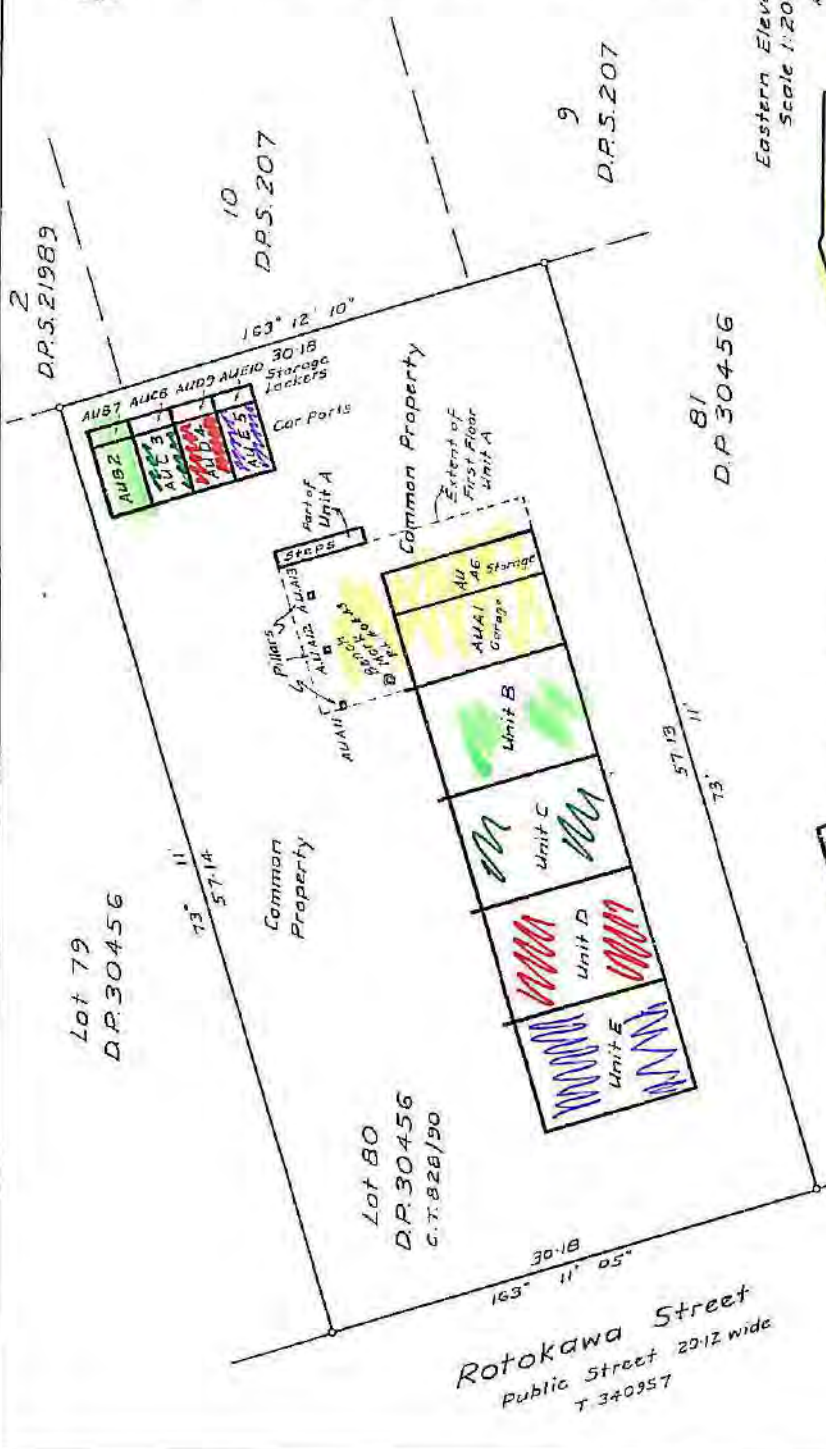
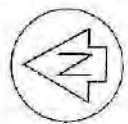
Unit Description	Approx. Area	Unit Entitlement	Upper Limits
A	140m ²	24,200	407.75 404.40
AUA1	40m ²	3,000	407.15 404.40
AUA5	25m ²	1,000	407.15 404.40
AUA11	1m ²	100	" "
AUA12	1m ²	100	" "
AUA13	1m ²	100	" "
Total Unit Entitlement		27,500	
B	65m ²	17,400	408.40 404.40
AUA2	12m ²	400	407.15 404.40
AUA7	2m ²	200	" "
Total Unit Entitlement		18,000	
C	65m ²	17,400	408.40 404.40
AUA3	12m ²	400	407.15 404.40
AUA6	2m ²	200	" "
Total Unit Entitlement		18,000	
D	65m ²	17,400	408.40 404.40
AUA4	12m ²	400	407.15 404.40
AUA9	2m ²	200	" "
Total Unit Entitlement		18,000	
E	65m ²	17,400	408.40 404.40
AUA5	12m ²	400	407.15 404.40
AUA10	2m ²	200	" "
Total Unit Entitlement		18,000	
Total Entitlement		100,000	

Total Area 1722m²
Supplementary Record Sheet 289/90
Comprised in C.T. 828/90 (A11)

I, John Henry Hindess of Taupo, Registered Surveyor and holder of an annual practicing certificate hereby certify that this plan has been made from surveys executed by me or under my direction, that both plan and survey are correct and have been made in accordance with the regulations under the Surveyors Act 1965
Signed at Taupo this 5th day of June 1980
Signature of *John Henry Hindess*

Field Book of *Temere Bank*
Reference Plans D.P. 30456; C.P.S. 207, 21989
Examined OAG: *Examined*
Approved as to Survey *Examined*
Chief Surveyor

Deposited this 31st day of October 1980
District Land Registrar
Received 25-7-80
Instructions Taupo 5
DP S 289/95



Bench Mark is a Lead Plug at east end of concrete path, R.L. 404.43 Maturiki Datum

LOCAL AUTHORITY Taupo Borough
Surveyed by *Cheal Dickand Hindess*
Scale 1:200
Date June 1980

Plan of Units on Lot 80 D.P. 828/90 being pt. Sec. 16 Bk. 11 Tauhara S.D. Fern Grove Flats

LAND DISTRICT South Auckland
SURVEY BLK. & DIST. Bk. 11 Tauhara
NZMS SHEET NO. 015/21
Approved by Registrar of Land, Wellington, New Zealand

Engineering Comment - A310714

From: Stephen Boyd
Sent: Thursday, 20 March 2008 3:51 p.m.
To: 'Todd Whittaker'
Subject: 20 Matipo

Hi Todd,

Just confirming that I don't see any engineering issues with this retrospective application for earthworks. The free - standing embankment that is at the rear of the site can be further supported by hydro-seeding the cut face, plus other exposed areas of cut, as you suggested, to minimise the effect of dust and/or erosion.

Regards
Stephen

Further information - received 11/04/08 - A319156



OUR REF 2006-88L15

9 April 2008

File Ref	
TAUPO DISTRICT COUNCIL	
Received	11 APR 2008
Serial No	

Taupo District Council
 Private Bag 2005
 Taupo Mail Centre
TAUPO 3352

ATTENTION: TODD WHITTAKER

Dear Todd

20 MATIPO STREET, TAUPO : EARTHWORKS CONSENT APPLICATION

As per your Section 92 request for further information dated 5 March 2008, please find enclosed a further three Affected Parties Approval forms on behalf of James and Christine Mitchell, Margaret Small, and John and Jeanette Beale. The status of the Affected Party Consent forms are as follows:

Name	Affected Party Address	Postal Address	Date Sent	Date Received
Mavis Margaret Clara Hardy	1/23 Rotokawa Street, Taupo	1/23 Rotokawa St, Taupo	08.02.08	08.02.08
James Roderick Mitchell and Christina Anne Mitchell	2/23 Rotokawa Street, Taupo	769 Acacia Bay Rd, Taupo	12.03.08	25.03.08
Margaret Olive Small	3/23 Rotokawa Street, Taupo	1 - 227 Rifle Range Road, Taupo	12/03/08	22.03.08
Petker Limited	4/23 Rotokawa Street, Taupo	5 Parata St, Taupo	12.03.08	Expected 14.04.08
John and Jeanette Beal	5/23 Rotokawa Street, Taupo	201 Granpian Street, Tokoroa	12.03.08	20.03.08
Laz Derek and Jodi Beetsma	20 Matipo Street, Taupo	8 Cumberland Street, Taupo	08.02.08	13.02.08
Annette Oosterhoff	18 Matipo Street, Taupo	34 Rimu Street, Taupo	08.02.08	13.02.08
Mark Tong	22 Matipo Street, Taupo	22 Matipo Street, Taupo	08.02.08	14.02.08

...../2

It appears the difficulty we have had in contacting the owners Petker Limited of 4/23 Rotokawa Street was due to the fact that they were on holiday. We expect that their forms will be available early next week. We look forward to a decision as soon as we are able to forward through the last Affected Party Consent forms.

Should you have any queries, please do not hesitate to contact us.

Yours sincerely



PAULINE JENKINS
ENVIRONMENTAL PLANNER

Enclosures:

1. Affected Party Consent forms from Mr and Mrs Beale, Ms Small, and Mr and Mrs Mitchell, of the Rotokawa Street Units

AFFECTED PARTIES CONSENT FORM

RECEIVED
20 MAR 2008
2006-088

To: Taupo District Council

I / We (full name or names)

JOHN ROYSTON BEALE & JEANETTE ALICE BEALE

being the owner(s) / occupier(s) (circle as appropriate) of the property situated at:

23/5 ROTOKAWA ST, TAUPO.

(address and/or legal description of your property)

give consent to the proposal by Mercurial Holdings limited [2006-088]
(name of applicant)

to Earthworks in the setback along the south western (bordering 23 Rotokawa Street - Lot 80 DP 30456, and 18 Matipo Street - Lot 9 DPS 207) and the north eastern boundaries (bordering 22 Matipo Street - Lot 2 DPS 21989), not exceeding 1.8m in height as a result of cut into previous ground level. Earthworks within the setback of the north eastern boundary not exceeding 1.1m. Disturbance of soil on site of greater than 50% at any one time.
(description of proposed activity)

on the following property 20 Matipo Street, Taupo (Lot 2 DP 389398)
(address of application site)

as outlined in the application and on the plans signed by me / us.

Please Tick

I / We have authority to sign on behalf of the owner(s) / occupier(s) (circle as appropriate) of the property, namely -

- | | |
|--------------------------------|----------|
| 1. <u>JOHN ROYSTON BEALE</u> | 5. _____ |
| 2. <u>JEANETTE ALICE BEALE</u> | 6. _____ |
| 3. _____ | 7. _____ |
| 4. _____ | 8. _____ |

as stated on the attached document (if available).

Please Tick

I / We understand that by giving my/our written consent, the Council cannot take account of any actual or potential effects of the activity on my/our property. The fact that any such effects may occur shall not be relevant grounds upon which the Council may refuse to grant its consent to the application.

Please Tick

Further, I / We understand that at any time before the determination of the application, I/We may give notice in writing to the Council that this consent is withdrawn, under Section 104(7) of the Resource Management Act 1991.

Signature	Date	Signature	Date
1. <u>[Signature]</u>	<u>18/3/8</u>	5. _____	__/__/__
2. <u>[Signature]</u>	<u>19/3/8</u>	6. _____	__/__/__
3. _____	__/__/__	7. _____	__/__/__
4. _____	__/__/__	8. _____	__/__/__



032741

CONSENT OF AFFECTED PARTIES IN RELATION TO AN APPLICATION FOR RESOURCE CONSENT UNDER THE RESOURCE MANAGEMENT ACT 1991

INTRODUCTION

Any proposal to do something that is not Permitted Activity in the Taupo District Plan requires a Resource Consent. The proposal does not meet all of the Permitted Activity performance standards of the zone.

If you have been asked to sign this form, it will be because your neighbour is proposing to do something that is not a Permitted Activity, and therefore their proposal requires a Resource Consent. This is not in itself a bad thing, but the Resource Consent process provides the opportunity to determine whether the proposal can be granted consent in terms of the Act.

WHY IS YOUR CONSENT REQUIRED

If an application for a Resource Consent is to be processed as a non notified application, the Resource Management Act requires that the proposed activity should have no more than minor effects on the environment, and the written approval should be obtained from any person the Council considers may be adversely affected. If you have been asked to give your consent to a proposal, it is because you may be potentially affected by the proposed activity.

