

Appendix 15: Summary of Consent History

Consent Reference	Date Issued	Activity	Notes
9 Heights Road			
373/310	1972	Construction of factory and depot for meat works processing	No site plans available on the property file. See attached decision report.
373/310/4	1979	Utilisation of factory premises for meat works	See plans attached.
Water Right No. 740798	1991	To discharge stormwater from commercial building and piping of 400 feet of unnamed watercourse.	See attached decision.
L01146 (Land use consent)	2001	Utilisation of meat works building for tractor centre, and associated paving within the curtilage of the building to display and store tractors.	See plans attached.
BC40780 (building consent)	2001	Development authorised under L01146	See plans attached.
BC40315 (building consent)	2001	Construction of 3 x roller doors and Canopy.	See plans attached.
L05102 / R-LUC-2005-500604 (Land use consent)	2005	Construction of Totalspan sheds, offices, display, metalled drive, stormwater soakpits, and sewer connections.	See plans attached.
823066	11 January 1991	Water Take: To take groundwater for general use at a meat processing plant. Expiry date: 31 December 1995	See attached decision report.
41851	14 October 2014	Water Take: Groundwater take for the Tractor Centre. Expiry date: 31 May 2027	See attached decision report.
26269	23 May 2002	Divert and Discharge Stormwater Expiry date: 31 December 2036	See attached decision report.
33 Heights Road			
R/LUC/2017/818 / LUC60134266	2017	Construction of the northern storage shed, including car parking and access, retaining wall, and rain gardens for SW treatment.	See plans attached.
BCO10314466 (building consent)	2020	Development authorised under R/LUC/2017/818 / LUC60134266	See plans attached.
49 Heights Road			
373/310/3	1978	Construction of dwelling	See plans attached.

IN THE MATTER of the Town and Country
Planning Act, 1953

AND

IN THE MATTER of an application under
Section 30B and 35 of the Act by LES I.
RUSSELL LIMITED for consent to a SPECIFIED
DEPARTURE from the provisions of the
FRANKLIN COUNTY COUNCIL Operative and
Proposed First Reviewed District Scheme.

HEARING AT PUKEKOHE ON 5TH JULY 1972 BEFORE THE
TOWN AND COUNTRY PLANNING COMMITTEE OF THE
FRANKLIN COUNTY COUNCIL

- D E C I S I O N -

Les I. Russell Ltd, State Highway No 22, Paerata: (Grierson, Jackson and Partners) (19-5-72) (File: 373/310) For approval to erect a factory and depot for the manufacture, preparation and sale of food, but excluding the processing of raw meats, on the Company's property at Paerata. (RURAL A - KARAKA)

The Committee after hearing the submissions on the application and after due consideration recommended:-

THAT THE SPECIFIED DEPARTURE APPLICATION
BY LES I. RUSSELL LIMITED FOR CONSENT TO ERECT A FACTORY AND DEPOT FOR THE MANUFACTURE PREPARATION AND SALE OF FOOD BUT EXCLUDING THE PROCESSING OF RAW MEATS ON THEIR PROPERTY SITUATED ON HEIGHTS ROAD AND STATE HIGHWAY NO 22, PUKEKOHE NORTH, COMPRISING 13 ACRES 0 ROODS, 37 PERCHES AND MORE PARTICULARLY DEFINED AS LOT 2 D.P. 66575, BEING PART ALLOTMENT 60 PARISH OF KARAKA, BLOCK XI DRURY S.D. PT C.T. 322/78 NORTH AUCKLAND REGISTRY, VALUATION ROLL PT 373/310, BE APPROVED AS HEREINAFTER SET OUT AND CONSENT GRANTED UNDER SECTION 30 B OF THE TOWN AND COUNTRY PLANNING ACT 1953 ON THE GROUNDS THAT THE EFFECT OF THE DEPARTURE WILL NOT BE CONTRARY TO THE PUBLIC INTEREST AND WILL HAVE LITTLE TOWN AND COUNTRY PLANNING SIGNIFICANCE BEYOND THE IMMEDIATE VICINITY OF THE LAND CONCERNED, AND THE EFFECT OF THE PROPOSED FIRST REVIEWED DISTRICT SCHEME WILL NOT BE NULLIFIED THEREBY, AND THE SITE IS SUITABLE FOR THE PROPOSED USE.

THAT BEFORE THIS APPROVAL SHALL BECOME EFFECTIVE:=-

- (a) THE APPLICANTS SHALL SATISFY COUNCIL THAT THEY ARE ABLE TO OBTAIN AN ADEQUATE WATER SUPPLY FOR THE PROPOSED USE OF THE PROPERTY, EITHER BY CONNECTION TO THE PUKEKOHE BOROUGH WATER SUPPLY, BY THE USE OF A BORE, OR OTHER MEANS SATISFACTORY TO COUNCIL. SHOULD ANY RIGHTS BE REQUIRED, A COPY OF THE APPLICATION, AND THE DECISION OF THE REGIONAL WATER BOARD SHALL BE SERVED ON COUNCIL.
- (b) THE APPLICANTS SHALL SHOW TO THE SATISFACTION OF COUNCIL THAT THEY CAN ADEQUATELY SCREEN AND DISPOSE OF ALL SANITARY AND LIQUID TRADE WASTES INTO THE PUKEKOHE BOROUGH SEWER MAIN, AND AT NO COST TO COUNCIL.
- (c) THE APPLICANTS SHALL PROVIDE FOR APPROVAL OF COUNCIL A FULL DEVELOPMENT PLAN OF THE SITE SHOWING THE FORM AND LOCATION OF BUILDINGS PROPOSED TO BE ERECTED IN THE NEXT 10 YEARS, THE SITING OF CAR PARKING AND LOADING BAYS, VEHICULAR AND PEDESTRIAN ACCESS, STORAGE AREAS, AMENITY PLANTING AREAS AND LANDSCAPING PROPOSALS, AND TO SHOW THAT ALL CONDITIONS OF THIS APPROVAL CAN BE SATISFIED.

THAT THIS APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:-

1. THAT THIS CONSENT IS FOR THE ERECTION OF A FACTORY, DEPOT, OFFICES AND ADMINISTRATION BUILDINGS ON THE ABOVEDESCRIBED LANDS FOR THE PREPARATION MANUFACTURE AND WHOLESALE SALE OF FOOD, PROCESSED (INCLUDING COOKING, CANNING, FREEZING, PICKLING, DEHYDRATING AND ANY OTHER PRESERVING PROCESS WHICH MAY BE DEVELOPED IN THE FUTURE) OR MANUFACTURED ON THE SITE, BUT SHALL EXCLUDE THE PROCESSING OF RAW MEATS AND ANY PROCESS OR UNDERTAKING LISTED IN APPENDIX A TO THE CODE OF ORDINANCES OF THE PROPOSED FIRST REVIEWED DISTRICT SCHEME.
2. THAT THIS CONSENT SHALL ALSO BE FOR THE ESTABLISHING OF THOSE USES INDICATED IN CONDITION 1, WITHIN 300 FEET OF A MAIN TRAFFIC ROUTE, BEING STATE HIGHWAY NO 22, BUT NO CLOSER THAN 100 FEET FROM THE SAID STATE HIGHWAY NO 22.

THAT THE BUILDINGS SHALL BE ARCHITECTURALLY PLEASING IN DESIGN AND MATERIALS OF CONSTRUCTION AND THAT BOTH THE BUILDINGS AND THE GROUNDS BE MAINTAINED TO THE SATISFACTION OF COUNCIL TO ENSURE THAT THEY REMAIN VISUALLY ATTRACTIVE AS TO PRESERVE THE AMENITIES OF THE NEIGHBOURHOOD.

4. THAT NO STORAGE OF ANY PLANT, MATERIALS OR OTHER ARTICLES ASSOCIATED WITH THE APPROVED USE SHALL BE PERMITTED WITHIN 100 FEET OF STATE HIGHWAY NO 22 OR WITHIN 25 FEET OF ALL OTHER BOUNDARIES OF THE SITE: AND SUCH AREAS SHALL BE LANDSCAPED, PLANTED AND MAINTAINED TO THE SATISFACTION OF COUNCIL, IN SUCH A MANNER TO PRESERVE THE AMENITIES OF THE NEIGHBOURHOOD, SUCH PLANTING TO BE COMPLETED WITHIN TWO YEARS OF THE DATE OF ISSUE OF THE FIRST BUILDING PERMIT FOR THE ERECTION OF A BUILDING FOR ANY OF THE APPROVED USES.
5. THAT NO BUILDINGS SHALL BE SITED CLOSER THAN 100 FEET TO STATE HIGHWAY NO 22 OR 25 FEET TO HEIGHTS ROAD OR ANY OTHER BOUNDARIES OF THE SITE.
6. THAT INGRESS TO AND EGRESS FROM THE FACTORY FOR ALL TRUCKS AND OTHER HEAVY VEHICLES SHALL BE FROM HEIGHTS ROAD AND SUCH INGRESS AND EGRESS SHALL BE SITED, CONSTRUCTED AND MAINTAINED TO THE SATISFACTION OF THE COUNTY ENGINEER.
7. THAT NO INGRESS TO AND EGRESS FROM THE PREMISES FOR TRUCKS AND OTHER HEAVY VEHICLES SHALL BE PERMITTED FROM THE STATE HIGHWAY BUT INGRESS TO AND EGRESS FROM THE PREMISES FOR OTHER VEHICLES SHALL BE PERMITTED FROM THE STATE HIGHWAY, SUBJECT TO THE ACCESS ONTO THE CARRIAGEWAY BEING IN COMMON WITH THAT REQUIRED FOR D.P. 66575, AND ALSO BEING SITED, CONSTRUCTED AND MAINTAINED TO THE SATISFACTION OF THE COUNTY ENGINEER AND MINISTRY OF WORKS.
8. THAT ADEQUATE PARKING AND LOADING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ORDINANCE VI OF THE PROPOSED FIRST REVIEWED DISTRICT SCHEME, AND SHALL BE PAVED, CONSTRUCTED AND MAINTAINED TO THE SATISFACTION OF THE COUNTY ENGINEER, AND THE DEVELOPMENT PLAN REQUIRED UNDER CONDITION (c) OF THIS APPROVAL SHALL INDICATE THAT THE REQUISITE PROVISIONS OF ORDINANCE VI HAVE BEEN SATISFIED.
9. THAT NO PROCESS SHALL BE USED WHICH WOULD GIVE RISE TO NOISE, SMOKE, DUST, SMELL OR OBJECTIONABLE ELEMENT LIKELY TO DETRACT, IN THE OPINION OF COUNCIL, FROM THE AMENITIES OF THE NEIGHBOURHOOD.
10. THAT THE APPLICANT SHALL AT ALL TIMES COMPLY WITH THE PROVISIONS OF THE HEALTH ACT 1956, ALL RELATIVE HEALTH REGULATIONS AND COUNCIL'S BY-LAWS IN CONSTRUCTING AND OPERATING THE SAID PREMISES.
11. THAT THE DISPOSAL OF STORMWATER FROM ALL BUILDINGS AND PAVED AREAS SHALL BE TO THE SATISFACTION OF THE COUNTY ENGINEER AND THE SENIOR BUILDING AND HEALTH INSPECTOR.
12. THAT ALL NON LIQUID WASTE MATERIALS SHALL BE DISPOSED OF TO THE SATISFACTION OF COUNCIL'S SENIOR BUILDING AND HEALTH INSPECTOR.
13. THAT ALL SIGNS ERECTED SHALL COMPLY WITH THE PROVISIONS OF ORDINANCE VII OF THE CODE OF ORDINANCES OF THE PROPOSED FIRST REVIEWED DISTRICT SCHEME.
14. THAT ADDITIONAL BUILDINGS FOR THE PROPOSED USE REQUIRED IN ADDITION TO THOSE SHOWN ON THE DEVELOPMENT PLAN SHALL NOT BE ERECTED WITHOUT CONSENT OF COUNCIL.
15. THAT NO RESIDENTIAL BUILDINGS SHALL BE ERECTED WITHOUT CONSENT OF COUNCIL.
16. THAT THIS APPROVAL DOES NOT PERMIT THE USE OF THE SAID PROPERTY FOR ANY FORM OF INTENSIVE FARMING, INCLUDING ZERO GRAZING, BUT SHALL NOT RESTRICT THE USE OF THE SAID LAND FOR NORMAL FARMING PURPOSES, AND NO BUILDINGS ACCESSORY TO THE USE OF THE SITE FOR FARMING PURPOSES SHALL BE ERECTED WITHOUT THE CONSENT OF COUNCIL.

THAT THIS APPROVAL SHALL LAPSE:-

- (a) IF CONDITIONS (a) (b) and (c) CANNOT BE SATISFIED, AND
- (b) IF THIS APPROVAL IS NOT ACTED ON WITHIN TWO YEARS OF THE DATE OF THIS APPROVAL.

The Franklin County Council at its fortnightly meeting held on 14th August 1972, considered the report of the hearing and adopted the recommendation of its Town and Country Planning Committee and approved the application.

DATED at Pukekohe this 16th day of August 1972

On behalf of the - - -
FRANKLIN COUNTY COUNCIL



County Clerk

IN THE MATTER of the Town and Country
Planning Act 1977

AND

IN THE MATTER of an Application under
Section 74 of the Act by
R. & W. HELLABY for
consent to a SPECIFIED
DEPARTURE from the
provisions of the
FRANKLIN COUNTY COUNCIL
FIRST REVIEWED DISTRICT
SCHEME.

HEARING AT PUKEKOHE ON 23 AUGUST 1979
BEFORE A SPECIAL MEETING OF THE TOWN
AND COUNTRY PLANNING COMMITTEE OF THE
FRANKLIN COUNTY COUNCIL.

- D E C I S I O N -

R. & W. HELLABY, HEIGHTS ROAD & S.H. 22, PAERATA (C.H. Cornwell)
(28.6.79)(File : 373/310/4) For consent to :

- (a) use existing factory premises for meat cutting and packing in accordance with plans submitted with Council. The proposal does not involve any slaughtering, nor does it involve the rendering of any fat or bones produced as waste products of the cutting and packing operations.
- (b) The use of existing offices adjacent to the aforesaid factory as professional and/or administrative offices.
(RURAL A - KARAKA)

The Committee after hearing the submissions on the application and after due consideration recommended:

THAT CONSENT BE GRANTED TO THE NOTIFIED APPLICATION BY R. & W. HELLABY LTD TO USE EXISTING FACTORY PREMISES SITUATED ON THE CORNER OF HEIGHTS ROAD AND STATE HIGHWAY 22 AT PAERATA FOR

- (a) A MEAT CUTTING AND PACKING FACTORY IN ACCORDANCE WITH THE SITE LAYOUT PLAN SUBMITTED TO COUNCIL (SUCH FACTORY OPERATION SHALL NOT INVOLVE ANY SLAUGHTERING NOR THE RENDERING OF ANY FAT OR BONES PRODUCED AS WASTES FROM THE CUTTING AND PACKING ACTIVITIES);
AND
- (b) THE USE OF THE EXISTING OFFICES ADJACENT TO THE SAID FACTORY AS PROFESSIONAL AND/OR ADMINISTRATIVE OFFICES FOR INDEPENDENT LEASE OR RENTAL, SUCH LAND BEING MORE PARTICULARLY DESCRIBED AS LOT 1 ON DEPOSITED PLAN 73273, C.T. 29B/709, EMBRACING AN AREA OF 1.6187 HECTARES, VALUATION ROLL 373/310/4.

THAT CONSENT BE GRANTED TO THE APPLICATION AS A SPECIFIED DEPARTURE UNDER SECTION 74 OF THE TOWN AND COUNTRY PLANNING ACT 1977 ON THE GROUNDS THAT THE USE OF THE EXISTING PREMISES FOR THE STATED ACTIVITIES WILL HAVE LITTLE TOWN AND COUNTRY PLANNING SIGNIFICANCE BEYOND THE IMMEDIATE VICINITY OF THE LAND CONCERNED, WHILE IN TERMS OF THE PUBLIC INTEREST THE USE OF THE PREMISES IS PREFERABLE TO THEIR NON-USE, AND FURTHER THAT THE APPLICATION SATISFIES THE REQUIREMENTS OF THE AFOREMENTIONED SECTION OF THE ACT.