You may have been deemed to be potentially affected simply because you are a neighbour. Just because your consent is being sought does not mean you are definitely affected. The affected parties consent process is designed to give you the opportunity to consider the particular proposal and decide for yourself whether you are affected and/or the degree to which you may be affected.

WHAT SHOULD YOU DO

If you are asked to give your consent to someone's proposal as part of their application for a Resource Consent, you should do the following:

1. Study the plans of the proposed activity. If there are no plans available at this stage, you are quite entitled to wait until they are available. The plans of the proposal will help you to understand the potential effects of the proposal.
2. Decide whether the proposal will affect you and if so, to what extent. You can take your time over this decision and you are quite entitled to ask the applicant to explain the proposal, or seek more information. You may suggest amendments to the proposal that you consider improve aspects of the proposal in terms of its affects on you. Please do not hesitate to contact the applicant or their consultant to discuss any concerns you may have and how they could be alleviated.
3. If you are happy with the proposal and wish to give your approval, then sign the affected parties consent form and the associated plans.

Please note that even though you may sign the affected parties consent form, Council must still give full consideration to the application in terms of the Act. If you give your approval to the application, Council will not have regard to any actual or potential effects the proposal may have on you specifically. If you do not give your approval, and you are considered to be an affected party, then the application must be treated as a notified application.



Warning:
This plan has been prepared for the purpose of a resource consent application only. It is not a precise survey plan.
As areas and dimensions are likely to vary upon survey it should not be attached to any sale & purchase agreements without an appropriate condition to cover such variations.

Rev.	Date	ISSUED FOR APPROVAL	ML	CHK	By	App.
1	05/02/06					

Intitiation	Date	Signed
Surveyed	CR	May 06
Designed	ML	FEB 08
Drawn	HP	FEB 08
Checked	CE	FEB 08
Approved		

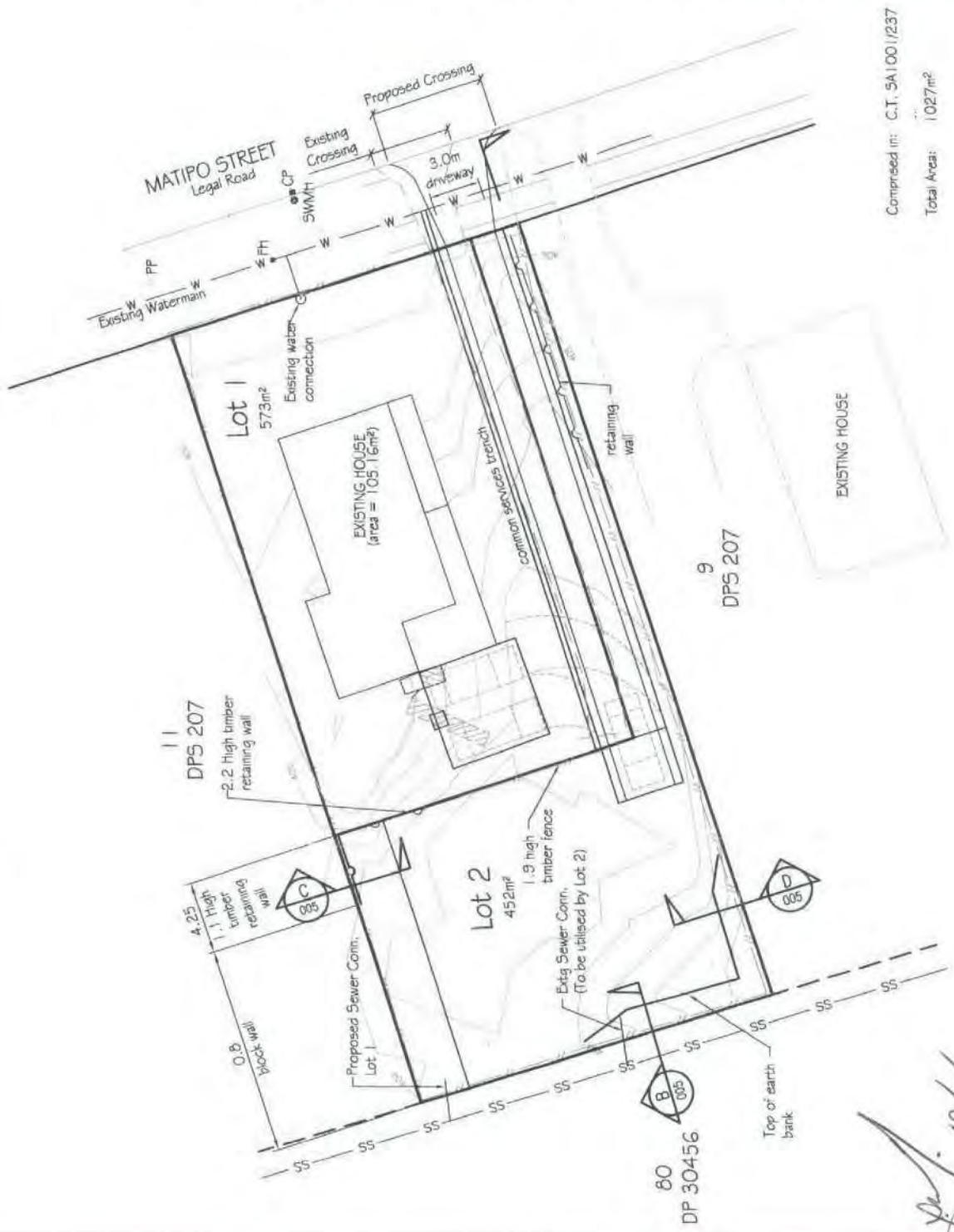
CHEAL
CONSULTANTS

70 Ruapehu Street
P.O. Box 166, Taupo
New Zealand
Phone: (07) 378 6405
Fax: (07) 378 6447
E-Mail: chbnt@cheal.co.nz
Website: www.cheal.co.nz

Project Title
**MERCURIAL HOLDINGS
20 MATIPO STREET
TAUPO**

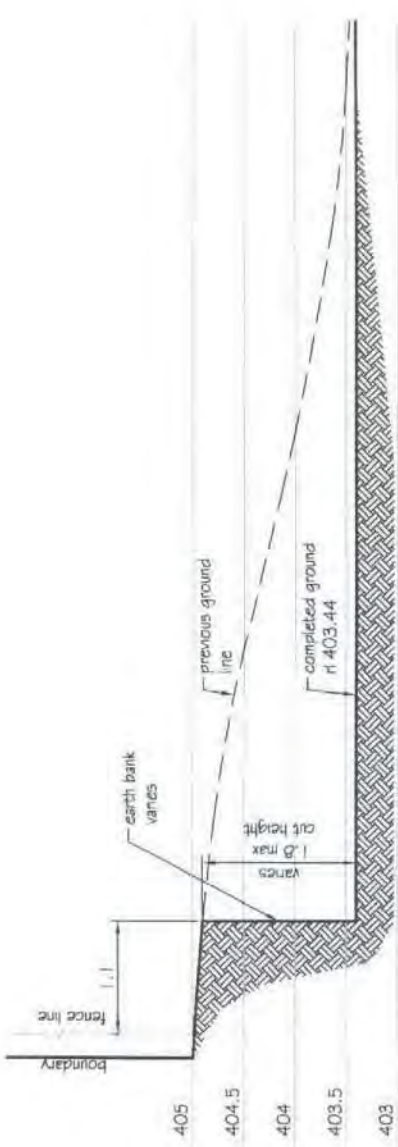
Drawing Title
**LOT 1 CT 357792 & LOT 2 CT 357793
SITE PLAN
OF LOT 2 EARTH WORKS**
Sheet 1 of 2

Drawing Status		INFORMATION	
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Drawing Number	2006-088-004	Rev	A

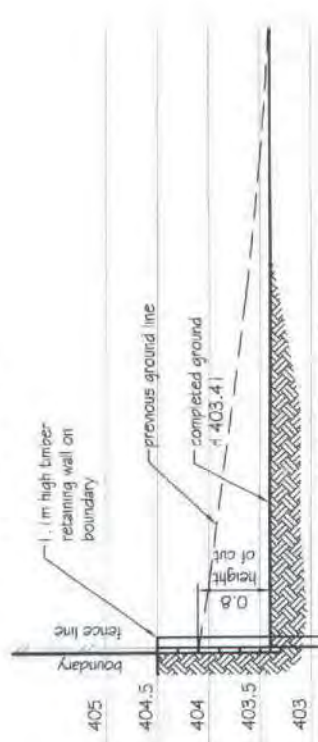


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Total Area: 1027m²

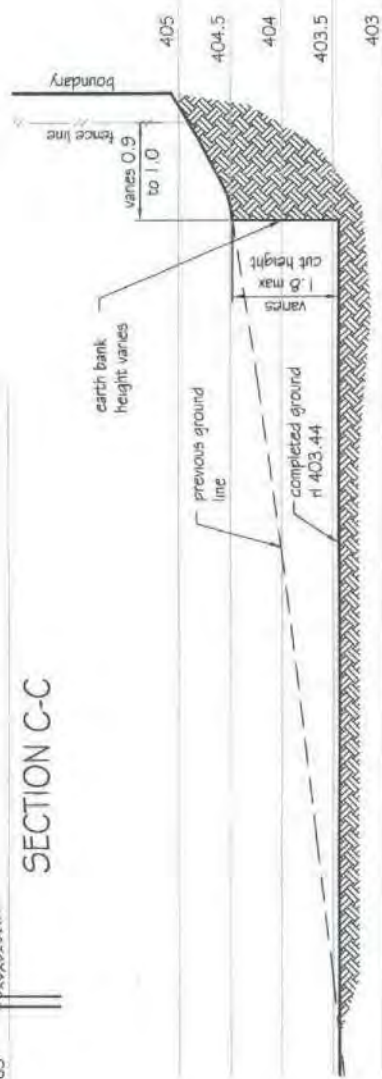
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SECTION B-B



SECTION C-C



SECTION D-D

Rev.	Date	Issued for Information	ML	By	App.
1	04/02/08	AMENDMENT	ML	CE	ADD

Intake	Date	Signed
Surveyed	206	DM
Designed		
Drawn	04/02/08	ML
Checked	04/02/08	HP
Approved	04/02/08	CE

CHEAL
CONSULTANTS LTD

70 Ruapehu Street
P.O. Box 165, Taupo
New Zealand
Phone: (07) 378 6405
Fax: (07) 378 6447
E-Mail: cheal@cheal.co.nz
Website: www.cheal.co.nz

Project title
**MERCURIAL HOLDINGS
20 MATIPO STREET
TAUPO**

Drawing title
**LOT 1 CT 357792 & LOT 2 CT 357793
CROSS SECTIONS THROUGH
LOT 2 CUT AREA**
Sheet 2 of 2

INFORMATION	
CAD File Name	2006-088_SC005
Scale	1:50
Drawing Number	2006-088-005
Rev	A

Handwritten signature and date: 18/02/08

AFFECTED PARTIES CONSENT FORM

26 MAR 2008
06/088

To: Taupo District Council



I / We (full name or names)

MARGARET SMALL

being the owner(s) / ~~occupier(s)~~ (circle as appropriate) of the property situated at:

23 C ROTOKAWA ST

(address and/or legal description of your property)

give consent to the proposal by Mercurial Holdings limited [2006-088]
(name of applicant)

to Earthworks in the setback along the south western (bordering 23 Rotokawa Street - Lot 80 DP 30456, and 18 Matipo Street - Lot 9 DPS 207) and the north eastern boundaries (bordering 22 Matipo Street - Lot 2 DPS 21989), not exceeding 1.8m in height as a result of cut into previous ground level. Earthworks within the setback of the north eastern boundary not exceeding 1.1m. Disturbance of soil on site of greater than 50% at any one time.
(description of proposed activity)

on the following property 20 Matipo Street, Taupo (Lot 2 DP 389398)
(address of application site)

as outlined in the application and on the plans signed by me / us.

Please Tick

I / We have authority to sign on behalf of the owner(s) / ~~occupier(s)~~ (circle as appropriate) of the property, namely -

- | | |
|----------------------------|----------|
| 1. <u>23 C ROTOKAWA ST</u> | 5. _____ |
| 2. _____ | 6. _____ |
| 3. _____ | 7. _____ |
| 4. _____ | 8. _____ |

as stated on the attached document (if available).

Please Tick

I / We understand that by giving my/our written consent, the Council cannot take account of any actual or potential effects of the activity on my/our property. The fact that any such effects may occur shall not be relevant grounds upon which the Council may refuse to grant its consent to the application.

Please Tick

Further, I / We understand that at any time before the determination of the application, I/We may give notice in writing to the Council that this consent is withdrawn, under Section 104(7) of the Resource Management Act 1991.

Signature	Date	Signature	Date
1. <u>Margaret Small</u>	<u>22/3/08</u>	5. _____	___/___/___
2. _____	___/___/___	6. _____	___/___/___
3. _____	___/___/___	7. _____	___/___/___
4. _____	___/___/___	8. _____	___/___/___

CONSENT OF AFFECTED PARTIES IN RELATION TO AN APPLICATION FOR RESOURCE CONSENT UNDER THE RESOURCE MANAGEMENT ACT 1991

INTRODUCTION

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2. Decide whether the proposal will affect you and if so, to what extent. You can take your time over this decision and you are quite entitled to ask the applicant to explain the proposal, or seek more information. You may suggest amendments to the proposal that you consider improve aspects of the proposal in terms of its affects on you. Please do not hesitate to contact the applicant or their consultant to discuss any concerns you may have and how they could be alleviated.
3. If you are happy with the proposal and wish to give your approval, then sign the affected parties consent form and the associated plans.

Please note that even though you may sign the affected parties consent form, Council must still give full consideration to the application in terms of the Act. If you give your approval to the application, Council will not have regard to any actual or potential effects the proposal may have on you specifically. If you do not give your approval, and you are considered to be an affected party, then the application must be treated as a notified application.

ProSmall
22/5/08



Warning:
This plan has been prepared for the purpose of a resource consent application only. It is not a precise survey plan.
As areas and dimensions are likely to vary upon survey it should not be attached to any sale & purchase agreements without an appropriate condition to cover such variations.

Rev	Date	ISSUED FOR APPROVAL	ML	CHK
A	05/02/08	Amendment		

Surveyed	Initials	Date	Signed
Designed	CR	May 06	CR
Drawn	ML	FEB 08	ML
Checked	HP	FEB 08	HP
Approved	CE	FEB 08	CE

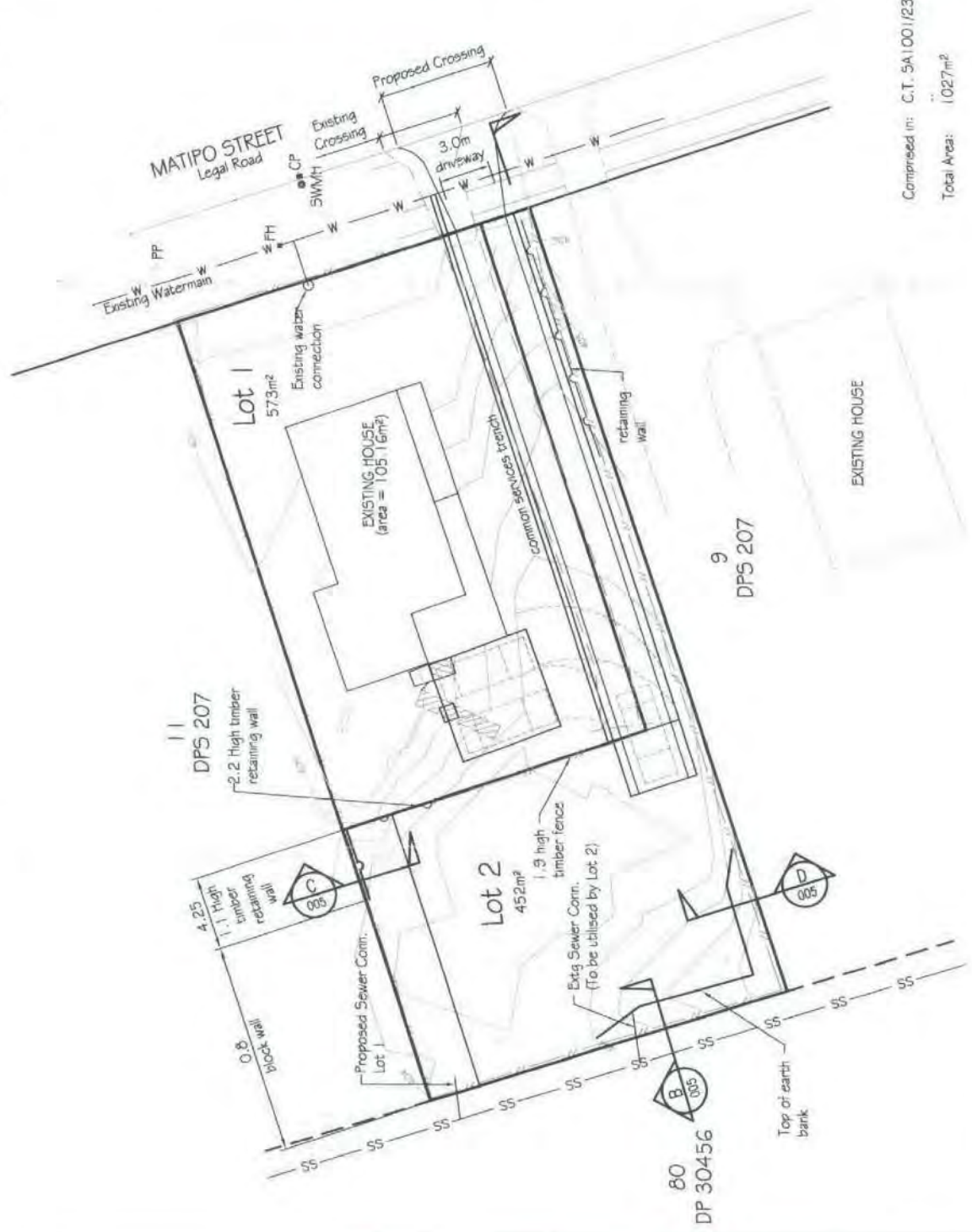
CHEAL
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70 Ruapehu Street
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Project Title
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20 MATIPO STREET
TAUPO

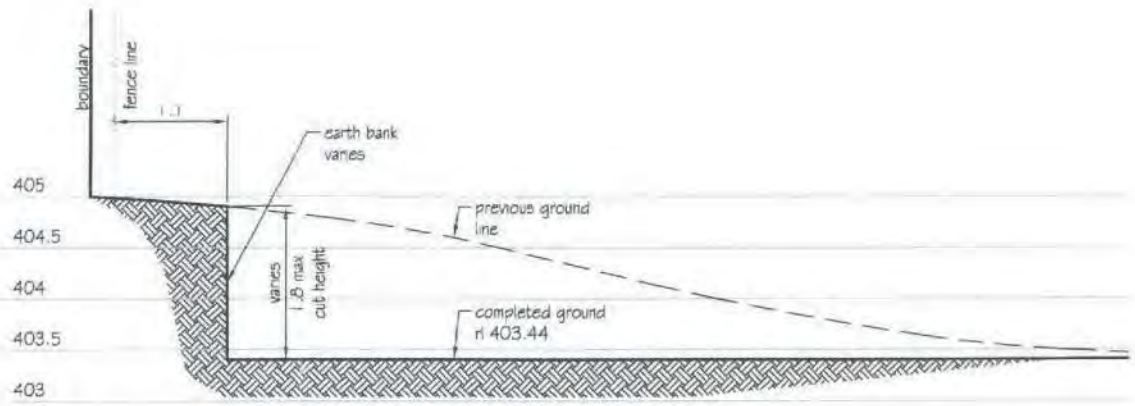
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LOT 1 CT 357792 & LOT 2 CT 357793
SITE PLAN
OF LOT 2 EARTH WORKS
Sheet 1 of 2

INFORMATION	
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Rev	A

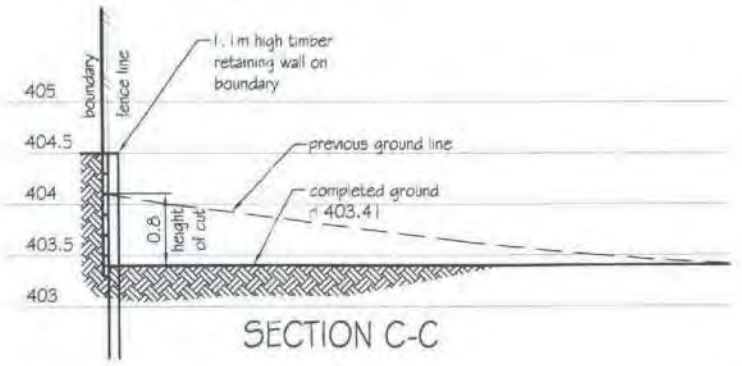


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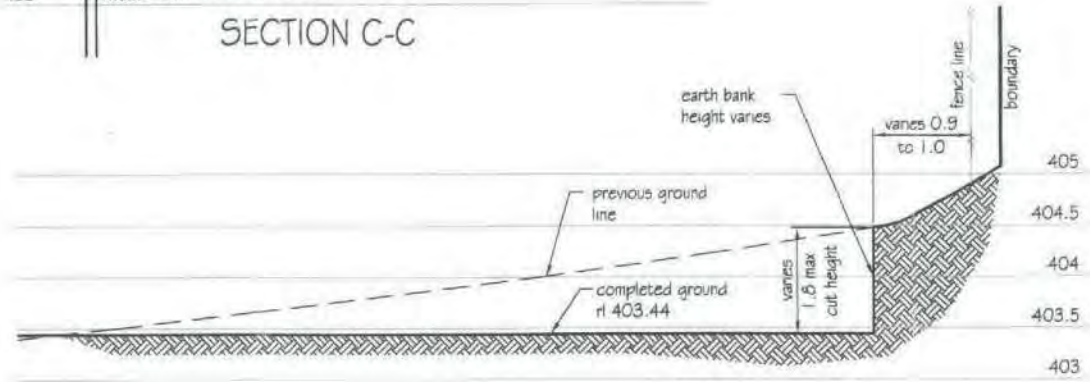
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SECTION B-B



SECTION C-C



SECTION D-D

Rev	Date	Amendment	By	App
A	04/02/08	ISSUED FOR INFORMATION	ML	CE

Surveyed	initial	Date	Signed
Designed	DB		DB
Drawn	ML	04/02/08	ML
Checked	HF	04/02/08	HF
Approved	CE	04/02/08	CE

CHEAL
CONSULTANTS

70 Ruapehu Street
P.O. Box 165, Taupo
New Zealand
Phone: (07) 378 6405
Fax: (07) 378 6447
E-Mail: chbn@cheal.co.nz
Website: www.cheal.co.nz

Project Title
**MERCURIAL HOLDINGS
20 MATIPO STREET
TAUPO**

Drawing Title
**LOT 1 CT 357792 & LOT 2 CT 357793
CROSS SECTIONS THROUGH
LOT 2 CUT AREA**
Sheet 2 of 2

Drawing Status		
INFORMATION		
CAD File Name	Scale	A3
2006-088_SC005	1:50	
Drawing Number	Rev	
2006-088-005	A	

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AFFECTED PARTIES CONSENT FORM

28 MAR 2008

To: Taupo District Council

I / We (full name or names)

JAMES RODERICK MITCHELL.
CHRISTINE ANN MITCHELL.

being the owner(s) / occupier(s) (circle as appropriate) of the property situated at:

23 ROTOKAWA ST. (OWNERS.)
(address and/or legal description of your property)

give consent to the proposal by Mercurial Holdings limited [2006-088]
(name of applicant)

to Earthworks in the setback along the south western (bordering 23 Rotokawa Street - Lot 80 DP 30456, and 18 Matipo Street - Lot 9 DPS 207) and the north eastern boundaries (bordering 22 Matipo Street - Lot 2 DPS 21989), not exceeding 1.8m in height as a result of cut into previous ground level. Earthworks within the setback of the north eastern boundary not exceeding 1.1m. Disturbance of soil on site of greater than 50% at any one time.
(description of proposed activity)

on the following property 20 Matipo Street, Taupo (Lot 2 DP 389398)
(address of application site)



as outlined in the application and on the plans signed by me / us.

Please Tick

I / We have authority to sign on behalf of the owner(s) / occupier(s) (circle as appropriate) of the property, namely -

- | | |
|------------------------|----------|
| 1. <u>J. Mitchell.</u> | 5. _____ |
| 2. <u>C. Mitchell</u> | 6. _____ |
| 3. _____ | 7. _____ |
| 4. _____ | 8. _____ |

as stated on the attached document (if available).