THAT THIS CONSENT SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS :

- (1) THAT THE PRINCIPAL COMPANY IN THE CONDUCT OF ITS MEAT CUTTING AND PACKING OPERATION SHALL COMPLY AT ALL TIMES WITH THE PROVISIONS OF THE HEALTH ACT 1956, THE MEAT ACT 1964 AND ANY REGULATIONS RELATING TO THE CLASS OF BUSINESS FOR WHICH CONSENT HAS BEEN GRANTED.
- (2) THAT ALL BONES AND TRIMMINGS EMANATING FROM THE MEAT CUTTING AND PACKING OPERATION SHALL BE KEPT UNDER REFRIGERATION AND REMOVED FROM THE PREMISES DAILY BY A LICENCED RENDERING COMPANY.
- (3) THAT ALL TRADE WASTES EMANTING FROM THE FACTORY OPERATION SHALL BE DISCHARGED INTO THE PUKEKOHE BOROUGH SEWERAGE SYSTEM AFTER THE REQUISITE AGREEMENT WITH THAT LOCAL AUTHORITY HAS BEEN EFFECTED.
- (4) THAT THE FACTORY AND OFFICE PREMISES AND THE SURROUNDING GROUNDS SHALL BE KEPT IN A NEAT AND TIDY CONDITION AT ALL TIMES SO AS TO PRESERVE THE AMENITY VALUE OF THE RURAL LOCATION.
- (5) THAT THE PROVISION OF PARKING ON THE SITE IN RESPECT OF BOTH USES SHALL BE IN ACCORD WITH THE PROVISIONS OF ORDINANCE VI CLAUSE 3 OF THE DISTRICT SCHEME, AND ALL SUCH AREAS SHALL BE PERMANENTLY SEALED.
- (6) THAT NO FURTHER BUILDINGS SHALL BE PERMITTED ON THE SITE IN CONJUNCTION WITH EITHER OF THE STATED USES WITHOUT THE PRIOR CONSENT OF COUNCIL.
- (7) THAT ADVERTISING ON THE SITE IN RELATION TO THE MEAT CUTTING AND PACKING OPERATION SHALL BE CONFINED TO A SINGLE FREE STANDING, PROFESSIONALLY SIGNWRITTEN SIGN, NOT EXCEEDING 1.5m² IN AREA, UTILISING OR AT LEAST SITED IN THE POSITION OF ONE OF THE EXISTING SIGN FRAMES ON THE PROPERTY. (THE SIGN FRAME NOT IN USE SHALL BE REMOVED FROM THE PROPERTY.)
- (8) THAT THE PRINCIPAL COMPANY SHALL ADVISE COUNCIL IN DUE COURSE OF THE USER PROPOSED FOR THE ADMINISTRATIVE AND/OR PROFESSIONAL OFFICES PROVIDING A BRIEF WRITTEN DESCRIPTION OF THEIR ACTIVITY.
- (9) THAT ADVERTISING ON THE SITE IN RELATION TO THE PROFESSIONAL OR ADMINISTRATIVE OFFICES SHALL BE CONFINED TO A PROFESSIONALLY SIGNWRITTEN ANNOTATION ON THE FACADE OF THE OFFICE BUILDINGS (NOT THE FACTORY), INCORPORATING THE OCCUPIER'S COMPANY OR TRADE NAME SUCH ANNOTATION SHALL NOT EXCEED 1m² IN AREA.

- (10) THAT THE DISPOSAL OF STORMWATER FROM ALL BUILDINGS AND PAVED AREAS SHALL BE TO THE SATISFACTION OF THE COUNTY ENGINEER AND THE SENIOR BUILDING AND HEALTH INSPECTOR.
- (11) THAT INGRESS TO AND EGRESS FROM THE FACTORY AND PROFESSIONAL AND/OR ADMINISTRATIVE OFFICES PREMISES SHALL BE FROM HEIGHTS ROAD AND SUCH INGRESS AND EGRESS SHALL BE SITED, CONSTRUCTED AND MAINTAINED TO THE SATISFACTION OF THE COUNTY ENGINEER.

The Franklin County Council at its fortnightly meeting held on 10th September 1979 considered the report of the hearing and adopted the recommendation of the Town and Country Planning Committee and approved the application.

Dated at Pukekohe this 10th day of September 1979



R.R. Boyle
COUNTY CLERK

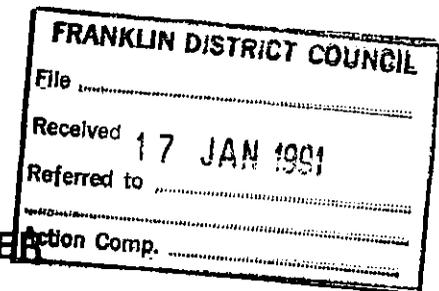
Rights to Appeal against all or part of this decision may be exercised by any party to the application in accordance with the provisions of Section 69 of the Town and Country Planning Act 1977 and regulations 55 and 56 of the Town and Country Planning Regulations 1978. The time for lodging appeals is one month from the date of receipt of this decision.

Any party contemplating appealing should discuss the matter with their Solicitor or Council's Town Planning Staff.

REGISTERED

Our ref:

**AUCKLAND REGIONAL WATER BOARD
RIGHT IN RESPECT OF NATURAL WATER**



WATER RIGHT NO. 740798

This right is issued pursuant to Section 21(3) of the Water and Soil Conservation Act, 1967, by the Auckland Regional Council, exercising the functions, duties and powers of Regional Water Board (in this right called 'the Board').

To: Cavalier Meats Ltd
Address: PO BOX 40, TIRAU

DETAILS OF RIGHT

Grantee: CAVALIER MEATS LTD (Transferred from Melville Developments Ltd)
Date of Expiration of Right: 4 December 2009
Legal Description of Land: Part Lot 2 DP 66575
Local Authority: Franklin District Council
Purpose of Right: To discharge stormwater from commercial building and piping of 400 feet of unnamed watercourse
Works: Inlet structure 400 feet of 24 inch diameter pipe with cesspit and manhole discharging through outfall structure into Blackridge Creek
Site Address: Cnr Paerata & Heights Road, Pukekohe
Map Reference: NZMS 260 R12 875480
Quantity: 26 cusecs

STANDARD CONDITIONS ON REVERSE

SPECIAL CONDITIONS ON RIGHT

1. That all work be constructed as detailed in the application and completed to satisfaction of the Manager, Regional Water Board.
 2. That at any time after the expiration of a period of 10 years from the 1.1.75, this right may be terminated by the Board upon not less than 12 months' notice in writing to the Grantee if, in the opinion of the Board the public interest so requires, but without prejudice to the right of the Grantee to apply for a further right in respect of the same matter.
- c.c. Franklin District Council.

STANDARD CONDITIONS (APPLICABLE FROM 12.02.80)

1. This right is granted by the Board, subject to its servants or agents being permitted access to the relevant parts of the property at all reasonable times for the purpose of carrying out inspections and measurements and taking samples.
2. This right may be terminated by the Board upon not less than twelve months' notice in writing to the Grantee if, in the opinion of the Board, the public interest so requires, without prejudice to the right of the Grantee to apply for a further right in respect of the same matter.
3. The design, construction and maintenance of any works relating to the right shall be to a standard adequate to meeting the conditions of the right and shall be to the satisfaction of the Manager, Regional Water Board.

SIGNED AT AUCKLAND FOR AND ON BEHALF OF THE AUCKLAND REGIONAL COUNCIL



1 1 JAN 1991

K E Connolly
Manager
REGIONAL WATER BOARD



Auckland Regional Authority

Private Bag, Auckland 1

Auckland Regional Water Board

131-139 Hobson Street, Auckland 1

Phone 794-420

373/310/4

REGISTERED

RIGHT IN RESPECT OF NATURAL WATER

WATER RIGHT NO. 740798

Pursuant to Section 21(3) of the Water and Soil Conservation Act 1967 a right is hereby granted by the Auckland Regional Authority acting as the Auckland Regional Water Board.

To: Melville Developments Limited
Address: 22 Elliott Street, Papakura

DETAILS OF RIGHT

Grantee: MELVILLE DEVELOPMENTS LIMITED (Transferred from R & W Hellaby Limited)

Date of Expiration of Right: 4 December 2009

Legal Description of Land: Part Lot 2 DP 66575

Local Authority: Franklin County Council

Purpose of Right: To discharge stormwater from commercial building and piping of 400 feet of unnamed watercourse

Proposed Works: Inlet structure 400 feet of 24 inch diameter pipe with cesspit and manhole discharging through outfall structure into Blackridge Creek

Site Address: Cnr Paerata & Heights Road, Pukekohe

Map Reference: NZMS 260 P12 875480

Quantity: 26 cusecs

STANDARD CONDITIONS ON REVERSE

SPECIAL CONDITIONS ON RIGHT

1. That all work be constructed as detailed in the application and completed to satisfaction of the Manager, Regional Water Board.
2. That at any time after the expiration of a period of 10 years from the 1.1.75, this right may be terminated by the Board upon not less than 12 months' notice in writing to the Grantee if, in the opinion of the Board the public interest so requires, but without prejudice to the right of the Grantee to apply for a further right in respect of the same matter.

c.c. Franklin County Council

(STANDARD CONDITIONS APPLICABLE FROM 12.2.80)

1. This right is granted to the Board, by its servants or agents being permitted access to the relevant parts of the property at all reasonable times for the purpose of carrying out inspections and measurements and taking samples.
2. This right may be terminated by the Board upon not less than twelve months' notice in writing to the grantee if, in the opinion of the Board, the public interest so requires, without prejudice to the right of the grantee to apply for a further right in respect of the same matter.
3. The design, construction and maintenance of any works relating to the right shall be to a standard adequate to meeting the conditions of the right and shall be to the satisfaction of the Manager, Regional Water Board.

SIGNED AT AUCKLAND THIS 24th DAY OF June 1988

FOR AND ON BEHALF OF THE AUCKLAND REGIONAL WATER BOARD


.....
K.E. Connolly
MANAGER

WATER AND SOIL CONSERVATION ACT 1967

STANDARD CONDITIONS OF RIGHTS

1. The Board may prescribe the method of management of this right, including the limitation of periods during which the right may be fully exercised, if a water shortage or other abnormal circumstances occur in the locality.
2. This right may be operated only by the person holding the right or his agent and only for the purpose stated in the right.
3. This right shall be exercised reasonably, having regard to the interests of other users of natural water also acting under authority of the Water and Soil Conservation Act 1967 and who may be affected by the exercise of this right.
4. The grantee shall, if the Board so requires, at his own expense, install such measuring devices as are considered necessary by the Board and make available to the Board, on request, records so obtained.
5. The grantee of the right shall keep such records as may reasonably be required by the Board and shall, if so requested, supply this information to the Board.
6. This right may be cancelled by the Board, or the Board may take such other action as the Act provides, if the right is not exercised within 12 months of its granting or such longer time as the Board may approve.
7. This right may be cancelled by the Board if, in the opinion of the Board, it is not diligently and beneficially exercised.
8. Should the grantee, in the opinion of the Board, commit any breach of the right or its conditions, the Board may cancel the right.
9. The design, construction and maintenance of any works relating to the right shall comply with any Bylaws and Regulations of the Local Authority having jurisdiction in the area and shall be to a standard adequate to meet the conditions of the right so that neither the works nor the exercise of the right is likely to cause damage to any property or injury to any person.
10. This right is granted subject to the Board, or its servants or agents, being permitted access at all reasonable times for the purpose of carrying out inspections and measurements.
11. The conditions relating to this right cannot be varied without the prior consent in writing of the Board.
12. The right may, upon written notice to the Board, be transferred to a new owner or occupier of the property to which the right relates, but only on the same conditions as contained in this right.
13. In granting this right, the Board does not in any way guarantee, warrant, undertake or represent that the quantity or quality of water the subject of this right is, or will at any time be, available or be maintained.
14. Unless specifically authorised by this right, the discharge of water containing pollutants or waste into natural water is not permitted.
15. This right is not an authority to obtain access to a source of water or a point of discharge.
16. The grantee shall, unless the Board decides to the contrary, install an approved water meter on all bores to record the quantity of water used. Details of the quantity of water used, in weekly totals, are to be submitted annually (year ending 31st August) to the Board.
17. The grantee shall supply to the Board full "borelog" details of all bores drilled.

Signed at Auckland this

24th

day of

June 19 88

For and on behalf of the
Auckland Regional Water Board


G E Tyler, Secretary

DECISION BY DELEGATED AUTHORITY ON AN APPLICATION
FOR A RESOURCE CONSENT

Applicant: The Tractor Centre Limited

Proposal (brief): To Establish an Agricultural Machinery
Sales/Service Centre

Type of Consent: Land Use

Type of Activity: Discretionary

Date Received: 13 September 2001

Location: Corner State Highway 22 and Heights Road, Paerata
Lot 1 DP 73273

Legal Description: Rural, Franklin District Plan
(Operative, February 2000)

Zone:

File: L01146

That pursuant to Section 105(2A) of the Resource Management Act 1991, Council resolves to **grant** consent to the Land Use Consent Application Number L01146 by The Tractor Centre Limited to establish an agricultural machinery sales and service centre business within an existing building on a property located on the corner of State Highway 22 and Heights Road, Paerata (Lot 1 DP73273 Blk XI Drury SD), for the following reasons:

- i. Council is satisfied that the adverse effects on the local environment of the establishment of an agricultural machinery sales and service centre activity on the subject property will be less than minor, subject to appropriate conditions being met, in particular:
 - The granting of the resource consent to the proposal will represent an overall upgrading of the property which has been in a dilapidated state since the closure of the previous use as a meat processing and packaging plant. The visual enhancement will include additions and alterations to the existing building and extensive landscaping.
 - There is adequate on site parking and vehicle turning areas for the new activity.
 - The existing access from Heights Road is considered acceptable to Transit New Zealand subject to design modifications.

CONSENTS\L\001146

- Adequate provision for storm water disposal and treatment will be made onsite.
 - The proposal will not result in the loss of any soil resource being the utilisation of an existing building and hard stand area.
 - The adverse effects of noise, fumes, dust and illumination can be mitigated with the imposition of appropriate conditions.
- ii. The proposal is not considered to be contrary to the Rural Zone Objectives and Policies of the District Plan being defined as a “Rural Service” activity in terms of Rule 23.4.

This consent is subject to the following conditions:

(a) Plan Information

The consent to establish an agricultural machinery sales and service centre on the property located on the corner of State Highway 22 and Heights Road, Paerata (Lot 1 DP 73273) shall be operated generally in accordance with the plans and information submitted with the application (Airey Consultants Limited Dated September 2001 and Site Plan AP 9682 Sheet 1-1).

(b) Landscaping

The planting as indicated in the Landscape Plan submitted with the application shall be carried out in the planting season (May to October) immediately following the commencement of the use. The plants shall be maintained and regularly watered with replacement planting carried out as/when necessary. The existing stands of trees shall be retained and remedial trimming/dead wooding carried out within one year of the commencement of the use.

(c) Retail Display Restriction

The display and storage of tractors or other agricultural equipment shall be carried out on the site only and not on land designated as State Highway or road reserve.

(d) Car Parking

Provision is to be made for the parking of not less than 30 cars onsite prior to the commencement of the use to cater for staff and customers. The parking areas shall be formed in a compacted all weather surface and shall remain unobstructed at all times.

(e) Signage

That the signage for the business activity (excluding directional and traffic management signage) shall be in general accordance with the plan

information submitted. A “wrap around “sign on the north facing (Elevation B) and east facing (ElevationA) walls of the building is permitted provided that each face/wall contains a maximum of six words with no more than fourty letters/characteristics. No freestanding pole signs are to be erected along the main State Highway 22 frontage. One freestanding pole sign only shall be erected on the Heights Road frontage to be located to the west of the vehicle entranceway at least 50 metres from the formed intersection of State Highway 22 and Heights Road. The luminance level of illuminated signs shall comply with Table 11.4 of the LTSA standards. No advertising signage shall be permitted off the property.

(f) Storm Water Treatment

A storm water system shall be provided prior to the commencement of the activity to capture and treat storm water from all roof and sealed or paved areas to the approval of the Team Leader Regulatory.

(g) Removal of Dwelling

The existing dilapidated dwelling is to be removed prior to the occupation of the proposed new dwelling.

(h) Noise

The following time limits are not to be exceeded at any point within the notional boundary of any dwelling on another site zoned rural during any time period for assessment with the following timeframes.

<i>Time</i>	<i>L 10d BA</i>	<i>L max dBA</i>
0700-1900	50	75
1900-2200	45	75
All other times	40	65

The noise levels shall be measured in accordance with NZS 6801:1991 “Measurement of Sound” and assessed in accordance with the requirements of NZS 6802:1991 “Assessment of Environmental Sound”.

The noise shall be measured with a sound level meter or equivalent instrumentation complying with IEC 651:1971 “Sound Level Meters”.

(i) Upgrading of Vehicle Entrance

The upgrading of the existing vehicle access on Heights Road shall be constructed to Diagram D, Moderate Use Access Standard, Transit Guidelines to the extent practicable, including sealing across the full width of the access for a distance of 20m back from the edge of Heights Road seal, and construction of turning flares of 15m radius on each side of the access. Such work shall be carried out prior to the commencement of the use to the approval of the Team Leader in consultation with Transit NZ.

The surfacing of the access shall be such that the seal is flush with the surface of Heights Road. The widening associated with Diagram D need not be constructed. The alternative widening required is described below.

The eastbound lane on Heights Road shall be widened as far as practicable (up to 5m from the road centerline) without requiring extensive earthworks or reconstruction of the embankment opposite the access.

The widening should extend 30m either side of the subject access with 1:10 tapers at each end. This will require the existing table drain to be removed, and the design should allow for an appropriate drainage system for the road surface and pavement.

(j) Illumination

All external lighting associated with the activity shall be designed in such a manner to ensure that no glare or spill occurs that would affect the safety of motorists on Stare Highway 22.

(k) General Management

That the activity shall be managed and operated in a manner which ensures that any traffic generation, noise, dust, visual amenity, storm water/wastewater treatment or other effect on the environment is kept to a minimum and is generally nuisance-free in accordance with Sections 16 and 17 of the Resource Management Act 1991.

(l) Monitoring

That in accordance with Sections 35 and 36 of the Resource Management Act 1991, the Council may undertake compliance monitoring of the resource consent and conditions at any time. The consent holder shall meet the actual and reasonable costs of compliance monitoring within one month of receiving an invoice.

(m) Review of Conditions

That, in accordance with Section 128 of the Resource Management Act 1991, the Council **may** within six months of the granting of the consent and at annual intervals thereafter, giving no less than one month's notice in writing, serve notice on the consent holder of its intention to review any conditions of this consent for any of the following purposes:

- i. To deal with any adverse effects on the environment, in particular; traffic generation, off-street parking, potential noise, fumes, dust, storm water/wastewater treatment and signage, which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage; or
- ii. To require the consent holder to adopt the best practicable option to mitigate any adverse effect upon the environment; or

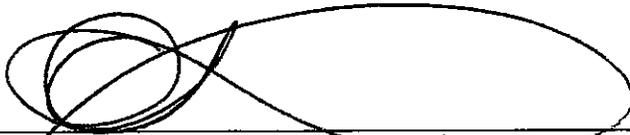
- iii. To deal with any other adverse effect on the environment on which the exercise of the consent may have any influence.

Advisory Notes:

1. Building Consents will be required for the removal and additions to the existing building and for the demolition of the existing dwelling.
2. The consent holder is advised to consult with Transit New Zealand in terms of the road upgrade and associated works and in particular:
 - (i) Construction drawings showing full details of the Heights Road road widening shall be forwarded to the Network Manager, SailNet for approval 15 working days before commencing works.
 - (ii) That the applicant is to advise the State Highway Network Manager, SailNet, for approval of the names of the persons who will be carrying out the road upgrade and associated works and the time this work will be done, at least 10 working days prior to the commencement of work.
 - (iii) That should the construction traffic require access to the site from the State Highway frontage, a Traffic Management Plan (TMP) to the standard of the TNZ 'Code of Practice for Temporary Traffic Management' must be submitted to SailNet for approval at least 10 working days prior to the start of the work.
 - (iv) That all traffic control must comply with the Traffic Management Plan.
 - (v) That all works on the State Highway shall be carried out to the satisfaction of the Regional Manager, Transit New Zealand, and in consultation with his Network Management Consultants (SailNet).
3. The storage of hazardous substances shall be in accordance with the Dangerous Goods Regulations. Where contaminants are to be stored onsite, the designated areas are to be clearly marked and where needed a bund constructed to contain spillage. It is imperative that the existing fat settling septic tank proposed for reuse as an oil separator is adequately upgraded for the proposed use.
4. Please note that all archaeological sites are protected under the Historic Places 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.

5. 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. A deposit is payable towards the administrative costs of considering the objection. In some circumstances this payment may be refunded.

Having assessed such an objection, Council may dismiss the objection or uphold it wholly or in part.



Gavin Smith, Regulatory Planning co-ordinator: Subdivisions

DATED this 8^m day of October 2001

ACTING UNDER DELEGATED AUTHORITY

THE TRACTOR CENTRE

COMMERCIAL DEVELOPMENT

9 HEIGHTS ROAD
PAERATA

GENERAL:

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATIONS, ARCHITECTURAL DRAWINGS AND ALL OTHER RELEVANT DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES IN DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER. NO DEVIATION FROM THE DOCUMENTS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER. ALL CONDITIONS OF THE BUILDING CONSENT AND ANY OTHER CONSENTS SHALL BE STRICTLY OBSERVED.

ALL WORK SHALL BE CARRIED OUT TO GOOD TRADE PRACTICE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS INCLUDING THE NEW ZEALAND BUILDING CODE, ALL RELEVANT NEW ZEALAND STANDARDS INCLUDING THE MOST CURRENT AMENDMENTS, THE HEALTH AND SAFETY IN EMPLOYMENT ACT AND LOCAL AUTHORITY BYLAWS.

DIMENSIONS:

ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE SETTING OUT, FABRICATION AND ERECTION WITH PARTICULAR REGARD TO DIMENSIONS OF EXISTING STRUCTURES WHERE APPLICABLE. DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.

ALL PROPOSED FINISHED LEVELS AND EXISTING STRUCTURAL OR DRAINAGE LEVELS SHALL BE CHECKED BY THE CONTRACTOR PRIOR TO STARTING ANY WORK. THE ENGINEER SHALL BE ADVISED IMMEDIATELY OF ANY DISCREPANCIES AND NO VARIATIONS SHALL BE MADE WITHOUT THE ENGINEER'S APPROVAL.

FOUNDATIONS:

FOUNDATIONS SHALL BE CONSTRUCTED ON FIRM UNDISTURBED NATURAL GROUND. MINIMUM FOUNDATION DEPTH BELOW FINISHED GROUND LEVEL SHALL BE 450MM UNLESS SPECIFIED OTHERWISE ON THE STRUCTURAL PLANS. ALL TOPSOIL AND ORGANIC MATTER SHALL BE REMOVED FROM UNDER THE STRUCTURE. THE ENGINEER SHALL BE ADVISED IMMEDIATELY SHOULD THE CONTRACTOR BE UNSURE OF ANY GROUND CONDITIONS. THE ENGINEER SHALL BE GIVEN A MINIMUM OF 24 HOURS NOTICE TO OBSERVE COMPLETED FOUNDATION EXCAVATIONS PRIOR TO THE PLACEMENT OF ANY CONCRETE OR REINFORCING. SITE CONCRETE SHALL BE PLACED IF SPECIFIED OR AS OTHERWISE APPROVED BY THE ENGINEER.

CONCRETE:

ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE NZS3109: CONCRETE CONSTRUCTION. CONCRETE STRENGTHS SHALL BE AS FOLLOWS UNLESS SPECIFIED OTHERWISE ON STRUCTURAL PLANS:

FOOTINGS: 20 MPa
SLAB ON GROUND: 20 MPa

CONSTRUCTION JOINTS SHALL ONLY BE CONSTRUCTED WHERE SHOWN ON PLANS OR AS OTHERWISE APPROVED BY THE ENGINEER.

REINFORCEMENT:

REINFORCEMENT SHALL BE ADEQUATELY TIED AND SUPPORTED SO AS TO MAINTAIN CORRECT POSITION AND COVER. COVERS TO REINFORCEMENT SHALL BE AS SHOWN ON STRUCTURAL PLANS AND AS PER NZS 3109. LIFTING OF REINFORCEMENT DURING POURING OF CONCRETE IS NOT PERMITTED. THE LONGEST PRACTICABLE LENGTHS OF BAR SHALL BE USED WHERE POSSIBLE AND LAPS SHALL ONLY BE LOCATED AS SHOWN ON STRUCTURAL PLANS UNLESS APPROVED OTHERWISE. LAPS SHALL BE FULL CONTACT, SECURELY TIED AT EACH END AND LAP LENGTHS SHALL BE AS SHOWN BUT NOT LESS THAN AS SPECIFIED IN NZS 3109 AND NOT LESS THAN AS SET OUT BELOW:

MASONRY CONSTRUCTION:	GRADE 300	40 BAR DIAMETERS
	GRADE 430	60 BAR DIAMETERS
CONCRETE CONSTRUCTION:	GRADE 300	35 BAR DIAMETERS
	GRADE 430	48 BAR DIAMETERS

DESIGNATION OF REINFORCEMENT IS AS FOLLOWS:

HIGH STRENGTH DEFORMED, GRADE 430 MPa	HD	EG.	HD20
HIGH STRENGTH ROUND, GRADE 430 MPa	HR	EG.	HR10
DEFORMED, GRADE 300 MPa	D	EG.	D20
ROUND, GRADE 300 MPa	R	EG.	R10

BLOCKWORK:

ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH NZS 4210. ALL CELLS SHALL BE GROUTED UNLESS NOTED OR APPROVED OTHERWISE BY THE ENGINEER. REINFORCEMENT SHALL BE CENTRALLY PLACED UNLESS NOTED OTHERWISE. GROUT STRENGTH SHALL BE 17.5 MPa UNLESS NOTED OTHERWISE. REFER TO REINFORCEMENT SECTION ABOVE.

STEELWORK:

ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH NZS 3404. ALL WELDING SHALL BE IN ACCORDANCE WITH NZS 4701 AND TO BE A MINIMUM OF 6MM CONTINUOUS FILLET WELDS UNLESS NOTED OTHERWISE.

ALL STEEL WORK SHALL BE SHOP PAINTED WITH AN APPROVED ZINC OR LEAD BASED PRIMER IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS UNLESS HOT DIPPED GALVANISED, CONCRETE ENCASED OR SPECIFIED WITH A FIRE RETARDANT SURFACE FINISH.

BOLTS SHALL BE GRADE 8.8/S TO AS1111 AND AS1112 EXCEPT PURLIN BOLTS WHICH MAY BE GRADE 4.4/S. ALL BOLTS SHALL BE SNUG TIGHTENED TO AS1252 UNLESS NOTED OTHERWISE. PROPRIETARY BOLTS SHALL ONLY BE USED AS INDICATED ON STRUCTURAL PLANS, STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

Approved for:
Wind zone: L M H VH SD
Durability zone: SS 1 2

FRANKLIN DISTRICT COUNCIL
Approved for P.I.M. No. 40314

Franklin DISTRICT COUNCIL Building Consent Number 40780
These Plans & Specifications are approved subject to all work being carried out in compliance with the Building Act 1991 and the New Zealand Building Code.
No deviation from these plans and specifications is permitted without the written consent of the Building Enforcement Officer.
These Plans & Specifications must be kept with the Building Consent on the site of the works during construction.
Notice of at least one (1) working day is to be given to the Franklin District Council for the inspections listed on the Building Consent. The Building Consent is to be signed by the Building Enforcement Officer when the work has been inspected and approved.

PLANS AND SPECIFICATIONS
APPROVED
SUBJECT TO SUCH CONDITIONS AS ARE ENJOINED ON OR APPENDED TO THE BUILDING CONSENT
Date: 22/1/02
Bld. Enf. Officer

DWG No. DRAWING NAME

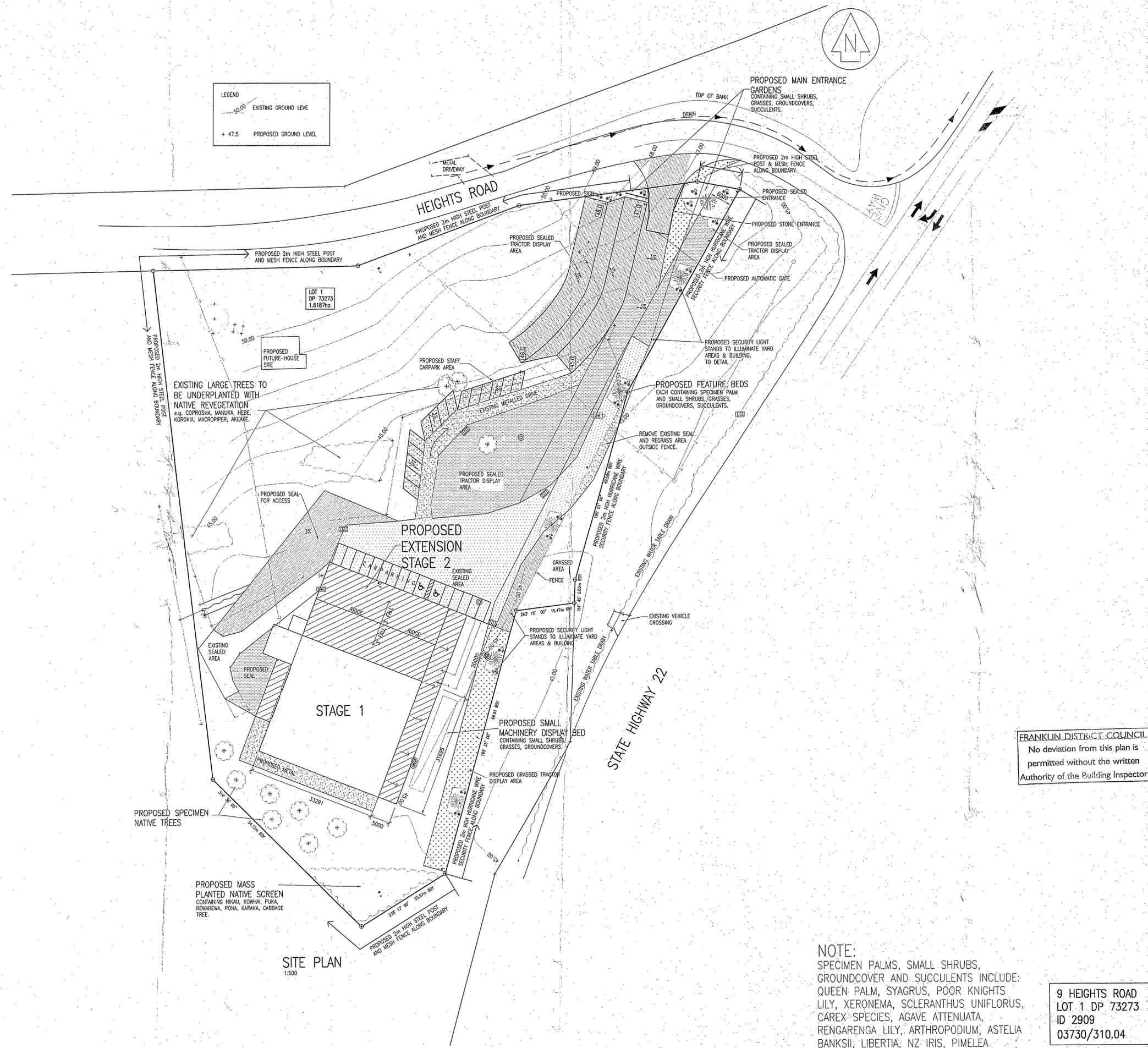
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|----|---------------------------------------|
| 1 | SITE PLAN |
| 2 | PLANTING PLAN |
| 3 | GROUND FLOOR PLAN |
| 4 | MEZZANINE PLAN |
| 5 | ELEVATIONS |
| 6 | FOUNDATION PLAN |
| 7 | DRAINAGE, FLOOR JOIST & BRACING PLANS |
| 8 | CROSS SECTION, ROOF & LIGHTING PLAN |
| 9 | FRAMING ELEVATIONS |
| 10 | DETAILS |
| 11 | DETAILS |

All Building Work is to fully comply with the NZ Building Code 1992, Acceptable Solutions and/or Alternative Solutions.