Please Tick

I / We understand that by giving my/our written consent, the Council cannot take account of any actual or potential effects of the activity on my/our property. The fact that any such effects may occur shall not be relevant grounds upon which the Council may refuse to grant its consent to the application.

Please Tick

Further, I / We understand that at any time before the determination of the application, I/We may give notice in writing to the Council that this consent is withdrawn, under Section 104(7) of the Resource Management Act 1991.

Signature	Date	Signature	Date
1. <u>J. Mitchell.</u>	<u>25/3/08</u>	5. _____	___/___/___
2. <u>C. Mitchell</u>	<u>25/3/08</u>	6. _____	___/___/___
3. _____	___/___/___	7. _____	___/___/___
4. _____	___/___/___	8. _____	___/___/___

CONSENT OF AFFECTED PARTIES IN RELATION TO AN APPLICATION FOR RESOURCE CONSENT UNDER THE RESOURCE MANAGEMENT ACT 1991

INTRODUCTION

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You may have been deemed to be potentially affected simply because you are a neighbour. Just because your consent is being sought does not mean you are definitely affected. The affected parties consent process is designed to give you the opportunity to consider the particular proposal and decide for yourself whether you are affected and/or the degree to which you may be affected.

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2. Decide whether the proposal will affect you and if so, to what extent. You can take your time over this decision and you are quite entitled to ask the applicant to explain the proposal, or seek more information. You may suggest amendments to the proposal that you consider improve aspects of the proposal in terms of its affects on you. Please do not hesitate to contact the applicant or their consultant to discuss any concerns you may have and how they could be alleviated.
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Rev.	Date	Amendment	By	App.
1.	05/02/06	ISSUED FOR APPROVAL	ML	CK

Surveyed	Designed	Drawn	Checked	Approved	Initials	Date	Signed
					CR	May '06	CK
					ML	FEB '08	ML
					HP	FEB '08	HP
					CE	FEB'08	CE



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 New Zealand
 Phone: (07) 378 6405
 Fax: (07) 378 6447
 E-Mail: chb@cheal.co.nz
 Website: www.cheal.co.nz

Project Title

MERCURIAL HOLDINGS
 20 MATIPO STREET
 TAUPO

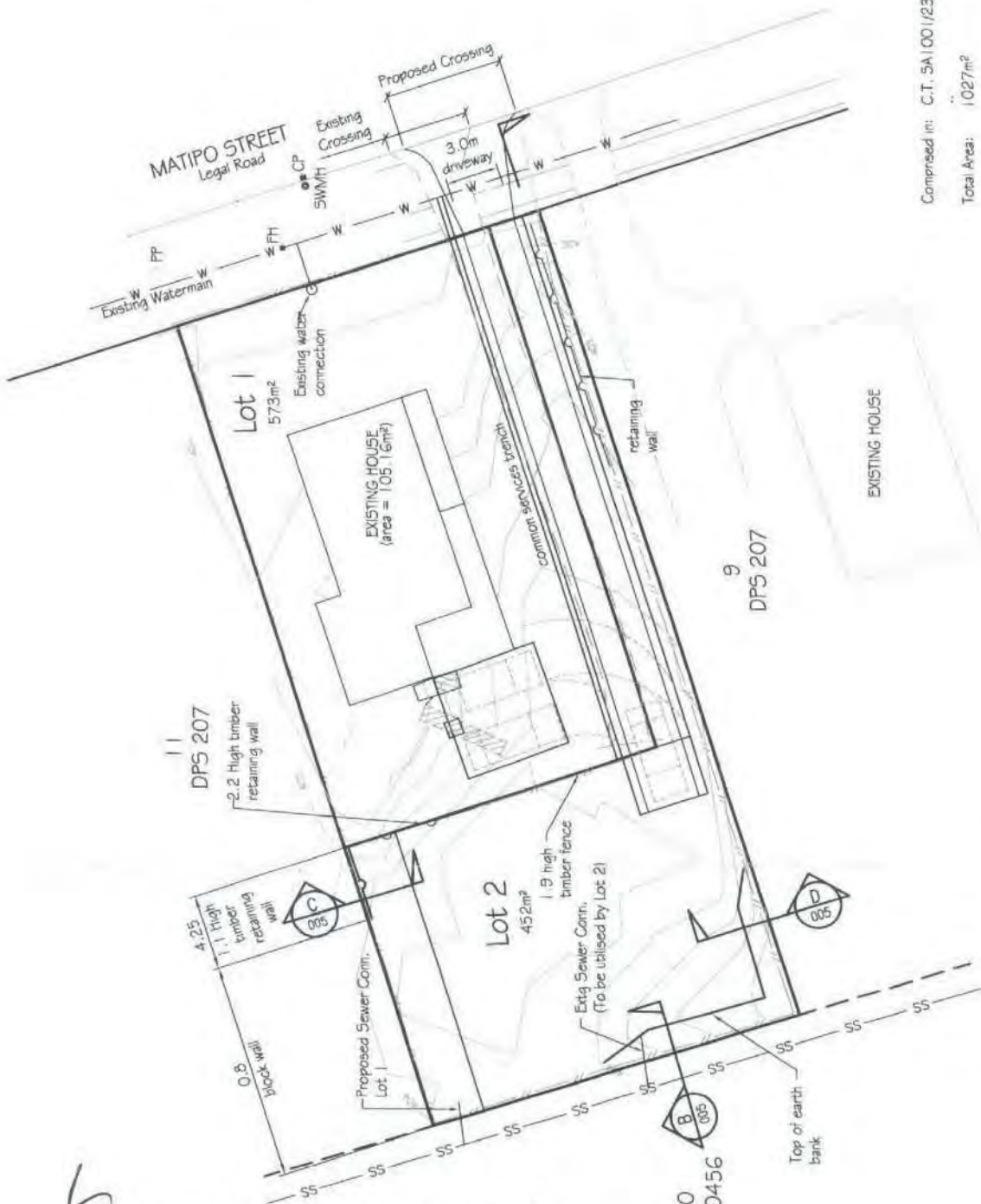
Drawing Title

LOT 1 CT 357792 & LOT 2 CT 357793
 SITE PLAN
 OF LOT 2 EARTH WORKS
 Sheet 1 of 2

Drawing Status

INFORMATION

CAD File Name	2006-088_SC004	Scale	1:250
Drawing Number	2006-088-004	Rev.	A



Compressed in: C.T. 5A | 00 | 0237
 Total Area: 1027m²

J. Maxwell *CPM*

80
 DP 30456

9
 DPS 207

EXISTING HOUSE

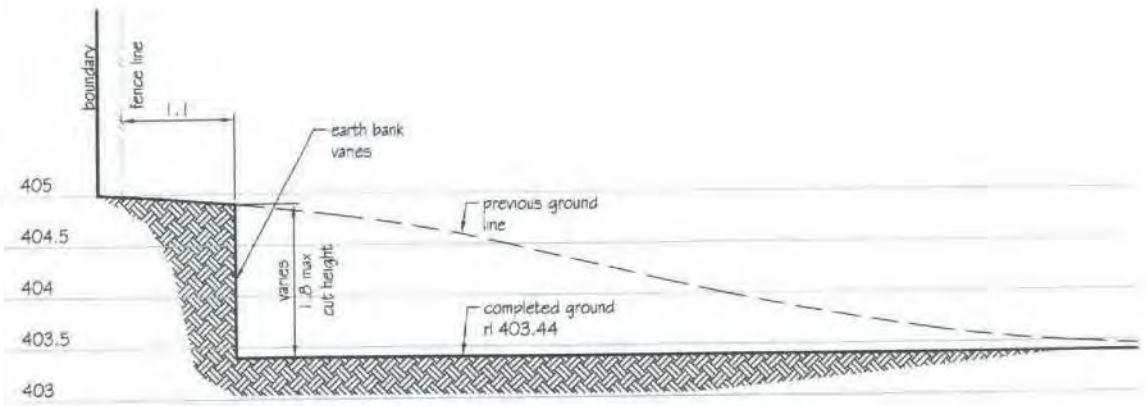
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 452m²

DPS 207

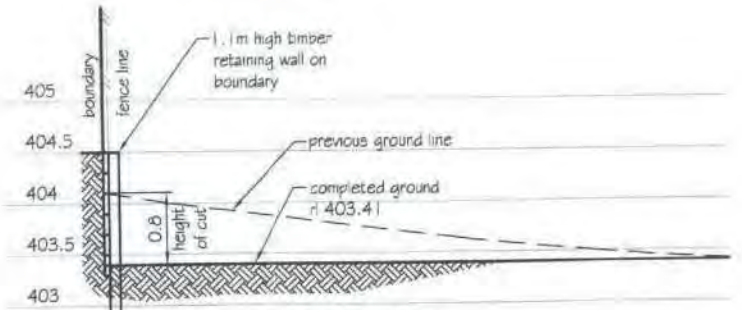
Lot 1
 573m²

MATIPO STREET
 Legal Road

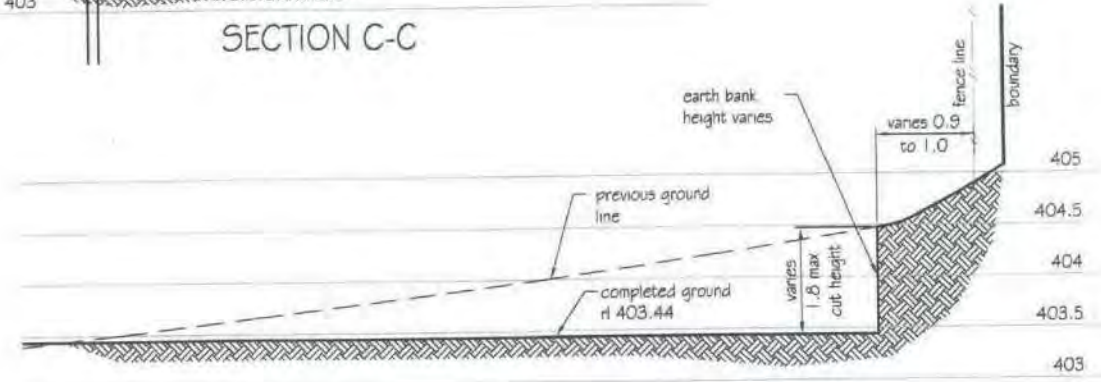
1.1m high timber retaining wall on boundary
 0.8 height of cut
 earth bank height varies
 varies 0.9 to 1.0
 varies 1.8 max cut height
 varies 1.8 max cut height



SECTION B-B




SECTION C-C



SECTION D-D

Rev	Date	Description	By	App
A	04/02/08	ISSUED FOR INFORMATION	ML	CE

	Initials	Date	Signed
Surveyed	DB		DB
Designed			
Drawn	ML	04/02/08	ML
Checked	HP	04/02/08	HP
Approved	CE	04/02/08	CE


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 E-Mail: chbn@cheal.co.nz
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Project Title
**MERCURIAL HOLDINGS
 20 MATIPO STREET
 TAUPO**

Drawing Title
**LOT 1 CT 357792 & LOT 2 CT 357793
 CROSS SECTIONS THROUGH
 LOT 2 CUT AREA**
 Sheet 2 of 2

Drawing Status		
INFORMATION		
CAD File Name	Scale	A3
2006-088_SC005	1:50	
Drawing Number	Rev	
2006-088-005	A	

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Affected parties - 4/23 Rotokawa Street 17/4/08 - A321800



033568

File Ref.	
TAUPO DISTRICT COUNCIL	
Received	17 APR 2008
Serial No.	



DOCUMENT TRANSMITTAL

TO: **Taupo District Council** DATE: **17 April 2008**

ADDRESS: **Environmental Services** JOB No: **2006-088**

HEU HEU STREET YOUR REF:

ATTENTION: **Todd Whitaker**

PROJECT: **MERCURIAL HOLDINGS LTD – FINAL AFFECTED PARTY FORM**

TRANSMITTED HEREWITH:

SENT BY:

<input type="checkbox"/> Letters	<input type="checkbox"/> Disk	<input checked="" type="checkbox"/> MESSENGER: <u>Ours</u> / Yours
<input type="checkbox"/> Photos	<input type="checkbox"/> Specifications	<input type="checkbox"/> MAIL
<input type="checkbox"/> Reports	<input type="checkbox"/> Schedules	<input type="checkbox"/> FASTPOST
<input type="checkbox"/> Plan Prints		<input type="checkbox"/> COURIER
<input type="checkbox"/> Land Transfer Plan	<input type="checkbox"/> Invoice: Cheal/Others	<input type="checkbox"/> FAX:

OTHER (specify) Affected Party Form Total No. of Faxed Pages:

No. OF COPIES	DESCRIPTION
One	Petker Ltd Affected Party Form

REMARKS:

Please find enclosed the final Affected Party Approval Form for the retrospective earthworks application on behalf of Mercurial Holdings Limited. As per our discussion 02 April 2008, we look forward to a decision as soon as possible.