DURABILITY:
All fixings are to comply with NZB Code B2/AS1 and NZS3604:1999 Section 4.

No.	Revision Details	Date
© Copyright 1989 Airey Consultants Ltd		
Drawing Title:		
Job Title:		
THE TRACTOR CENTRE 9 HEIGHTS ROAD PAERATA		
AIREY CONSULTANTS LTD		
Member of the D.N. BOAK CONSULTANT GROUP		
CONSULTING CIVIL & STRUCTURAL ENGINEERS Pukekohe, Takapuna, Howick, Waiuku, Orewa		
Design		
Survey		
Drawn		
Checked		
Date		
Scale		
Original Size:		
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File No.	Rev.	Sheet No.
AP 9682		0

APPROVED
PP (STRUCT. ENG)
DATE 21/1/2002



LEGEND
 - - - 50.00 EXISTING GROUND LEVEL
 + 47.5 PROPOSED GROUND LEVEL



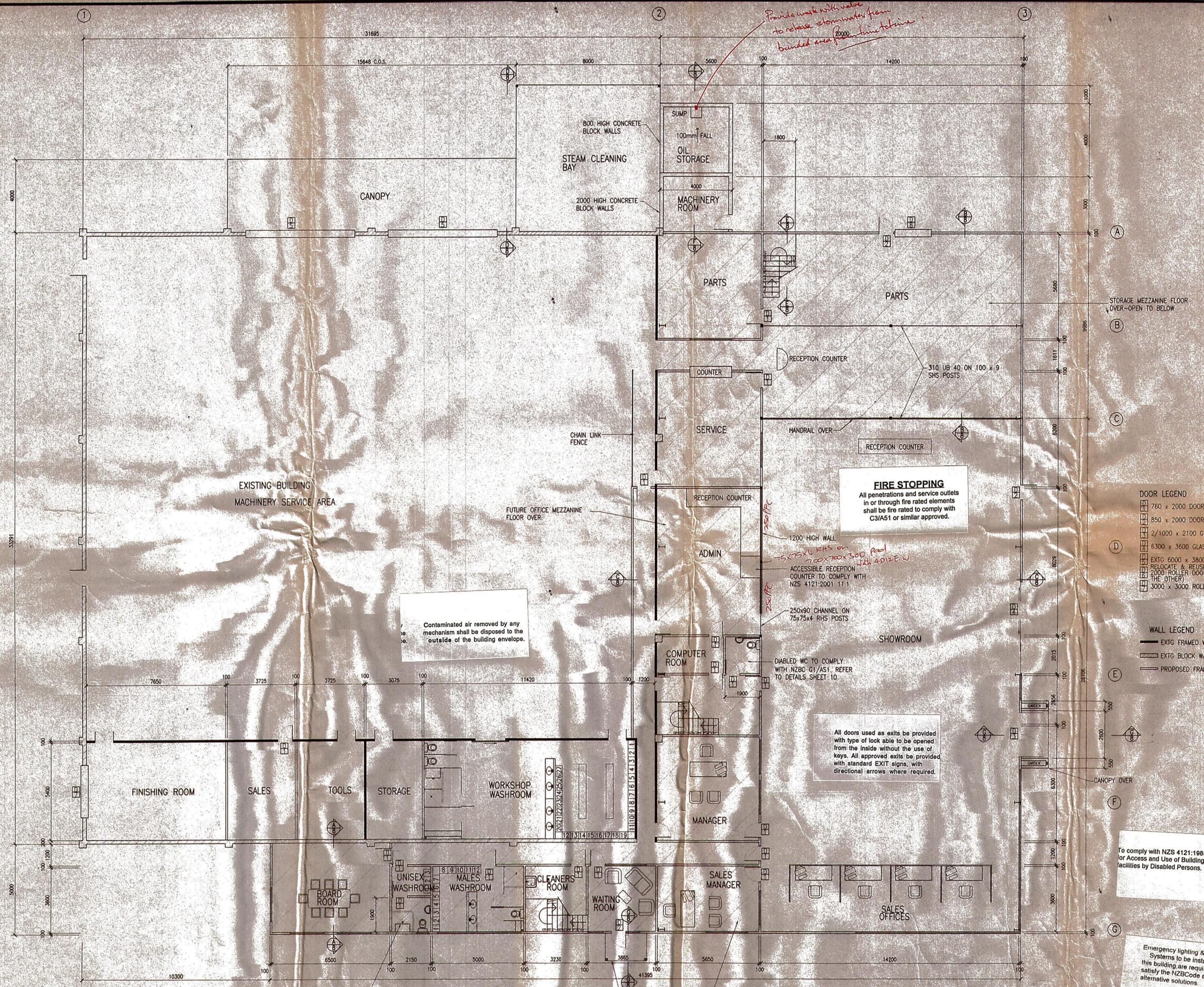
SITE PLAN
 1:500

FRANKLIN DISTRICT COUNCIL
 No deviation from this plan is permitted without the written Authority of the Building Inspector

NOTE:
 SPECIMEN PALMS, SMALL SHRUBS, GROUNDCOVER AND SUCCULENTS INCLUDE: QUEEN PALM, SYAGRUS, POOR KNIGHTS LILY, XERONEMA, SCLERANTHUS UNIFLORUS, CAREX SPECIES, AGAVE ATTENUATA, RENGARENGA LILY, ARTHROPODIUM, ASTELIA BANKSII, LIBERTIA, NZ IRIS, PIMELEA PROSTRATA, NZ DAPHNE.

9 HEIGHTS ROAD
 LOT 1 DP 73273
 ID 2909
 03730/310.04

No.	Revision Details	Date
© Copyright 1989 Airey Consultants Ltd		
Drawing Title: SITE PLAN		
Job Title: PROPOSED PLANTING PLAN FOR THE TRACTOR CENTRE AT 9 HEIGHTS ROAD PAERATA		
AIREY CONSULTANTS LTD		
Member of the D.N. BOAK CONSULTANT GROUP		
CONSULTING CIVIL & STRUCTURAL ENGINEERS Pukekohe, Takapuna, Howick, Waiuku, Orewa		
Design	MW	
Survey		
Drawn	ASM	
Checked	MW	
Date	10/12/01	
Scale	(A1) AS SHOWN	
Original Size:	10 0 10 20 30 40 50mm	
File No.	Rev.	Sheet No.
AP 9682	-	2



Provide waste with valve to release stormwater from bunded area from time to time

Signs are required to identify:
 - escape routes
 - potential hazards
 - emergency related safety features
 - accessible routes/facilities for people with disabilities.

NOTE:
 1/ ALL FLOOR/CEILING STRUCTURES SUPPORTING MEZZANINE FLOORS TO HAVE 15/15/15 FIRE RATING i.e. 1 LAYER 10mm ULTRALINE OR APPROVED ALTERNATIVE.
 2/ ALL LOAD BEARING MEZZANINE FLOOR SUPPORTING WALLS TO HAVE 15/15/15 FIRE RATING i.e. 10mm GIB OR APPROVED ALTERNATIVE.
 3/ BUILDING TO BE EQUIPPED WITH TYPE 4 AUTOMATIC FIRE ALARM SYSTEM WITH SMOKE DETECTORS AND MANUAL CALL POINTS. A DIRECT COMMUNICATION TO THE FIRE SERVICE IS NOT REQUIRED PROVIDED A TELEPHONE IS INSTALLED AND FREELY AVAILABLE TO MAKE '111' CALLS.
 4/ FOR VENTILATION TO INTERNAL BATHROOMS REFER TO LIGHTING PLAN SHEET 8
 5/ BOTTOM PLATE FIXING TO NZS 3604:1999

NOTE:
 CONFIRM ALL DIMENSIONS ON SITE PRIOR TO ANY PREFABRICATION.

FRANKLIN DISTRICT COUNCIL
 No deviation from this plan is permitted without the written Authority of the Building Inspector

FIRE STOPPING
 All penetrations and service outlets in or through fire rated elements shall be fire rated to comply with C3/A51 or similar approved.

Contaminated air removed by any mechanism shall be disposed to the outside of the building envelope.

All doors used as exits be provided with type of lock able to be opened from the inside without the use of keys. All approved exits be provided with standard EXIT signs, with directional arrows where required.

DOOR LEGEND
 [Symbol] 760 x 2000 DOOR
 [Symbol] 850 x 2000 DOOR
 [Symbol] 2/1000 x 2100 GLASS DOOR
 [Symbol] 6300 x 3600 GLASS STACKING SLIDER
 [Symbol] EXTG 6000 x 3800 ROLLER DOOR RELOCATE & REUSE EXTG 2000 x 2000 ROLLER DOOR'S (ONE ABOVE THE OTHER)
 [Symbol] 3000 x 3000 ROLLER DOOR

WALL LEGEND
 [Symbol] EXTG FRAMED WALL TO REMAIN
 [Symbol] EXTG BLOCK WALL TO REMAIN
 [Symbol] PROPOSED FRAMED WALL

C	LUNCH ROOM REMOVED	8/1/00
B	FDC AMENDMENTS	21/12/00
A	VENTILATION NOTES ADDED	11/12/00
No.	Revision Details	Date

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Drawing Title:
GROUND FLOOR PLAN

Job Title:
PROPOSED STAGE 2 FOR THE TRACTOR CENTRE HEIGHTS ROAD PAERATA

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 CONSULTING CIVIL & STRUCTURAL ENGINEERS
 Pukekohe, Takapuna, Howick, Waiuku, Orewa

Design: MW
 Survey:
 Drawn: ASM
 Checked:
 Date: 6/12/01
 Scale: 1:100 (A1)
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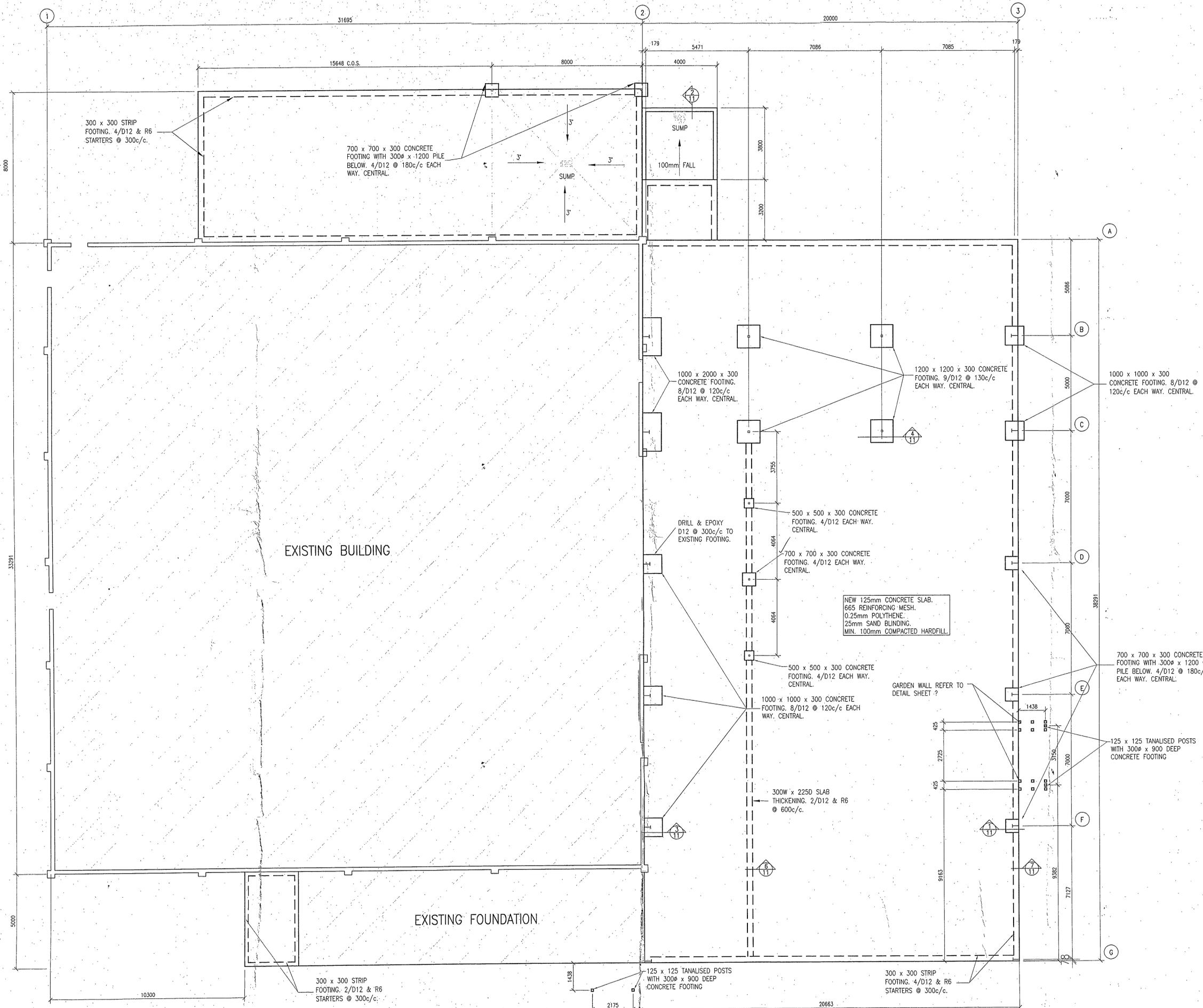
File No. AP 9682
 Rev. C
 Sheet No. 3

ACCESSIBLE COMBINED W.C. & SHOWER COMPARTMENT TO COMPLY WITH NZBC G1/AS1. REFER TO DETAILS SHEET 10
GROUND FLOOR PLAN
 SCALE 1:100
 ELEVATIONS SHEET 5

FUTURE OFFICE MEZZANINE FLOOR OVER. FLOOR TO BE CONSTRUCTED IN THIS STAGE WITH UPPER FLOOR FITOUT TO BE DONE IN THE FUTURE.

To comply with NZS 4121:1985 Design for Access and Use of Buildings and facilities by Disabled Persons.

Emergency lighting & Warning Systems to be installed in this building are required to satisfy the NZBC code and/or alternative solutions.