SENDER

for CHEAL CONSULTANTS LIMITED: **Pauline Jenkins**

People You Can Trust

Taupo District Council
Gillespie Plaza

17 APR 2008

Received by SM at 2:25



033559

AFFECTED PARTIES CONSENT FORM



To: Taupo District Council

I / We (full name or names)

Kerry Jane Wilton-Hill (Petker Ltd)
Peter Frederick Wilton

being the owner(s) / occupier(s) (circle as appropriate) of the property situated at:

4/23 Rotokawa St Taupo
(address and/or legal description of your property)

give consent to the proposal by Mercurial Holdings limited [2006-088]
(name of applicant)

to Earthworks in the setback along the south western (bordering 23 Rotokawa Street - Lot 80 DP 30456, and 18 Matipo Street - Lot 9 DPS 207) and the north eastern boundaries (bordering 22 Matipo Street - Lot 2 DPS 21989), not exceeding 1.8m in height as a result of cut into previous ground level. Earthworks within the setback of the north eastern boundary not exceeding 1.1m. Disturbance of soil on site of greater than 50% at any one time.
(description of proposed activity)

on the following property 20 Matipo Street, Taupo (Lot 2 DP 389398)
(address of application site)

as outlined in the application and on the plans signed by me / us.

Please Tick

I / We have authority to sign on behalf of the owner(s) / occupier(s) (circle as appropriate) of the property, namely -

- | | |
|-----------------------------|----------|
| 1. <u>Kerry Wilton-Hill</u> | 5. _____ |
| 2. <u>Peter Wilton</u> | 6. _____ |
| 3. _____ | 7. _____ |
| 4. _____ | 8. _____ |

as stated on the attached document (if available).

Please Tick

I / We understand that by giving my/our written consent, the Council cannot take account of any actual or potential effects of the activity on my/our property. The fact that any such effects may occur shall not be relevant grounds upon which the Council may refuse to grant its consent to the application.

Please Tick

Further, I / We understand that at any time before the determination of the application, I/We may give notice in writing to the Council that this consent is withdrawn, under Section 104(7) of the Resource Management Act 1991.

Signature	Date	Signature	Date
1. <u>[Signature]</u>	<u>31 / 3 / 08</u>	5. _____	__ / __ / __
2. <u>[Signature]</u>	<u>31 / 3 / 08</u>	6. _____	__ / __ / __
3. _____	__ / __ / __	7. _____	__ / __ / __
4. _____	__ / __ / __	8. _____	__ / __ / __

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Rev	Date	Amendment	By	App
A	05/02/06	ISSUED FOR APPROVAL	ML	CE

Surveys	Initials	Date	Signed
Designed	CF	May '04	CR
Drawn	ML	FEB 08	ML
Checked	HP	FEB 08	HP
Approved	CE	FEB 08	CE

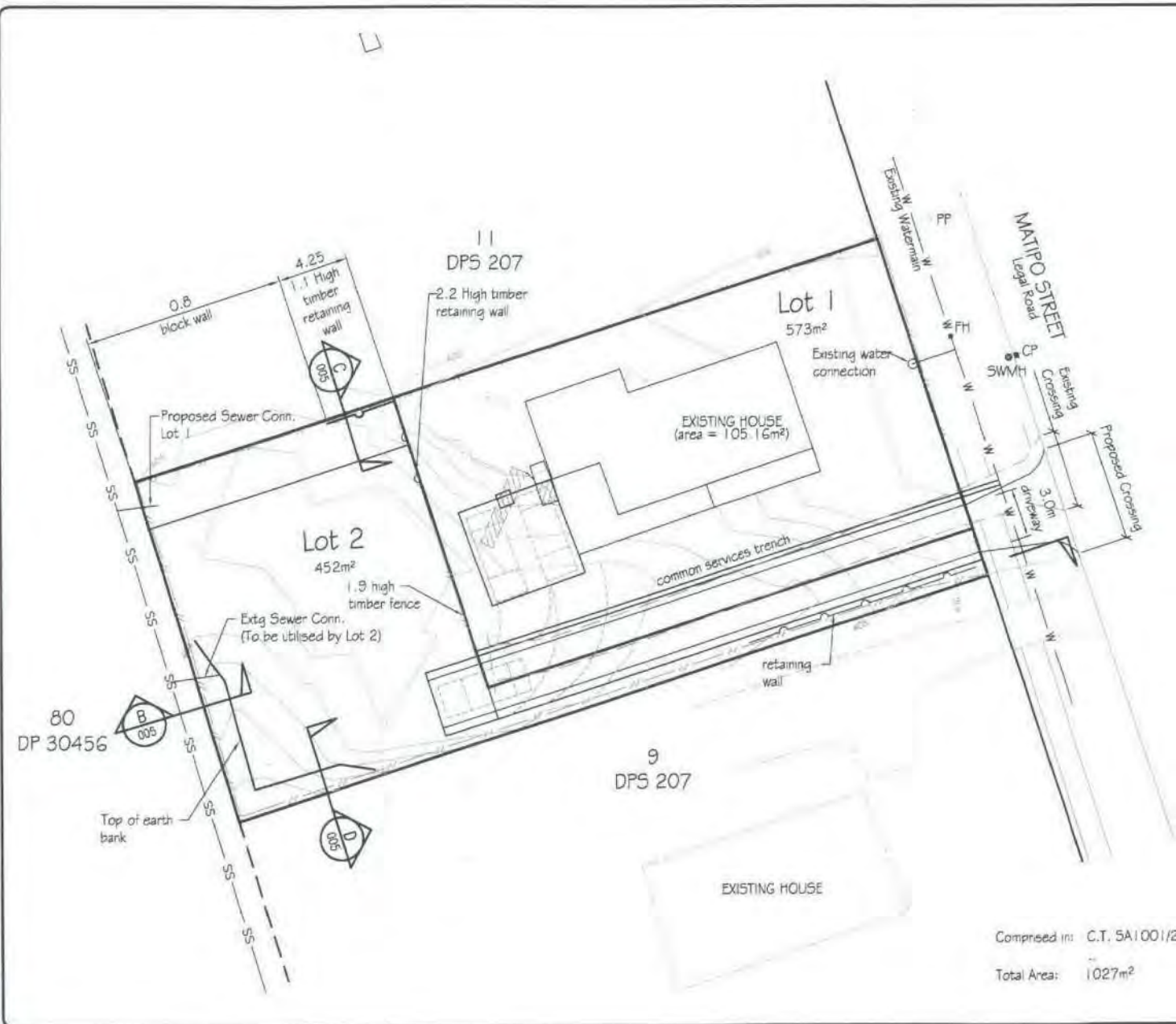


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Project Title
**MERCURIAL HOLDINGS
 20 MATIPO STREET
 TAUPO**

Drawing Title
**LOT 1 CT 357792 & LOT 2 CT 357793
 SITE PLAN
 OF LOT 2 EARTH WORKS
 Sheet 1 of 2**

Drawing Status		
INFORMATION		
CAD File Name	Scale	A3
2006-088_SC004	1:250	
Drawing Number	Rev	
2006-088-004	A	



Comprised in: C.T. 5A1001/237
 Total Area: 1027m²

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Handwritten initials/signature

FW: 08/066 Mercurial Holdings Amended Further Information - A326816

From: Todd Whittaker <t.whittaker@harrisingrierson.com>
Sent: Monday, 28 April 2008 8:43 a.m.
To: Alexandra Hare
Subject: FW: 08/066 Mercurial Holdings Amended Further Information

From: Pauline Jenkins [<mailto:PaulineJ@cheal.co.nz>]
Sent: Wednesday, 23 April 2008 3:43 p.m.
To: Todd Whittaker
Subject: FW: 08/066 Mercurial Holdings Amended Further Information

Good afternoon Todd

With regard to our conversation this afternoon please find our responses below:

1. Cut on the boundary- With regard to the earthworks on the boundary please refer to Application Document Section 3 – Description of Proposal.
 - a. Paragraph 1 which states: “On the common boundary between Lots 1 and 2, a retaining wall of 2.2m has been constructed and will be referred to as ‘RW 2’. Earthworks exceeding 0.5m cut within the building setback of all boundaries of Lot 2 were undertaken”
 - b. Paragraph 2 which states “Adjacent to the boundary of Lot 2 DPS 21989 (EW 3) the ground has been excavated by 0.8m and a retaining wall (RW 1) of 1.1m constructed adjacent the boundary.”
2. Height of fence above natural ground level - Additional fence on top of the retaining wall could be over 2.4 m. – We amend our application to apply for the fence above the retaining wall. The description of the activity in Section 3 – Description of Proposal states “A retaining wall has been constructed along the common boundary (RW 2) in the set back to a maximum height of 2.2m and retains the filled area of Lot 1. As the retaining walls are greater than 2m high they are considered as buildings and therefore infringe the minimum building setback standard.” Please amend our application to include the fence above the retaining wall along RW2. The application applied for this setback infringement and therefore the assessment provided in the application is considered sufficient.

We trust that this satisfies your request and that a decision will be forthcoming.

Kind regards

Pauline Jenkins
Environmental Planner

PaulineJ@cheal.co.nz



cheal.co.nz

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PO Box 165 F. 07 378 6447
Taupo

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FW: 08/066 Mercurial Holdings Amended Further Information2 - A326819

From: Todd Whittaker <t.whittaker@harrisingrierson.com>
Sent: Monday, 28 April 2008 8:42 a.m.
To: Alexandra Hare
Subject: FW: 08/066 Mercurial Holdings Amended Further Information
Attachments: img-4241654-0001.pdf

From: Catriona Eagles [<mailto:CatrionaE@cheal.co.nz>]
Sent: Thursday, 24 April 2008 4:12 p.m.
To: Todd Whittaker
Cc: Pauline Jenkins
Subject: RE: 08/066 Mercurial Holdings Amended Further Information

Todd

The maximum depth of fill is between 1m – 1.44m. The total volume of fill is approximately 15m³.

The fence on top of the 2.2m retaining wall completes a structure of approximately 3m above ground level ie 2.2m retaining wall plus fence. This structure is a building within the set back and therefore the application should be for both set back and daylight infringements of the District Plan. The fence provides security and safety from falling for Lot 1 and there is sufficient space within Lot 2 for any effects from shading to be mitigated. In addition, the fence is on the eastern side of the site therefore there is sufficient northern and western sunlight exposure to provide for pleasant residential amenity.

I trust that these are the remaining outstanding matters and a consent will be forthcoming soon.

Catriona

From: Todd Whittaker [<mailto:t.whittaker@harrisingrierson.com>]
Sent: Thursday, 24 April 2008 2:46 p.m.
To: Catriona Eagles
Subject: RE: 08/066 Mercurial Holdings Amended Further Information

Hey Catriona,

I actually pre-empted your email and sent an amended report down to Gemma this morning. She has come back and said the statement below was definitely required but also that the applicant should provide some indication of the amount of fill that has been added. By my assessment, it is about 1.2m. Can you please confirm.

The top fence (on the retaining wall) will breach the height to boundary plane, and I thought this was covered by Pauline's email yesterday, however Gemma said that the email refers to building set back and not to height to boundary. She has a point so could you please acknowledge this as well. Obviously it would be good to get this one 'out the door' and I think we are just about there.

Regards

Todd

From: Catriona Eagles [<mailto:CatrionaE@cheal.co.nz>]
Sent: Thursday, 24 April 2008 1:34 p.m.
To: Todd Whittaker
Subject: FW: 08/066 Mercurial Holdings Amended Further Information

Good afternoon Todd

As per our recent telephone discussion we respond as follows:

Fill on the other side of the Retaining Wall 2 – Whilst not included specifically in Section 6 of the application, the fill behind RW 2 is mentioned in Section 3 Description of proposal and Sections 7.1, 7.2 & 7.3. Therefore to confirm the areas of infringement we confirm that the fill behind RW2 will infringe the District Plan. We note that this infringes the 0.5m vertical fill performance standard of the Residential Environment in the District Plan. We refer to Scheme Plan 2006-088-004-A.

Regards

Catriona

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A	05/02/08	ISSUED FOR APPROVAL	ML	CE

	Initials	Date	Signed
Surveyed	CR	May '06	CR
Designed			
Drawn	ML	FEB '08	ML <i>[Signature]</i>
Checked	HP	FEB '08	HP <i>[Signature]</i>
Approved	CE	FEB '08	CE



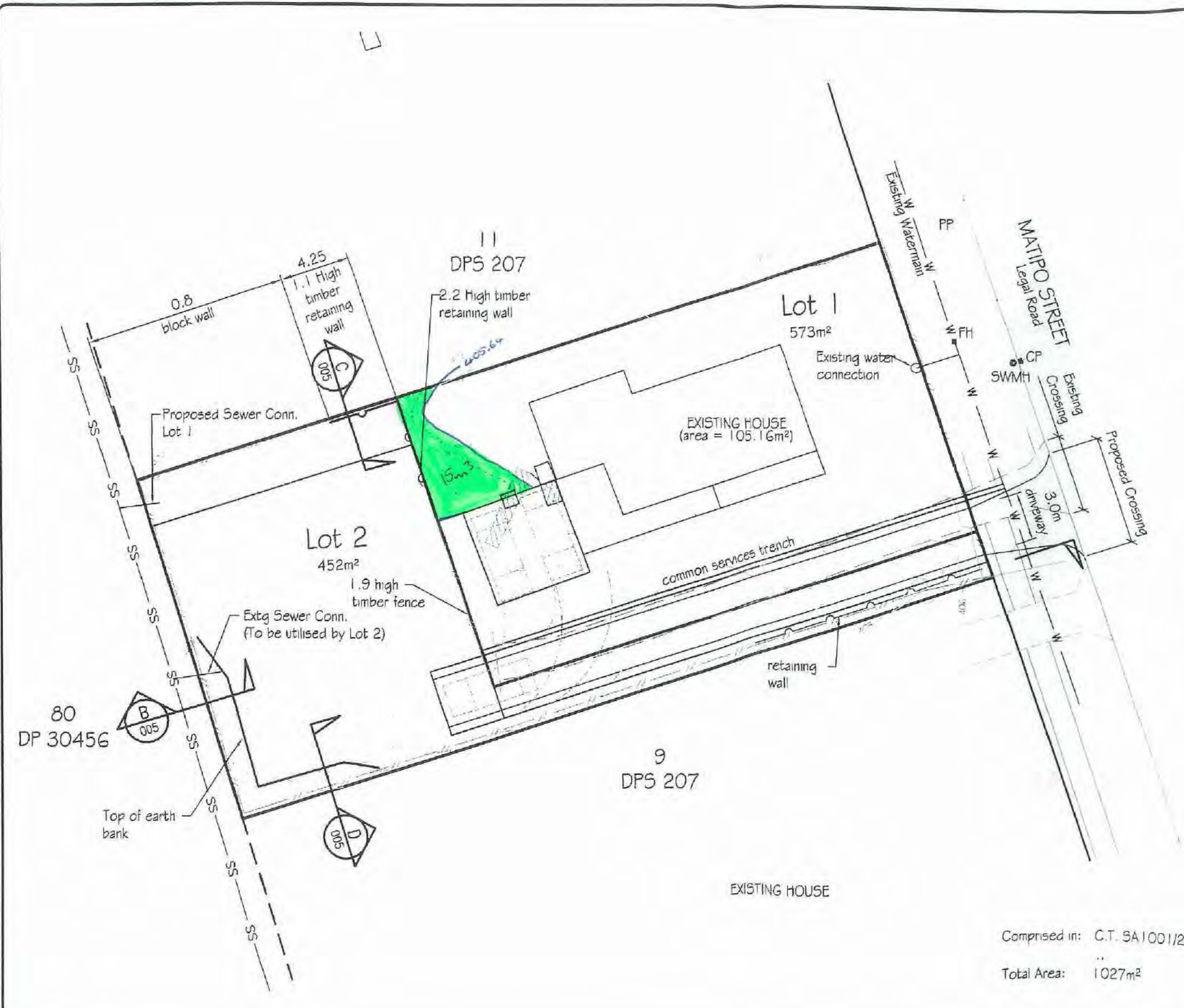
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Project Title
**MERCURIAL HOLDINGS
 20 MATIPO STREET
 TAUPO**

Drawing Title
**LOT 2 CT357793
 SITE PLAN
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 Sheet 1 of 2**

Drawing Status		
INFORMATION		
CAD File Name	Scale	A3
2006-088_SC004	1:250	
Drawing Number	Rev	
2006-088-004	A	

Comprised in: C.T. SA1001/237
 Total Area: 1027m²



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E:\07\cheal\clients\2006\088\TAUPO\plan\TheRuapehuPlan\2006\088_SC004.dwg: 7/10/2008 1:21:14 pm

FW: 08/066 Mercurial Holdings Amended Further Information3 - A326820

From: Todd Whittaker <t.whittaker@harrisingrierson.com>
Sent: Thursday, 24 April 2008 9:30 a.m.
To: Alexandra Hare
Subject: FW: 08/066 Mercurial Holdings Amended Further Information

From: Pauline Jenkins [<mailto:PaulineJ@cheal.co.nz>]
Sent: Wednesday, 23 April 2008 3:43 p.m.
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Environmental Planner

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Land Use Consent - A327135

**REPORT TO THE PLANNING MANAGER: ENVIRONMENTAL SERVICES
LANDUSE CONSENT – DISCRETIONARY ACTIVITY**

APPLICANT: MERCURIAL HOLDINGS LTD
LOCATION: 20 MATIPO STREET, TAUPO
LEGAL DESCRIPTION: LOTS 1 AND 2 DP 389398
VALUATION NO: 0732165201

SCHEDULE:

PERFORMANCE STANDARD

TAUPO DISTRICT PLAN
RESIDENTIAL ENVIRONMENT

- Rule: 4a.3.2 – Height to Boundary
Rule: 4a.3.5 – Maximum Earthworks
- (i) 1.5m vertical ground alteration
 - (ii) 50% ground disturbance
 - (iii) 0.5m vertical ground alteration in yard setback
- Rule: 4a.3.4 – Minimum Building Setback
- (i) 1.5 metre side boundary

CONSENT

To gain retrospective consent for earthworks to form a level building platform on a newly subdivided lot (maximum cut 1.8m), the construction of retaining walls within the yards on Lot 2 (maximum height 2.2m), construction of a boundary fence which exceeds the height in relation to boundary standard by 0.5m, and placement of fill within the side yard on Lot 1 (maximum height 1.44m) and ground disturbance over Lot 2.

PURSUANT TO SECTIONS 93 & 94A-D TAUPO DISTRICT COUNCIL DETERMINED THAT THE PROPOSAL BY MERCURIAL HOLDINGS LTD TO GAIN RETROSPECTIVE CONSENT FOR EARTHWORKS, RETAINING WALLS AND A BOUNDARY FENCE AT 20 MATIPO STREET, TAUPO, BEING LOTS 1 AND 2 DP 389398 IS DEEMED NOT TO REQUIRE PUBLIC NOTIFICATION OR SERVICE FOR THE FOLLOWING REASONS:

- The proposed activity will have no more than minor adverse environmental effects on the surrounding and wider environment, primarily given that the scale of earthworks is minor.
- The retaining walls on Lot 2 retain the adjacent properties with the subject site cut down to form a level building platform. It is noted that the site level will be retained in the middle of the site and the earthworks are only required along the boundary areas which will not present a significant change to the overall contour of the site. The retaining walls therefore do not establish a higher or more intrusive building platform on Lot 2.
- The 'internal' boundary fence between Lot 1 and Lot 2 DP 389398 and fill undertaken on Lot 1 primarily affects the consent applicant who is the owner of both sites and the adjoining side neighbour, Mr Tong, has also provided written approval.
- The written approval has also been provided by all other neighbouring property owners who are the only parties potentially affected by the proposal.
- There are no wider effects or effects of a special nature that would warrant notification in this instance.

EVALUATION UNDER SECTION 104 AND 104B OF THE RESOURCE MANAGEMENT ACT 1991:

Proposal and Site Description

A retrospective consent is sought in relation to site works, which have been undertaken at 20 Matipo Street. The subject property has recently been subdivided with an existing house located on the front of the site (Lot 1). A new lot (Lot 2) has been subdivided at the rear of the site and this is currently unoccupied.

The works which have been undertaken and which are the subject of this consent application are as follows:

- Earthwork cuts along the south western and south eastern boundaries to a maximum depth of 1.8m,
- A retaining wall to 2.2m in height along the north eastern boundary (common boundary with front site),
- A retaining wall to 1.1m in height along the north western boundary,
- An exposed ground coverage of more than 50 percent of the site at any one time.
- A fence immediately on top of the internal retaining wall, which exceeds 2.5m in height from natural ground level.
- Backfill of the retaining wall on Lot 1 DP 389398, which provides a ground alteration within the side yard of more than 0.5m. The maximum height of the fill is 1.44m and the volume is approximately 15 cubic metres.

The site is located in a suburban area and is surrounded by established dwellings and residential property. The land contour through the subject site and the adjoining properties is uneven with the subject site falling away from the road level and also towards the south of Lot 2.

Plan Requirements

The works do not comply with the District Plan provisions relating to earthworks (three parts of Rule 4.a.3.5, the retaining walls do not comply with the provision for building within the side yard (Rule 4.a.3.4) and the boundary fence does not comply with the height to boundary rule, Rule 4.a.3.2i.

In accordance with Rule 4a.1.8, the application is a **Discretionary Activity**.

The District Plan provides assessment criteria in Section 4a.2 of the District Plan, which are relevant to the activity and are addressed below.

Assessment

The scale of the works will have less than minor effects on the wider residential environment as they provide only minor works for a rear-building site and some additional outdoor area for an existing dwelling. The most significant structure is the retaining wall and boundary fence, which is on the common boundary between the subject allotments.

The site does not adjoin a reserve or foreshore protection area and the ground level is cut down which will not provide for any additional bulk or dominance over the adjoining properties or wider neighbourhood. The final house design has not been completed for Lot 2, however the District Plan standards in relation to bulk and location will apply and therefore the 'lowered' ground level is not considered to provide any additional height allowance that would materially affect the residential environment.

Given the location and scale of the retaining wall structures and boundary fence, these works will have only a very limited impact on the neighbouring property owners and the overall site development is in keeping with the residential character of the area. The site has been exposed for some time, and it is considered appropriate that the site be hydro-seeded to prevent any potential dust nuisance.

Although, it is unlikely that archaeological sites will be uncovered during any site works, a standard condition has been imposed to address any possibility that sites may be uncovered.

There may be positive benefits by allowing a more usable building site for Lot 2 DP 389398, which may facilitate a lower overall building form than what may have otherwise been proposed for the site.

Overall, with respect to the assessment criteria, it is considered that the scale and nature of the earthworks does not adversely affect the amenity of the surrounding properties or create any nuisance or potential effects, which cannot be addressed through conditions of consent.

The neighbouring property owners on all external boundaries have provided written approval and there are no other affected parties. Approvals have been provided from;

J and L Beetsma	Owner	18 Matipo Street
G Oosterhoff	Owner	18 Matipo Street
M Tong	Owner	22 Matipo Street
M Hardy	Owner	1/23 Rotokawa Street
J and C Mitchell	Owner	2/23 Rotokawa Street
M Small	Owner	3/23 Rotokawa Street
Petker Limited	Owner	4/23 Rotokawa Street
J and J Beal	Owner	5/23 Rotokawa Street

These property owners may be potentially affected by additional building development and privacy/amenity issues associated with the change in site contours. Any effects on these parties may be disregarded and it is considered that there are no other affected parties. It is noted that after the application was lodged, the application was modified to include additional non-compliances in relation to the District Plan standards. This did not affect the scale or nature of the proposal and given that all works were completed prior to the neighbours' approvals being obtained, it is considered that the approvals are valid and are specific to the application as presented to Council.

The applicant owns both Lot 1 and Lot 2 DP 389398 and both lots form part of the subject site. As such written approval is not required in relation to the retaining wall and fence located along the common boundary.

It is therefore considered that the scale and nature of the earthworks, retaining wall, boundary fence and back filled areas is minor, that any effects can be addressed through appropriate consent conditions, and that the written approvals from the adjoining neighbours substantially negates the consideration of any adverse effects from the activity.