FRANKLIN DISTRICT COUNCIL
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NOTE:
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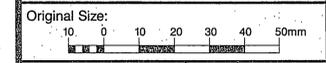
C LUNCH ROOM REMOVED	15/1/02	
A FDC AMENDMENTS	11/12/0	
No.	Revision Details	Date
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Drawing Title:
FOUNDATION PLAN

Job Title:
PROPOSED STAGE 2 FOR THE TRACTOR CENTRE HEIGHTS ROAD PAERATA

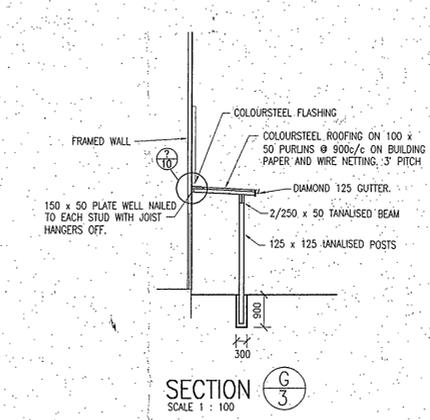
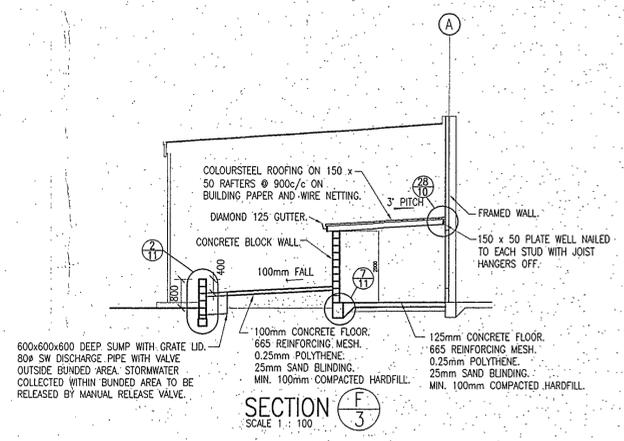
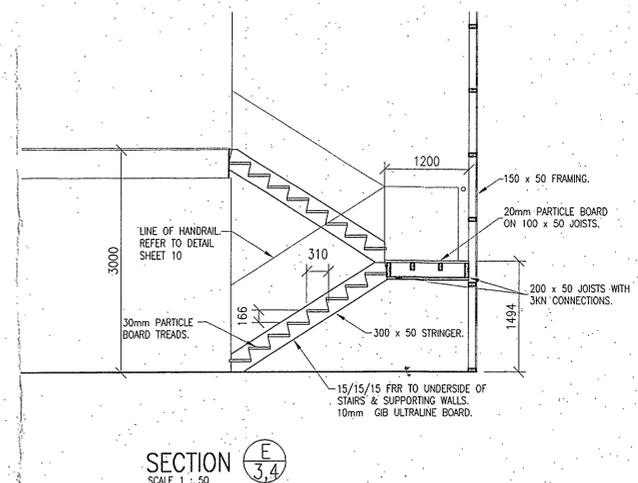
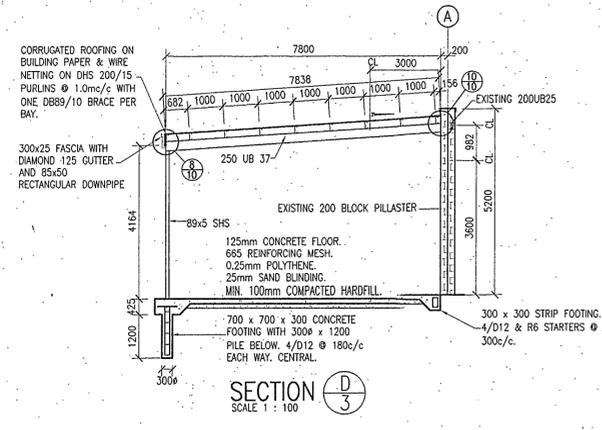
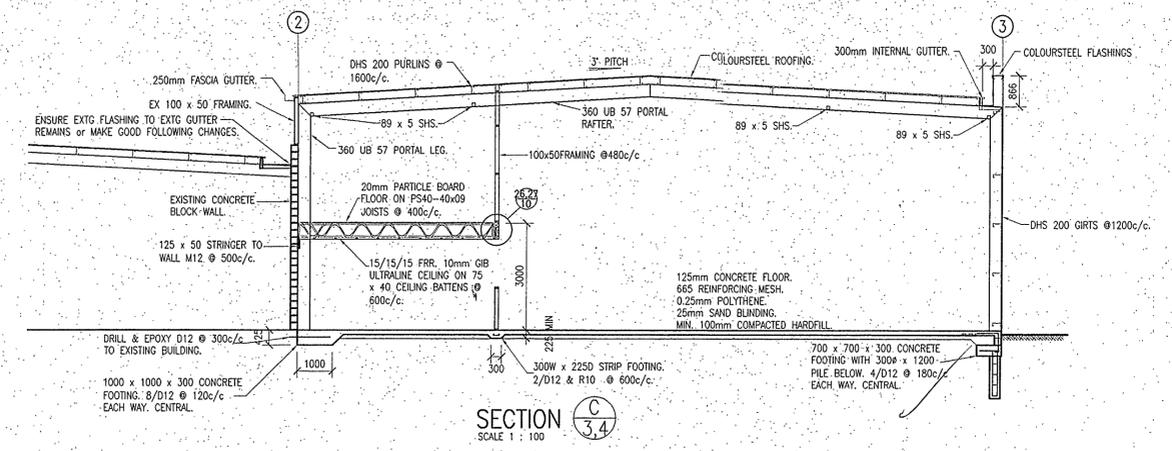
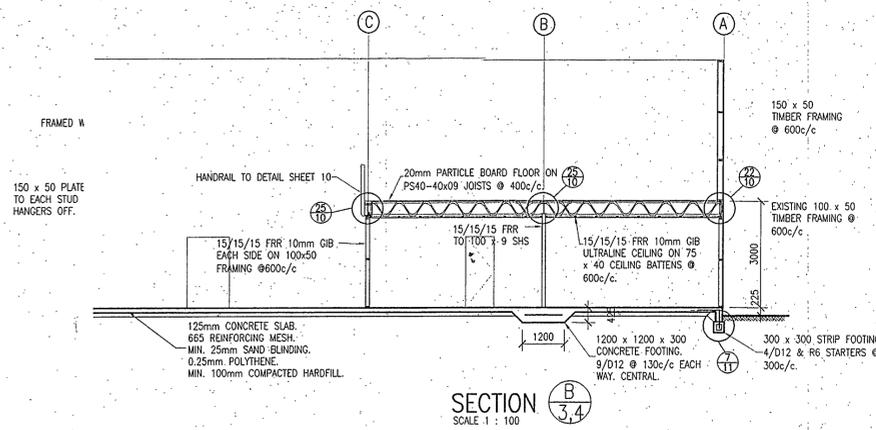
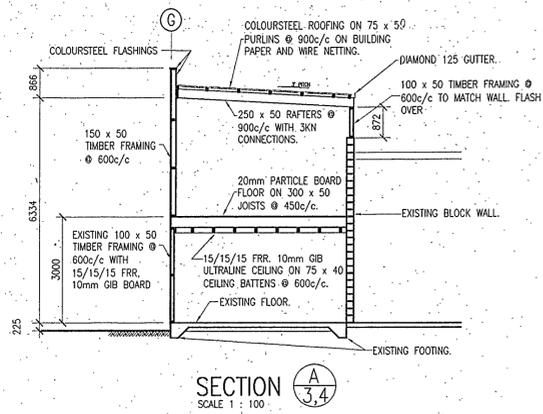
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Pukekohe, Takapuna, Howick, Waiuku, Orewa

Design MW
Survey
Drawn ASM
Checked
Date 6/12/01
Scale 1:100 (A1)



Original Size:	File No.	Rev.	Sheet No.
	AP 9682	C	6

FOUNDATION PLAN
SCALE 1:100



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NOTE:
CONFIRM ALL DIMENSIONS ON SITE PRIOR TO ANY PREFABRICATION.

C LUNCH ROOM REMOVED 15/1/

A FDC AMENDMENTS 21/12

No.	Revision Details	Date

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Drawing Title:
CROSS SECTIONS
ROOF FRAMING PLAN
LIGHTING PLAN

Job Title:
PROPOSED STAGE 2
FOR THE TRACTOR CENTRE
HEIGHTS ROAD
PAERATA

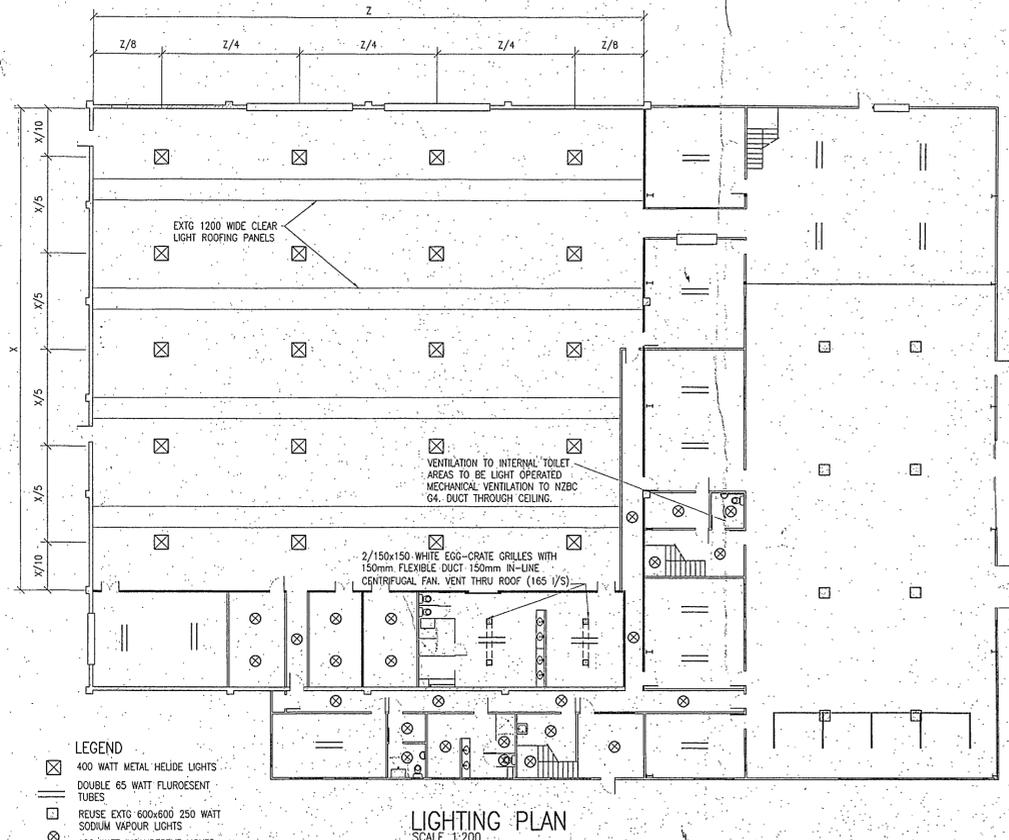
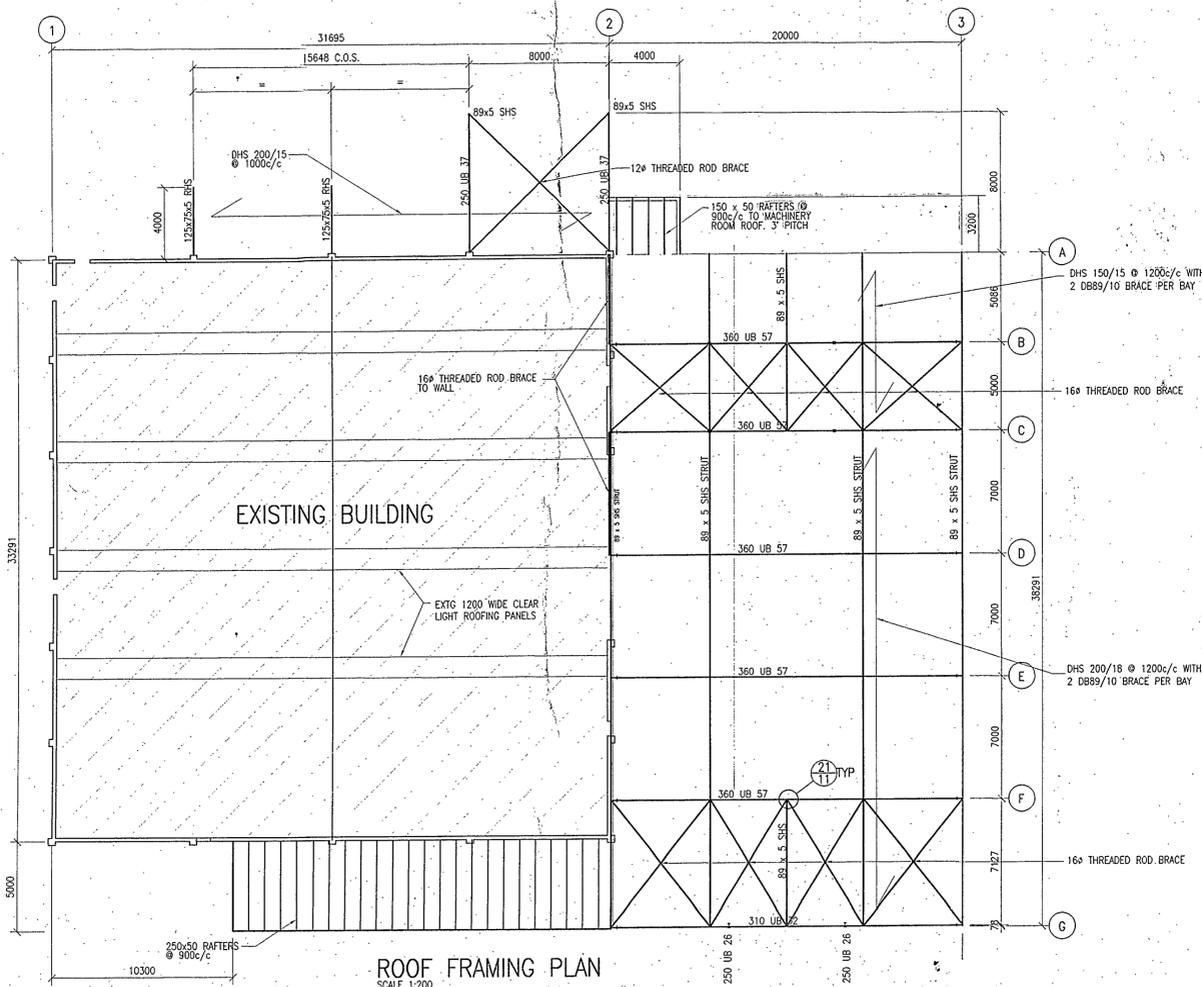
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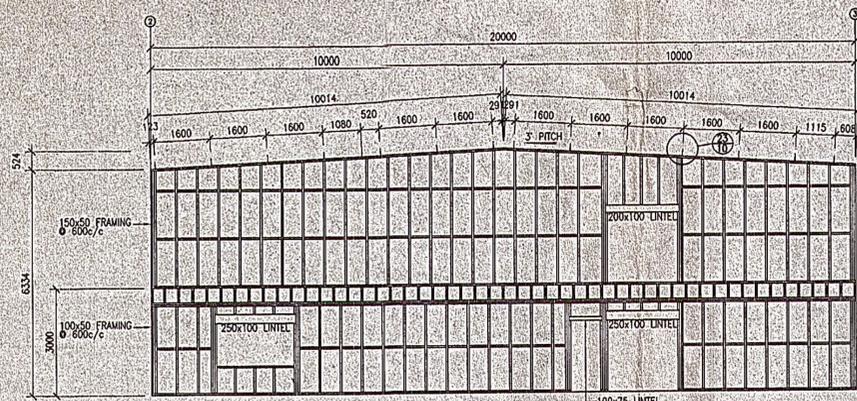
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Pukekohe, Takapuna, Howick, Waiuku, Orewa

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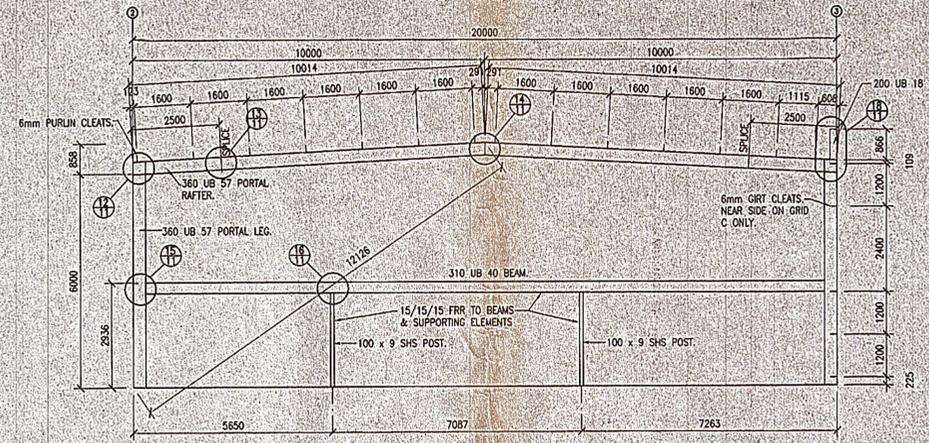
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Rev. C
Sheet No. 8