Other Matters For Consideration

There are no relevant structure plans or other policy documents considered to be relevant to the assessment of this proposal. The proposal is not considered to be inconsistent with the Regional Policy Statement or Plan.

Conclusion

It is considered the proposal meets the intent of the Objectives and Policies of the District Plan and that any effects on the wider environment will be less than minor and that written approval has been obtained from all potentially affected parties. The proposal is considered to be consistent with the purpose and principles of the Resource Management Act 1991. The application is therefore recommended for approval.

RECOMMENDATION:

PURSUANT TO SECTIONS 104, 104B AND 108 OF THE RESOURCE MANAGEMENT ACT 1991, TAUPO DISTRICT COUNCIL GRANTS RESOURCE CONSENT BY WAY OF A NON-NOTIFIED APPLICATION TO MERCURIAL HOLDINGS LTD TO GAIN RETROSPECTIVE CONSENT FOR EARTHWORKS, RETAINING WALLS AND A BOUNDARY FENCE AT 20 MATIPO STREET, TAUPO, BEING LOTS 1 AND 2 DP 389398.

THIS CONSENT IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. The activity shall be undertaken in accordance with:
 - a. The application prepared by Cheal Consultants dated 25 February 2008 (Ref 2006-88AP2), and formally received by Taupo District Council on 5 March 2008,
 - b. The plans prepared by Cheal Consultants (Ref 2006-088-004 dated 5/02/08 and 2006-088-005 dated 4/02/08).
 - c. The emails from Cheal Consultants dated 23 April, 24 April (two) and 1 May 2008
2. Subject to any legal requirements of the Police, Historic Places Act 1993, Antiquities Act 1975 and any other governing legislation, should a Waahi Tapu or archaeological site be uncovered during earthworks or other construction work, work in the affected area shall stop immediately and the consent holder shall seek advice from Tangata Whenua, the Historic Places Trust and/or the Police (as appropriate) to determine what further actions are appropriate to safeguard the site or its contents before work recommences.
3. The consent holder shall ensure that the exposed ground and cuts shall be hydroseeded and ground cover maintained within four weeks of this consent being issued.
4. In accordance with Section 36(1)(c) of the Resource Management Act 1991, the consent holder shall pay the Council's costs of any monitoring that may be necessary to ensure compliance with the conditions specified.
5. The consent holder is responsible for ensuring that contractors are made aware of the conditions of this consent and shall ensure compliance with these conditions.

Advice Note:


1. The resource consent shall lapse five years after the date of consent unless:
 - a. it is given effect to before the end of that period or
 - b. upon application made prior to the expiry of that period, the Council fixes a longer period.

Report Prepared By:



Todd Whittaker
CONSULTANT PLANNER

Report Reviewed By:



Heather Wallis
PRINCIPAL PLANNER: RESOURCE CONSENTS



**RESOURCE CONSENT
LANDUSE CONSENT –DISCRETIONARY ACTIVITY**

APPLICANT: MERCURIAL HOLDINGS LTD
LOCATION: 20 MATIPO STREET, TAUPO
LEGAL DESCRIPTION: LOT 1 AND 2 DP 389398
VALUATION NO: 0732165201

SCHEDULE:

PERFORMANCE STANDARD

TAUPO DISTRICT PLAN
RESIDENTIAL ENVIRONMENT

- Rule: 4a.3.2 – Height to Boundary
 Rule: 4a.3.5 – Maximum Earthworks
 (iv) 1.5m vertical ground alteration
 (v) 50% ground disturbance
 (vi) 0.5m vertical ground alteration in
 yard setback
 Rule: 4a.3.4 – Minimum Building Setback
 (i) 1.5 metre side boundary

CONSENT

To gain retrospective consent for earthworks to form a level building platform on a newly subdivided lot (maximum cut 1.8m), the construction of retaining walls within the side yard (maximum height 2.2m), construction of a boundary fence which exceeds the height in relation to boundary standard (maximum height 3m), and placement of fill within the side yard (maximum height 1.44m) and ground disturbance.

The proposal as described above and in the application is granted under Sections 104 and 104B of the Resource Management Act 1991. The following conditions are imposed under Section 108 of the Resource Management Act 1991 and must be complied with when exercising this resource consent.

THIS CONSENT IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. The activity shall be undertaken in accordance with:
 - a. The application prepared by Cheal Consultants dated 25 February 2008 (Ref 2006-88AP2), and formally received by Taupo District Council on 5 March 2008, and
 - b. The plans prepared by Cheal Consultants (Ref 2006-088-004 dated 5/02/08 and 2006-088-005 dated 4/02/08).
 - c. The emails from Cheal Consultants dated 23 April, 24 April (two) and 1 May 2008
2. Subject to any legal requirements of the Police, Historic Places Act 1993, Antiquities Act 1975 and any other governing legislation, should a Waahi Tapu or archaeological site be uncovered during earthworks or other construction work, work in the affected area shall stop immediately and the consent holder shall seek advice from Tangata Whenua, the Historic Places Trust and/or the Police (as appropriate) to determine what further actions are appropriate to safeguard the site or its contents before work recommences.

3. The exposed ground and cuts shall be hydroseeded and ground cover maintained within four weeks of this consent being issued.
4. In accordance with Section 36(1)(c) of the Resource Management Act 1991, the consent holder shall pay the Council's costs of any monitoring that may be necessary to ensure compliance with the conditions specified.
5. The consent holder is responsible for ensuring that contractors are made aware of the conditions of this consent and shall ensure compliance with these conditions.

Advice Notes:

1. The resource consent shall lapse five years after the date of consent unless:
 - a. it is given effect to before the end of that period or
 - b. upon application made prior to the expiry of that period, the Council fixes a longer period.

GRANTED 7 MAY 2008 BY WAY OF DELEGATED AUTHORITY DATED 7TH SEPTEMBER 2006 TO THE PLANNING MANAGER: ENVIRONMENTAL SERVICES, PURSUANT TO SECTION 34A OF THE RESOURCE MANAGEMENT ACT 1991.



David Greaves

PLANNING MANAGER: ENVIRONMENTAL SERVICES




APPROVED

Warning:
 This plan has been prepared for the purpose of a residential subdivision application only. It is not a professional survey plan.
 All areas, dimensions and boundaries are based on the purchase agreements without an approval condition to cover such variations.

Rev	Date	Amendment	By	App
A	05/02/08	ISSUED FOR APPROVAL	NL	CE

Initials	Date	Signed	
Surveiled	CR	May 08	CR
Designed	NL	FEB 08	NL
Drawn	HP	FEB 08	HP
Checked	CE	FEB 08	CE
Approved			

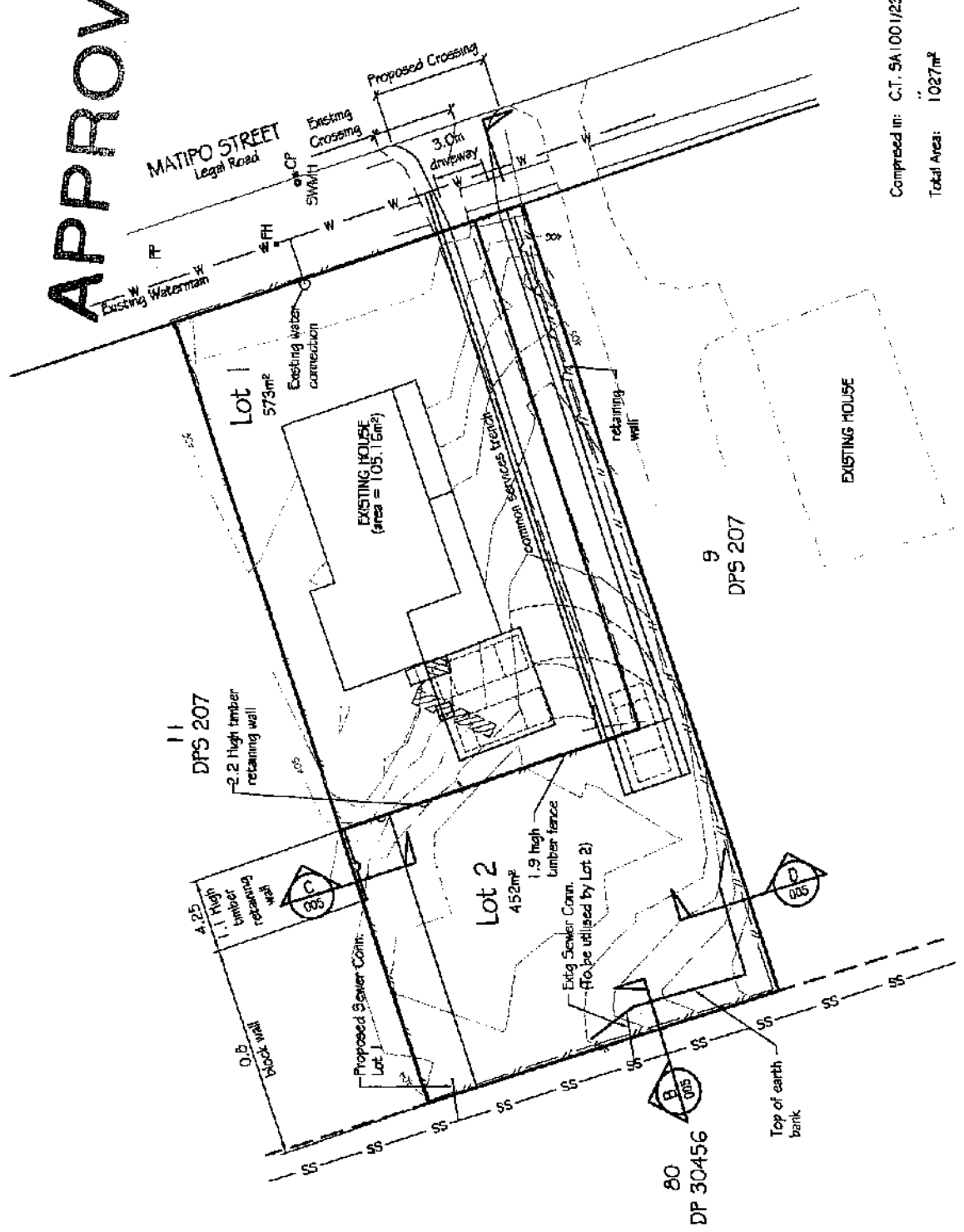


CHEAL CONSULTANTS
 20 Rucapahu Street
 P.O. Box 166, TAUPO
 New Zealand
 Phone: (07) 378 6409
 Fax: (07) 378 6447
 E-Mail: cheal@cheal.co.nz
 Website: www.cheal.co.nz

Project title
 MERCURIAL HOLDINGS
 20 MATIPO STREET
 TAUPO

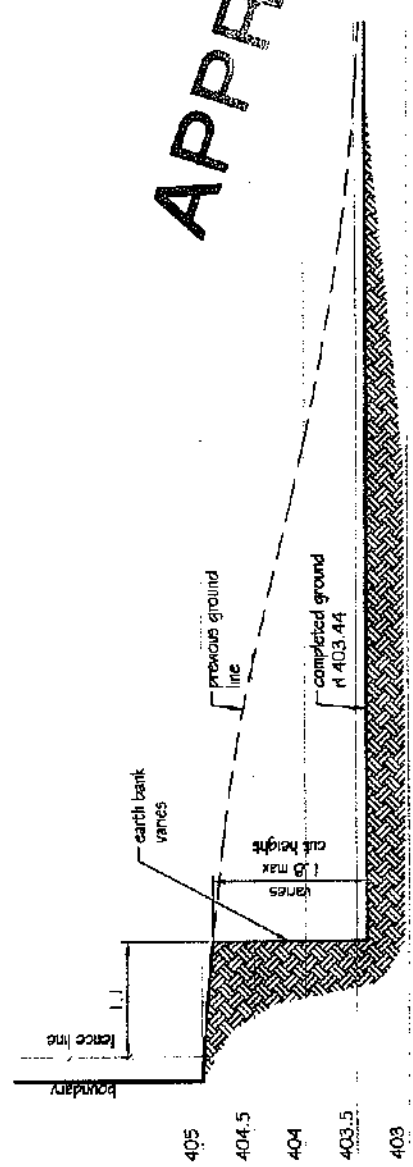
Drawing title
 LOT 2 CT357793
 SITE PLAN
 OF LOT 2 EARTH WORKS
 Sheet 1 of 2