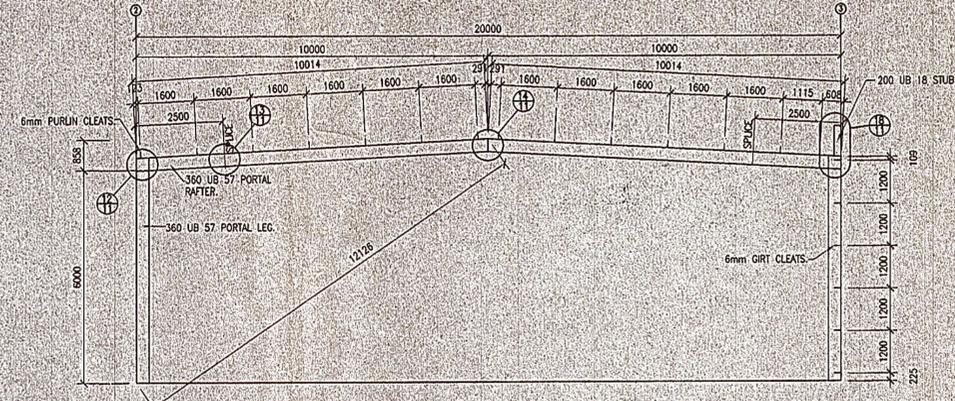




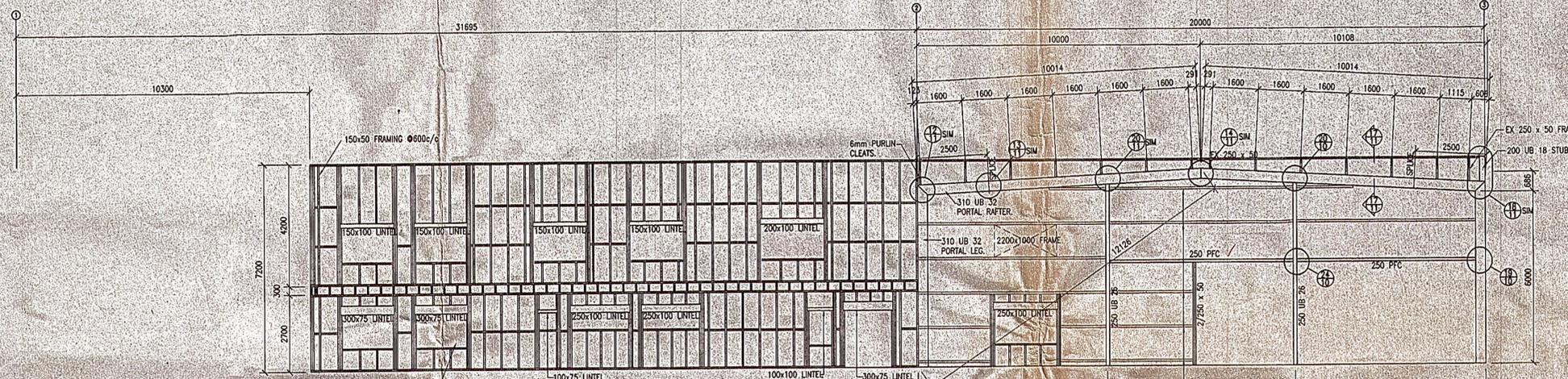
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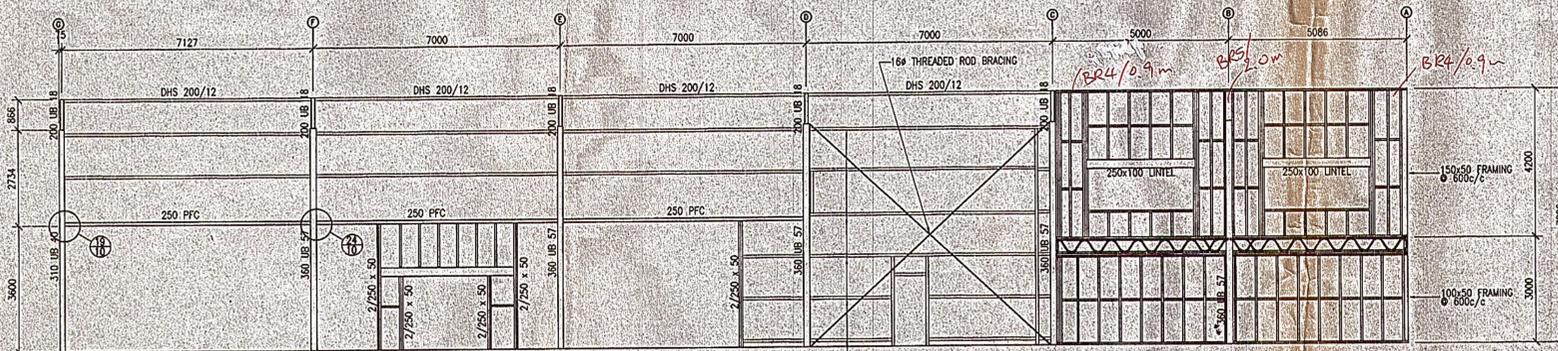
PORTAL FRAME ON GRIDS B & C
SCALE 1:100



PORTAL FRAME ON GRIDS D-F
SCALE 1:100



PORTAL FRAME ON GRID G
SCALE 1:100



PORTAL FRAME ON GRID 3
SCALE 1:100

NOTE:
CONFIRM ALL DIMENSIONS ON SITE PRIOR TO ANY PREFABRICATION.

FRANKLIN DISTRICT COUNCIL
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C	LUNCH ROOM REMOVED	15/
A	FDC AMENDMENTS	21/
No.	Revision Details	Date

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Drawing Title:
FRAMING ELEVATIONS

Job Title:
PROPOSED STAGE 2
FOR THE TRACTOR CENTRE
HEIGHTS ROAD
PAERATA

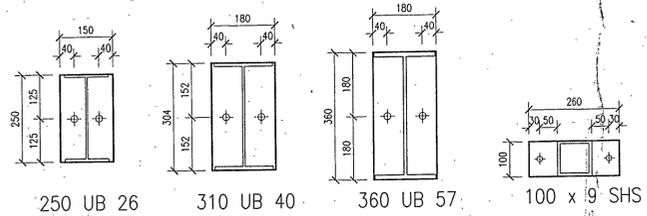
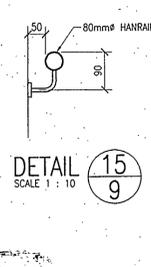
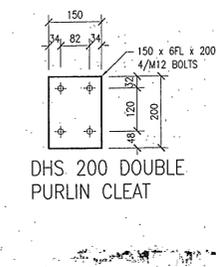
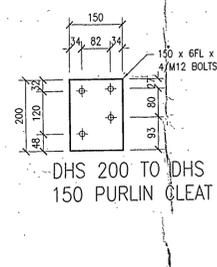
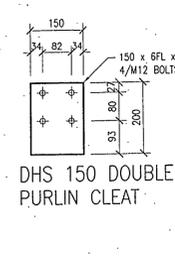
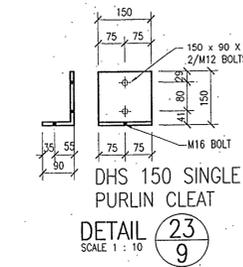
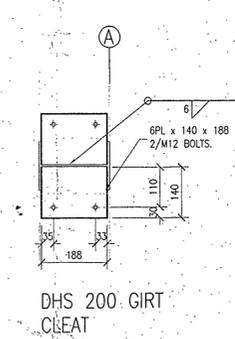
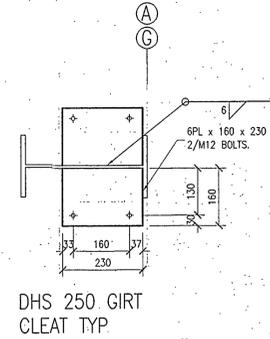
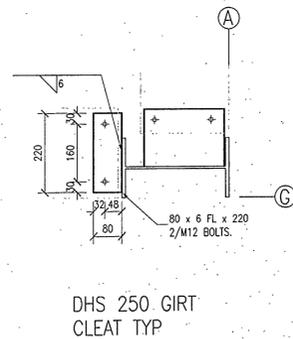
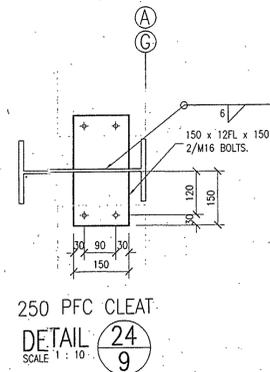
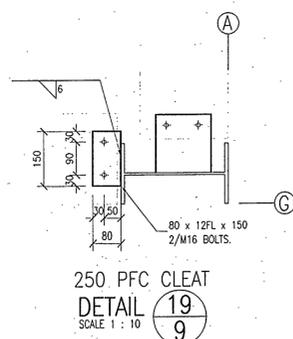
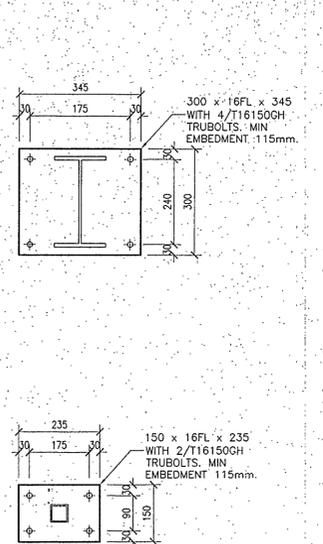
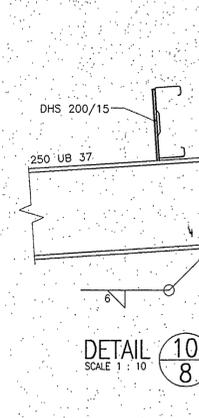
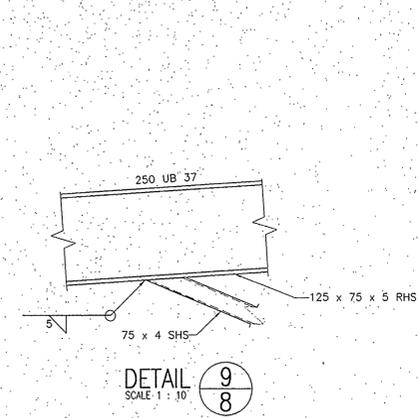
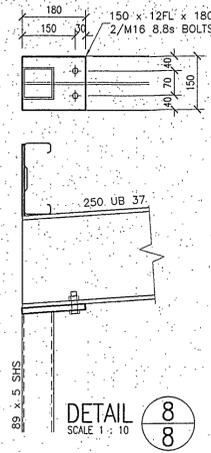
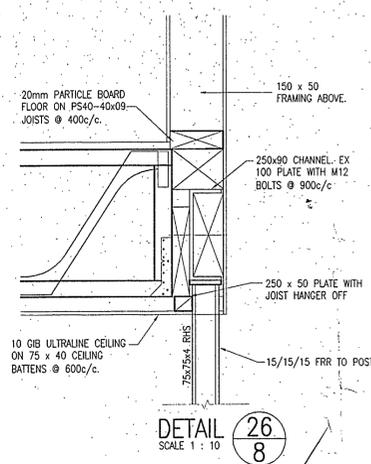
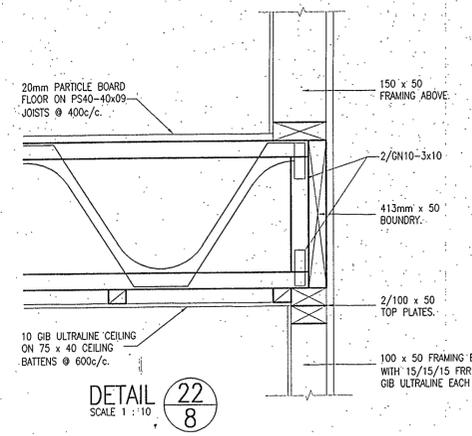
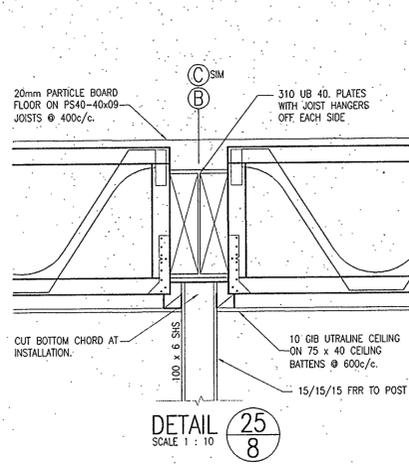
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Member of the
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CONSULTING CIVIL & STRUCTURAL ENGINEERS
Pukekohe, Takapuna, Howick, Waiuku, Orewa

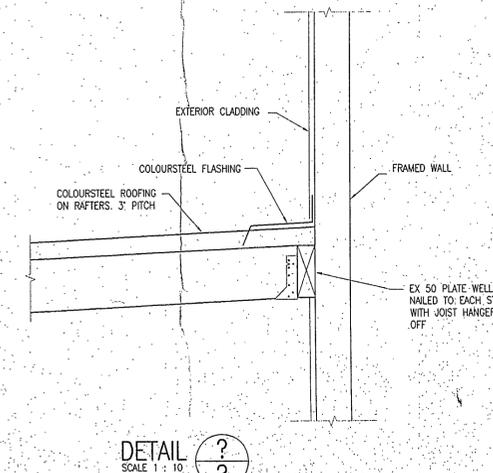
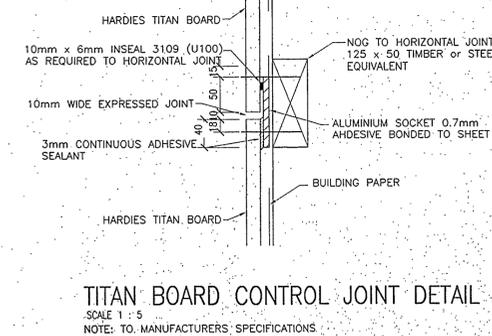
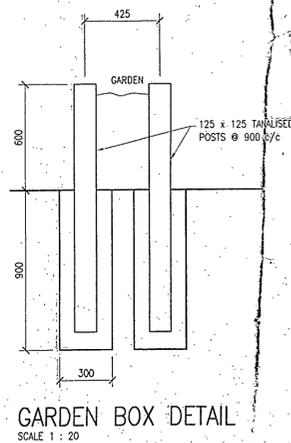
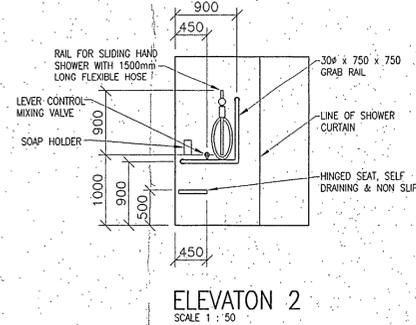
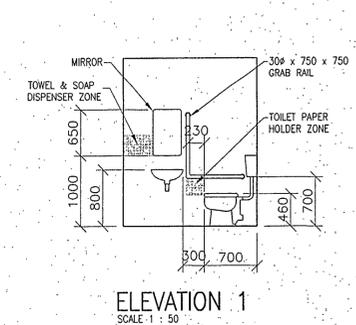
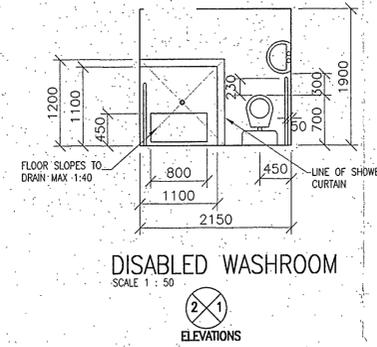
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Survey: ASM
Drawn: ASM
Checked: 6/12/01
Date: 1:100 (A1)
Scale:



Original Size:
File No: AP 9682
Rev: C
Sheet No: 9



NOTE
ALL BASE PLATES TO BE 16mm GRADE 300 PLATE.
6mm SP WELDS ALL ROUND.
M16 x 200L RAG BOLTS UNLESS SPECIFIED OTHERWISE.



FRANKLIN DISTRICT COUNCIL
No deviation from this plan is permitted without the written Authority of the Building Inspector

NOTE:
CONFIRM ALL DIMENSIONS ON SITE PRIOR TO ANY PREFABRICATION.

C LUNCH ROOM REMOVED 15/1/0
A FDC AMENDMENTS 21/12/0

No.	Revision Details	Date

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Drawing Title:
DETAILS

Job Title:
PROPOSED STAGE 2
FOR THE TRACTOR CENTRE
HEIGHTS ROAD
PAERATA

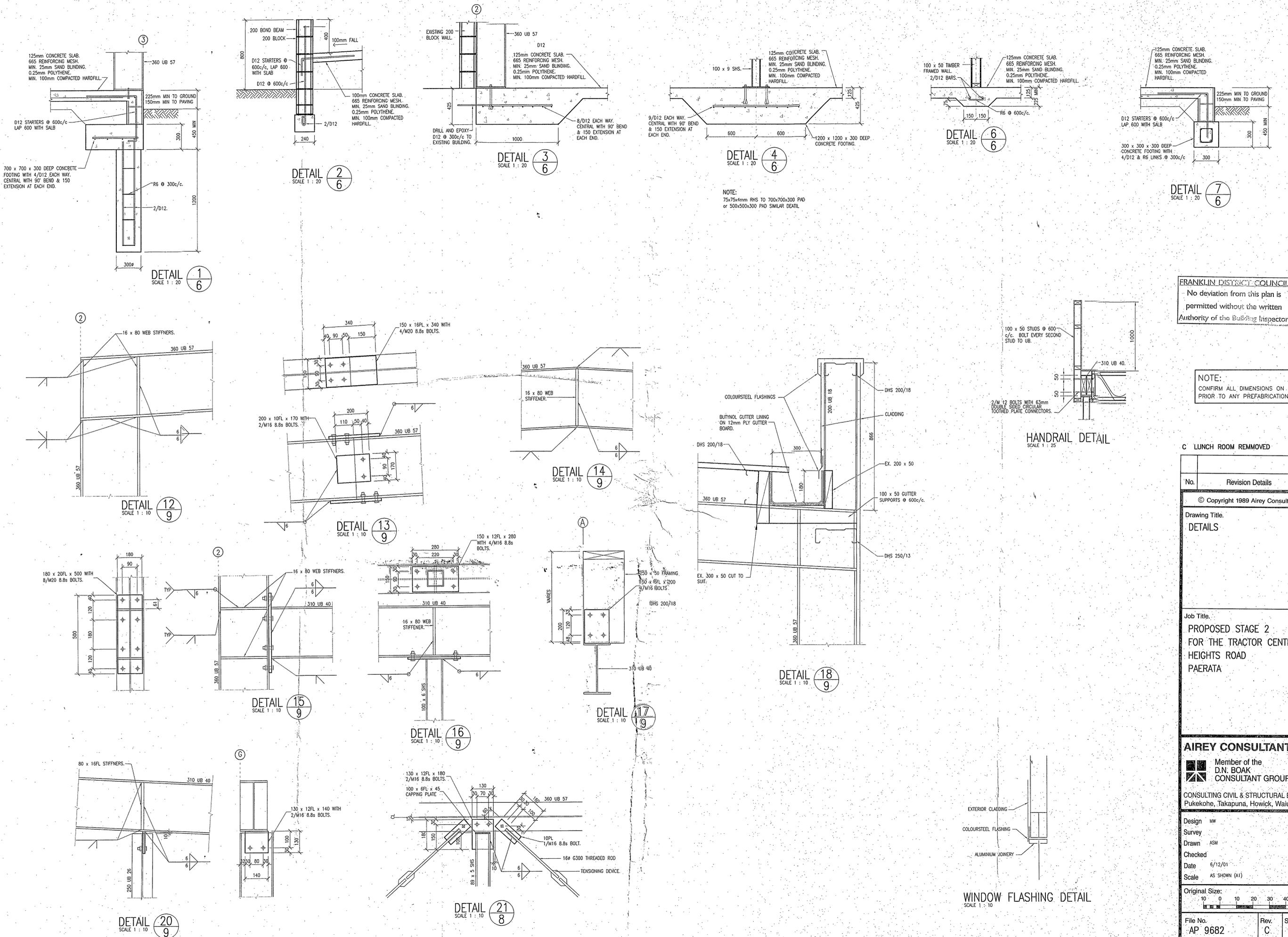
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CONSULTING CIVIL & STRUCTURAL ENGINEERS
Pukekohe, Takapuna, Howick, Waiuku, Orewa

Design: MH
Survey
Drawn: ASM
Checked
Date: 6/12/01
Scale: AS SHOWN (A1)

Original Size:
10 0 20 30 40 50mm

File No. AP 9682
Rev. C
Sheet No. 10

POST TO SLAB DETAIL
SCALE 1 : 10



NOTE:
75x75x4mm RHS TO 700x700x300 PAD
OR 500x500x300 PAD SIMILAR DETAIL.

FRANKLIN DISTRICT COUNCIL
No deviation from this plan is permitted without the written Authority of the Building Inspector

NOTE:
CONFIRM ALL DIMENSIONS ON SITE PRIOR TO ANY PREFABRICATION.

C LUNCH ROOM REMOVED 15/1/0

No.	Revision Details	Date
© Copyright 1989 Airey Consultants Ltd		
Drawing Title: DETAILS		
Job Title: PROPOSED STAGE 2 FOR THE TRACTOR CENTRE HEIGHTS ROAD PAERATA		

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CONSULTING CIVIL & STRUCTURAL ENGINEERS
Pukekohe, Takapuna, Howick, Waiuku, Orewa

Design MW
Survey
Drawn ASM
Checked
Date 6/12/01
Scale AS SHOWN (A1)

Original Size:
10 0 10 20 30 40 50mm

File No. AP 9682
Rev. C
Sheet No. 11

DECISION BY DELEGATED AUTHORITY ON AN APPLICATION
FOR A RESOURCE CONSENT

Applicant: The Tractor Centre Limited

Proposal (brief): To Establish an Agricultural Machinery
Sales/Service Centre

Type of Consent: Land Use

Type of Activity: Discretionary

Date Received: 13 September 2001

Location: Corner State Highway 22 and Heights Road, Paerata

Legal Description: Lot 1 DP 73273

Zone: Rural, Franklin District Plan
(Operative, February 2000)

File: L01146

That pursuant to Section 105(2A) of the Resource Management Act 1991, Council resolves to **grant** consent to the Land Use Consent Application Number L01146 by The Tractor Centre Limited to establish an agricultural machinery sales and service centre business within an existing building on a property located on the corner of State Highway 22 and Heights Road, Paerata (Lot 1 DP73273 Blk XI Drury SD), for the following reasons:

- i. Council is satisfied that the adverse effects on the local environment of the establishment of an agricultural machinery sales and service centre activity on the subject property will be less than minor, subject to appropriate conditions being met, in particular:
 - The granting of the resource consent to the proposal will represent an overall upgrading of the property which has been in a dilapidated state since the closure of the previous use as a meat processing and packaging plant. The visual enhancement will include additions and alterations to the existing building and extensive landscaping.
 - There is adequate on site parking and vehicle turning areas for the new activity.
 - The existing access from Heights Road is considered acceptable to Transit New Zealand subject to design modifications.

CONSENTS\L\001146

- Adequate provision for storm water disposal and treatment will be made onsite.
 - The proposal will not result in the loss of any soil resource being the utilisation of an existing building and hard stand area.
 - The adverse effects of noise, fumes, dust and illumination can be mitigated with the imposition of appropriate conditions.
- ii. The proposal is not considered to be contrary to the Rural Zone Objectives and Policies of the District Plan being defined as a “Rural Service” activity in terms of Rule 23.4.

This consent is subject to the following conditions:

(a) Plan Information

The consent to establish an agricultural machinery sales and service centre on the property located on the corner of State Highway 22 and Heights Road, Paerata (Lot 1 DP 73273) shall be operated generally in accordance with the plans and information submitted with the application (Airey Consultants Limited Dated September 2001 and Site Plan AP 9682 Sheet 1-1).

(b) Landscaping

The planting as indicated in the Landscape Plan submitted with the application shall be carried out in the planting season (May to October) immediately following the commencement of the use. The plants shall be maintained and regularly watered with replacement planting carried out as/when necessary. The existing stands of trees shall be retained and remedial trimming/dead wooding carried out within one year of the commencement of the use.

(c) Retail Display Restriction

The display and storage of tractors or other agricultural equipment shall be carried out on the site only and not on land designated as State Highway or road reserve.

(d) Car Parking

Provision is to be made for the parking of not less than 30 cars onsite prior to the commencement of the use to cater for staff and customers. The parking areas shall be formed in a compacted all weather surface and shall remain unobstructed at all times.

(e) Signage

That the signage for the business activity (excluding directional and traffic management signage) shall be in general accordance with the plan

information submitted. A “wrap around “sign on the north facing (Elevation B) and east facing (ElevationA) walls of the building is permitted provided that each face/wall contains a maximum of six words with no more than fourty letters/characteristics. No freestanding pole signs are to be erected along the main State Highway 22 frontage. One freestanding pole sign only shall be erected on the Heights Road frontage to be located to the west of the vehicle entranceway at least 50 metres from the formed intersection of State Highway 22 and Heights Road. The luminance level of illuminated signs shall comply with Table 11.4 of the LTSA standards. No advertising signage shall be permitted off the property.

(f) Storm Water Treatment

A storm water system shall be provided prior to the commencement of the activity to capture and treat storm water from all roof and sealed or paved areas to the approval of the Team Leader Regulatory.

(g) Removal of Dwelling

The existing dilapidated dwelling is to be removed prior to the occupation of the proposed new dwelling.

(h) Noise

The following time limits are not to be exceeded at any point within the notional boundary of any dwelling on another site zoned rural during any time period for assessment with the following timeframes.

<i>Time</i>	<i>L 10d BA</i>	<i>L max dBA</i>
0700-1900	50	75
1900-2200	45	75
All other times	40	65

The noise levels shall be measured in accordance with NZS 6801:1991 “Measurement of Sound” and assessed in accordance with the requirements of NZS 6802:1991 “Assessment of Environmental Sound”.

The noise shall be measured with a sound level meter or equivalent instrumentation complying with IEC 651:1971 “Sound Level Meters”.

(i) Upgrading of Vehicle Entrance

The upgrading of the existing vehicle access on Heights Road shall be constructed to Diagram D, Moderate Use Access Standard, Transit Guidelines to the extent practicable, including sealing across the full width of the access for a distance of 20m back from the edge of Heights Road seal, and construction of turning flares of 15m radius on each side of the access. Such work shall be carried out prior to the commencement of the use to the approval of the Team Leader in consultation with Transit NZ.

The surfacing of the access shall be such that the seal is flush with the surface of Heights Road. The widening associated with Diagram D need not be constructed. The alternative widening required is described below.

The eastbound lane on Heights Road shall be widened as far as practicable (up to 5m from the road centerline) without requiring extensive earthworks or reconstruction of the embankment opposite the access.

The widening should extend 30m either side of the subject access with 1:10 tapers at each end. This will require the existing table drain to be removed, and the design should allow for an appropriate drainage system for the road surface and pavement.

(j) Illumination

All external lighting associated with the activity shall be designed in such a manner to ensure that no glare or spill occurs that would affect the safety of motorists on Stare Highway 22.

(k) General Management

That the activity shall be managed and operated in a manner which ensures that any traffic generation, noise, dust, visual amenity, storm water/wastewater treatment or other effect on the environment is kept to a minimum and is generally nuisance-free in accordance with Sections 16 and 17 of the Resource Management Act 1991.

(l) Monitoring

That in accordance with Sections 35 and 36 of the Resource Management Act 1991, the Council may undertake compliance monitoring of the resource consent and conditions at any time. The consent holder shall meet the actual and reasonable costs of compliance monitoring within one month of receiving an invoice.

(m) Review of Conditions

That, in accordance with Section 128 of the Resource Management Act 1991, the Council **may** within six months of the granting of the consent and at annual intervals thereafter, giving no less than one month's notice in writing, serve notice on the consent holder of its intention to review any conditions of this consent for any of the following purposes:

- i. To deal with any adverse effects on the environment, in particular; traffic generation, off-street parking, potential noise, fumes, dust, storm water/wastewater treatment and signage, which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage; or
- ii. To require the consent holder to adopt the best practicable option to mitigate any adverse effect upon the environment; or

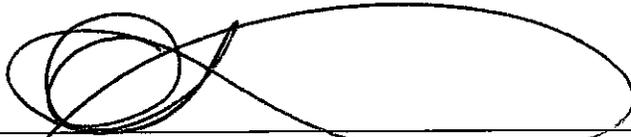
- iii. To deal with any other adverse effect on the environment on which the exercise of the consent may have any influence.

Advisory Notes:

1. Building Consents will be required for the removal and additions to the existing building and for the demolition of the existing dwelling.
2. The consent holder is advised to consult with Transit New Zealand in terms of the road upgrade and associated works and in particular:
 - (i) Construction drawings showing full details of the Heights Road road widening shall be forwarded to the Network Manager, SailNet for approval 15 working days before commencing works.
 - (ii) That the applicant is to advise the State Highway Network Manager, SailNet, for approval of the names of the persons who will be carrying out the road upgrade and associated works and the time this work will be done, at least 10 working days prior to the commencement of work.
 - (iii) That should the construction traffic require access to the site from the State Highway frontage, a Traffic Management Plan (TMP) to the standard of the TNZ 'Code of Practice for Temporary Traffic Management' must be submitted to SailNet for approval at least 10 working days prior to the start of the work.
 - (iv) That all traffic control must comply with the Traffic Management Plan.
 - (v) That all works on the State Highway shall be carried out to the satisfaction of the Regional Manager, Transit New Zealand, and in consultation with his Network Management Consultants (SailNet).
3. The storage of hazardous substances shall be in accordance with the Dangerous Goods Regulations. Where contaminants are to be stored onsite, the designated areas are to be clearly marked and where needed a bund constructed to contain spillage. It is imperative that the existing fat settling septic tank proposed for reuse as an oil separator is adequately upgraded for the proposed use.
4. Please note that all archaeological sites are protected under the Historic Places 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.

5. 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. A deposit is payable towards the administrative costs of considering the objection. In some circumstances this payment may be refunded.