Drawing Status	
CAO File Name	2606-088_SC004
Scale	1:250
Drawing Number	2006-088-004
Rev	A

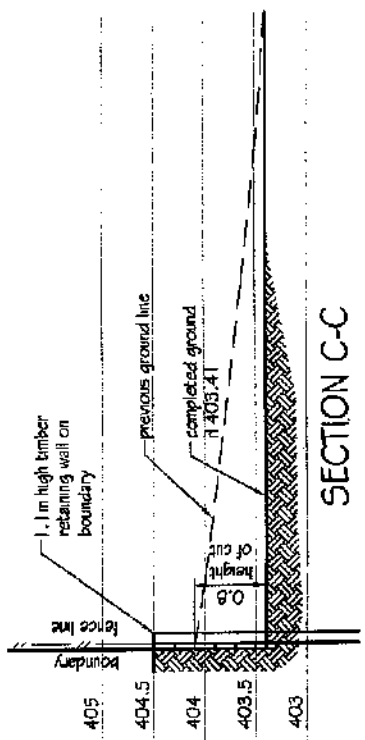


Compressed in: C.T. SA 100/1237
 Total Area: 1027m²

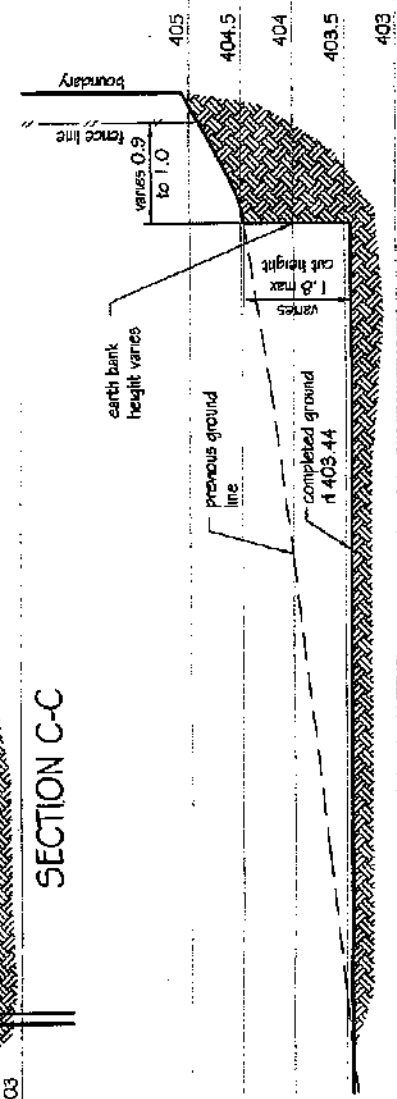
APPROVED



SECTION B-B



SECTION C-C



SECTION D-D

Rev	Date	Amendment	By	App
A	04/02/06	ISSUED FOR INFORMATION	AK	CK

Surveiled	Delicak	Date	Signed
DK	DK		DK
Designed	DK		DK
Checked	HP	04/02/06	AK
Approved	CE	04/02/06	HP

CHEAL
CONSULTANTS

20 Ruaepehu Street
P.O. Box 165, Taupo
New Zealand
Phone: (07) 378 6405
Fax: (07) 378 6447
E-Mail: cheal@cheal.co.nz
Website: www.cheal.co.nz

Project Title
**MERCURIAL HOLDINGS
20 MATIPO STREET
TAUPO**

Drawing Title
**LOT 2 CT 3457793
CROSS SECTIONS THROUGH
LOT 2 CUT AREA**
Sheet 2 of 2

Drawing Status	
CAO File Name	2006-088_SC005
Scale	1:50
Sheet	A3
Drawing Number	2006-088-005
Rev	A

Land use letter to applicant (30-05-08) - A337974

30 May 2008

Catriona Eagles
Cheal Consultants
P O Box 165
TAUPO

File Number:
QA47518

Dear Catriona

**LAND USE CONSENT (DISCRETIONARY ACTIVITY) APPLICATION: RM 080076
MERCURIAL HOLDINGS LIMITED – 1/20 & 2/20 MATIPO STREET, TAUPO**

I wish to advise that on the 7 May 2008 the Taupo District Council granted consent with regard to your application to gain retrospective consent for earthworks and the consent certificate is enclosed. Please note that this consent lapses five years after the date of commencement unless the consent is given effect to before the end of that period.

The consent holder is advised that this resource consent relates to the proposal outlined in the application. Should the proposal alter in terms of character, intensity or scale, then the consent authority and affected neighbours are required to be advised of any variation and is subsequently required to assess the proposal under the Resource Management Act 1991.

Please note that all archaeological sites are protected under the Historic Place Act whether or not they have been recorded or registered. If evidence of any historic site is found on the property, the Act requires that the Historic Places Trust be advised of the situation.

Pursuant to Section 357 of the Resource Management Act 1991, the applicant/s may, within 15 days of receiving this decision, object in writing to Council in respect of their decision. Having assessed such an objection, Council may dismiss the objection or uphold it wholly or in part.

Please also note that this Resource Consent is issued subject to conditions. You should read the consent document carefully and take time to ensure that you fully understand the conditions and limitations of the consent. Failure to abide by the conditions of the consent places you, the Consent Holder, in breach of the Resource Consent, and liable to enforcement action.

As Consent Holder, you are also responsible for the actions or omissions of any Contractors/Subcontractors, Consultants or other agents employed during the course of the exercise of this consent. You should ensure that any such persons are aware of the conditions of this consent, in order to avoid any compliance issues.

To partially cover the cost involved in the monitoring of this consent you have been charged a non-refundable fee of \$100. The cost of processing your application was \$1,372.75, therefore, the balance owing is \$872.75 [\$1,372.75 - \$500.00]. An invoice is also enclosed.

Yours sincerely

Dale Rutgers
Environmental Consents Officer

Monitoring - A337976

From: Dale Rutgers
Sent: Friday, 30 May 2008 11:39 a.m.
To: Glenn Johnson
Subject: Monitoring RM 080076: Mercurial Holdings Limited - 1/20 & 2/20 Matipo Street, Taupo
Attachments: ObjRef.obr

Please find attached a reference to a consent for monitoring.

Cheers,
Dale :)

A327135

New Street Address 4-12-2007 - A292646

JA

04 December 2007

Mercurial Holdings Limited
Attention: Tracey Bell
P O Box 1585
Taupo

Dear Tracey,

File Number: 00950020

NEW STREET ADDRESS

The recent subdivision of 20 Matipo Street, Taupo - Lot 10 DPS 207 has resulted in the creation of new properties requiring street addresses. The new details for the properties created are:

Address	Legal Description
1/20 Matipo Street, Taupo	Lot 1 DP 389398
20 Matipo Street, Taupo	Lot 2 DP 389398

Taupo District Council will advise the following agencies of the new addresses:

- Land Information New Zealand
- Electoral Office
- Post Office
- Quotable Values
- Emergency Services
- TDC's own records, rates, property files

The street addresses are allocated according to the Australia and New Zealand Standard, Geographic Information - Rural and Urban Addressing. If you have any queries regarding your address please contact myself in the Land Information Department on 3760647.

Yours faithfully

Jarrold Alty

LAND EFFECTS ADMINISTRATOR

Asbuilt - Toby Connection - A291307

Contract No. 530

Water Supply Maintenance 2003 - 2006

Asset Identifier HEB Contractors Ltd

Taupo District Council
Private Bag 2005
72 Lake Terrace
TAUPO

DRAINAGE OR WATER SERVICE
PIPELINE

W30 0122
S27 0094

ENTERED

Date of Call 30/04/2007 Scheme Taupo

Work Order No. 27010

Pipe Type and Joint Description

Description of Action:

Laid new service

Soil Type and Loading Description

System Fault No

Pipe Sample Taken Nominal Internal Diameter 0 mm

Visual Condition Assessment

Pipe Class Top of Pipe Depth 0 m

Operating Pressure 0 m 0 kpa

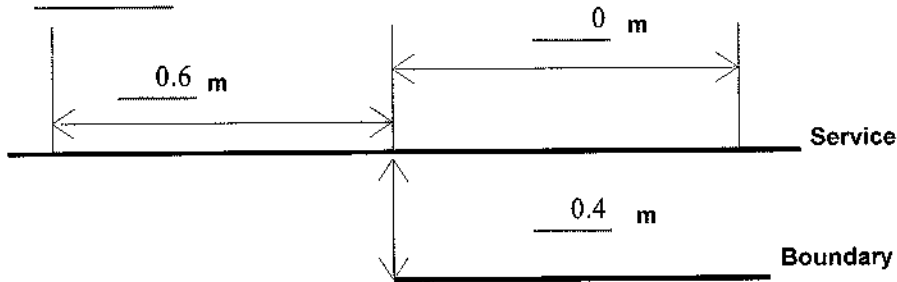
Sample Length 0 500mm

How Pipe was Repaired

Year Pipe Installed

Location of Sample: Suburb / Villa Taupo

House No. 20



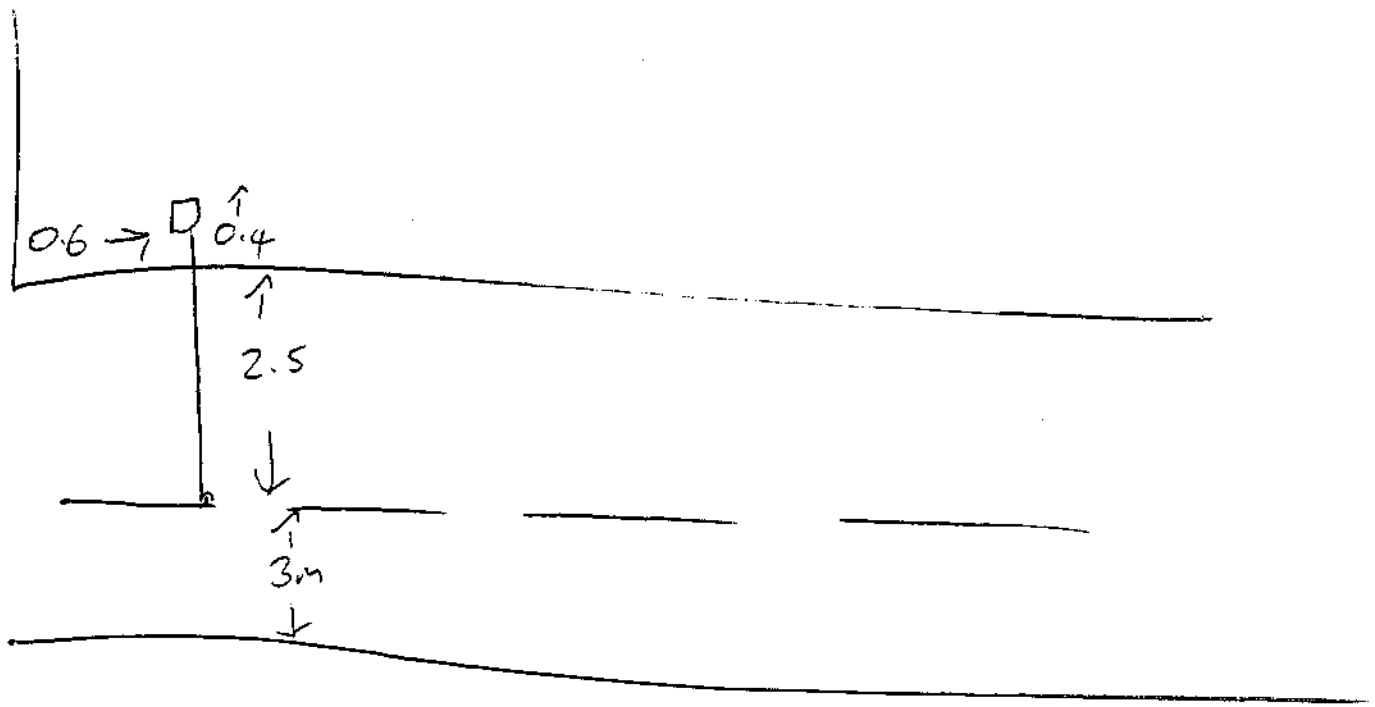
Street Name Matipo Street

RESPONSE PERFORMANCE DATA

Notified	
Date	Time
30/04/2007	8:00 a.m.

Actioned	
Date	Time
15/05/2007	8:00 a.m.

Completed	
Date	Time
15/05/2007	12:00 p.m.



Sheet 27010

20 Matipo Street

2529