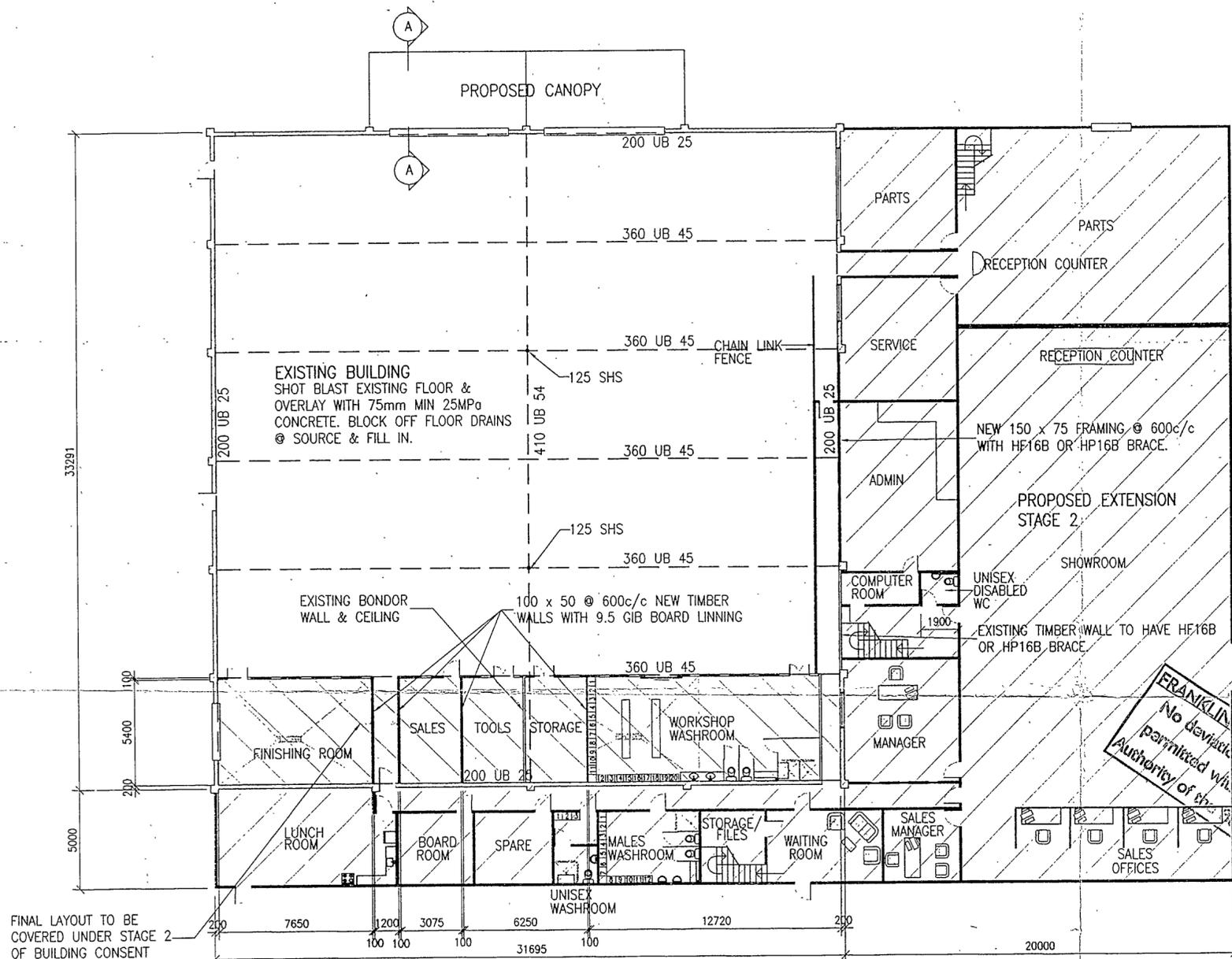
Having assessed such an objection, Council may dismiss the objection or uphold it wholly or in part.



Gavin Smith, Regulatory Planning co-ordinator: Subdivisions

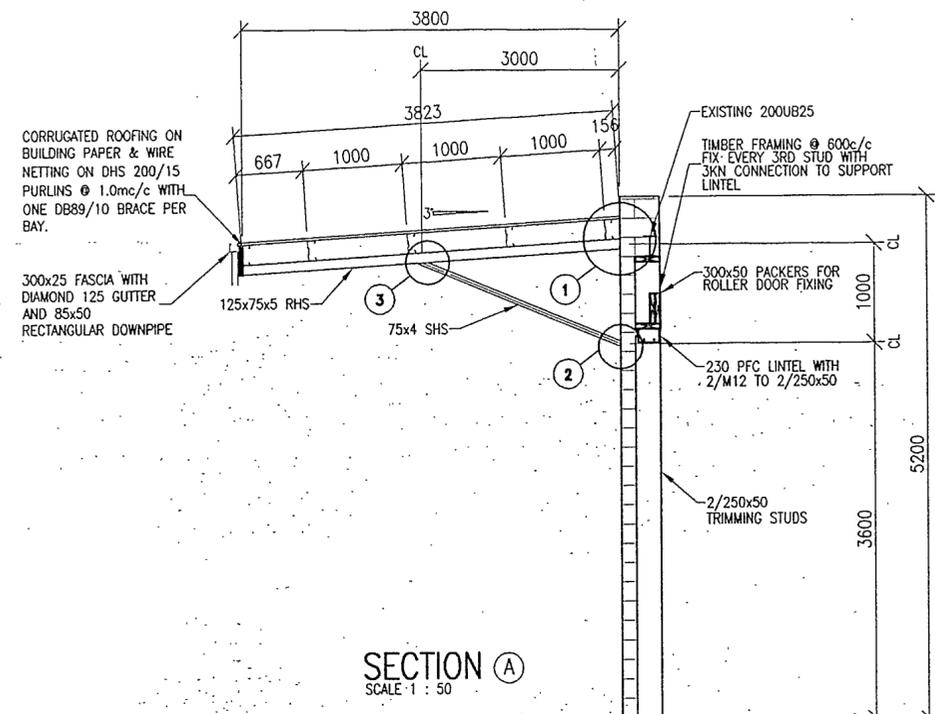
DATED this 8^m day of October 2001

ACTING UNDER DELEGATED AUTHORITY



FLOOR & FRAMING PLAN
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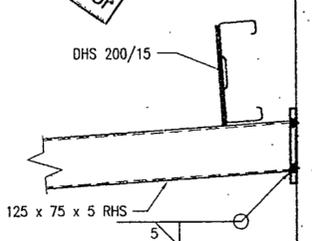
ELEVATIONS
A, B, C, D



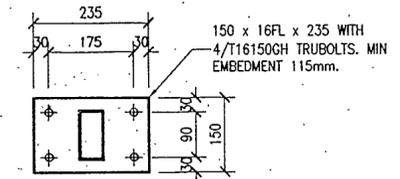
SECTION A
SCALE 1:50

NOTE:
STAGE-1 INVOLVES FRAMING 3X ROLLER DOORS TO PERIMETER OF EXISTING BUILDING, CONSTRUCTION OF CANOPY AND LEVELING OF EXISTING CONCRETE FLOOR. FINAL CODE OF COMPLIANCE WILL NOT BE APPLIED FOR UNTIL STAGE 2 IS COMPLETE. STAGE 2 WILL IMMEDIATELY FOLLOW STAGE 1.

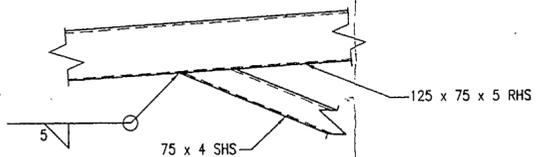
FRANKLIN DISTRICT COUNCIL
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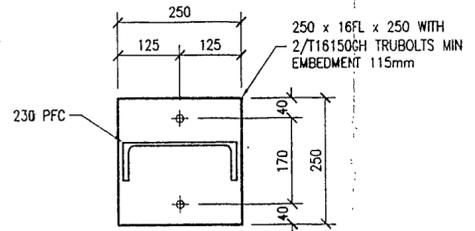
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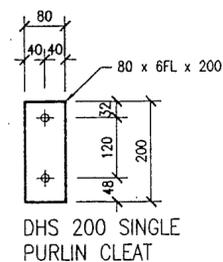
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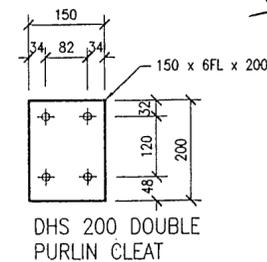
DETAIL 3
SCALE 1:10



DETAIL 4
SCALE 1:10



DHS 200 SINGLE PURLIN CLEAT



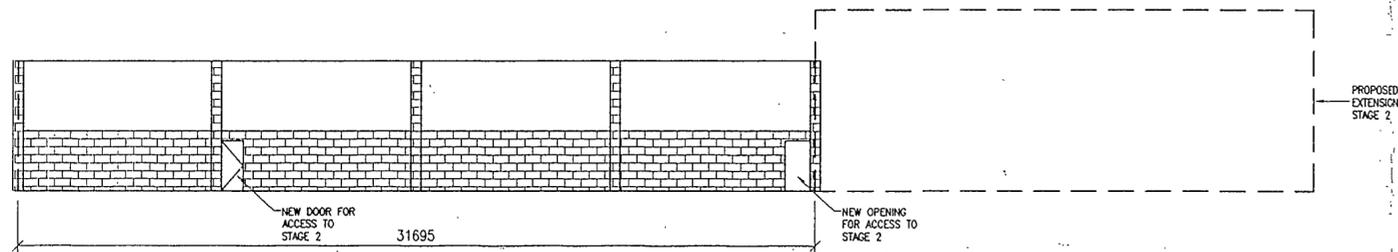
DHS 200 DOUBLE PURLIN CLEAT

PROPOSED STAGE 1 FLOOR PLAN & SECTION FOR THE TRACTOR CENTRE
9 HEIGHTS ROAD
PAERATA

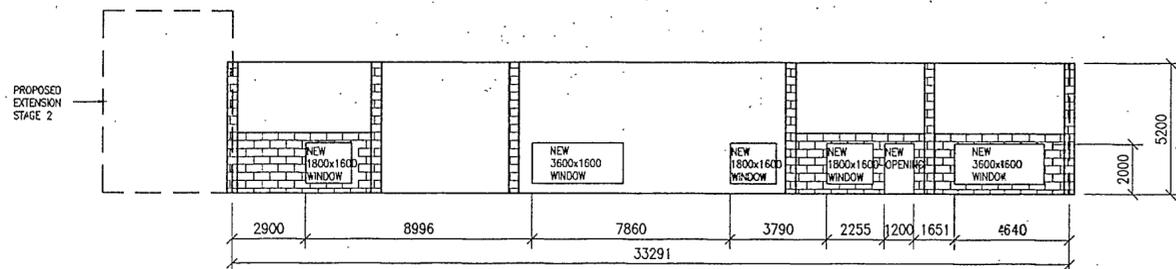
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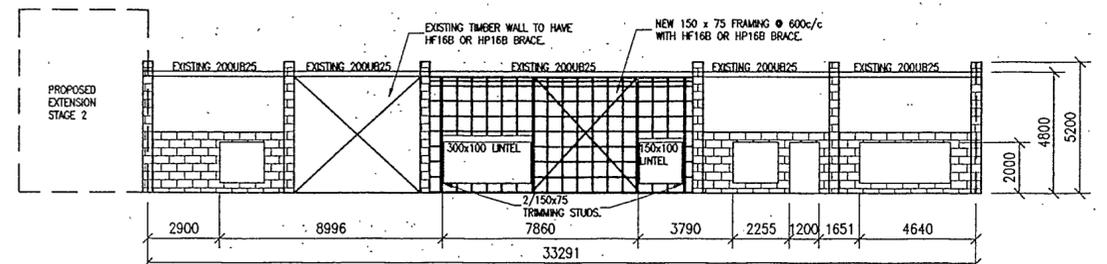
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JOB No.	AP 9682			SHEET No.	3



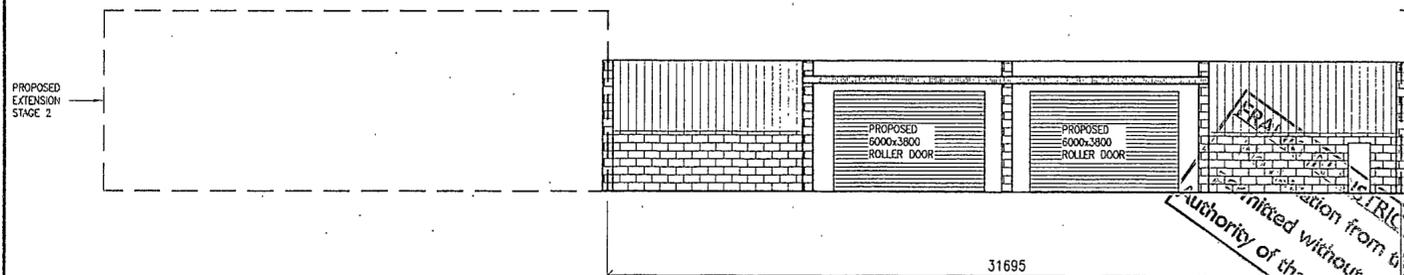
ELEVATION A
SCALE 1:200



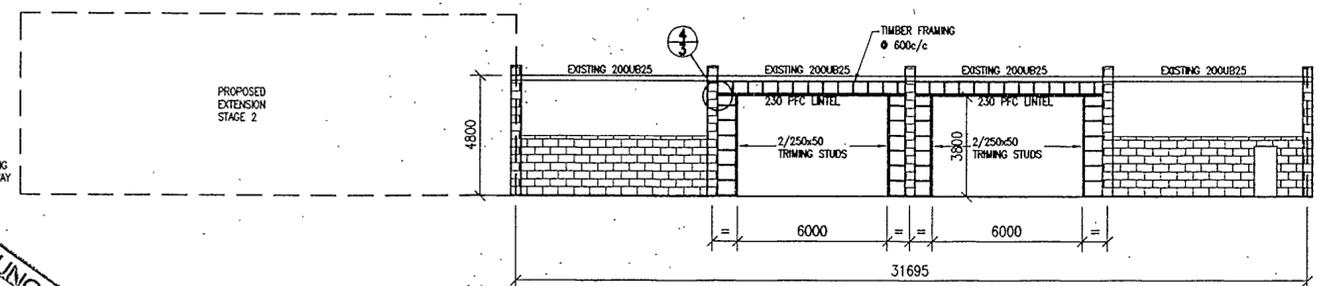
ELEVATION B
SCALE 1:200



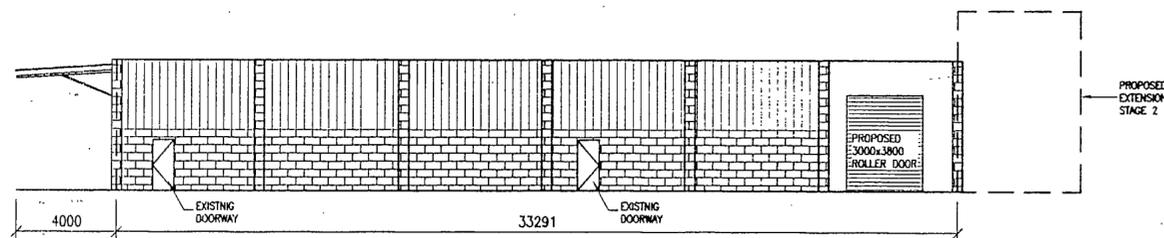
FRAMING ELEVATION B
SCALE 1:200



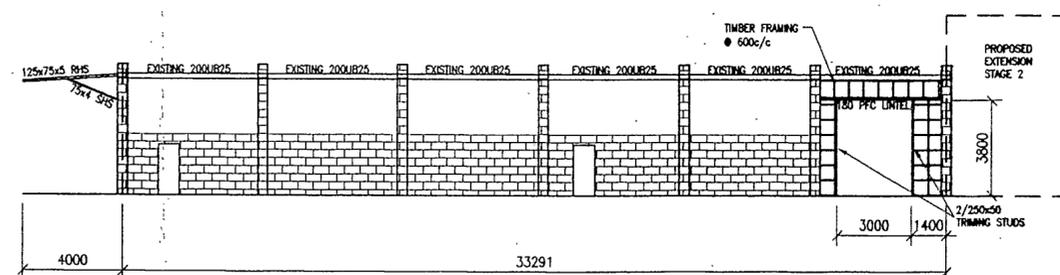
ELEVATION C
SCALE 1:200



FRAMING ELEVATION C
SCALE 1:200



ELEVATION D
SCALE 1:200



FRAMING ELEVATION D
SCALE 1:200

INFORMATION FROM THIS PLAN IS
 MIXED WITHOUT THE WRITTEN
 AUTHORITY OF THE BUILDING INSPECTOR

**PROPOSED STAGE 1
 ELEVATIONS
 FOR
 THE TRACTOR CENTRE
 9 HEIGHTS ROAD
 PAERATA**

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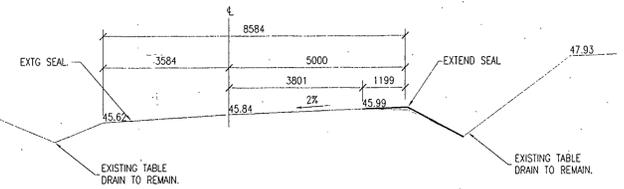
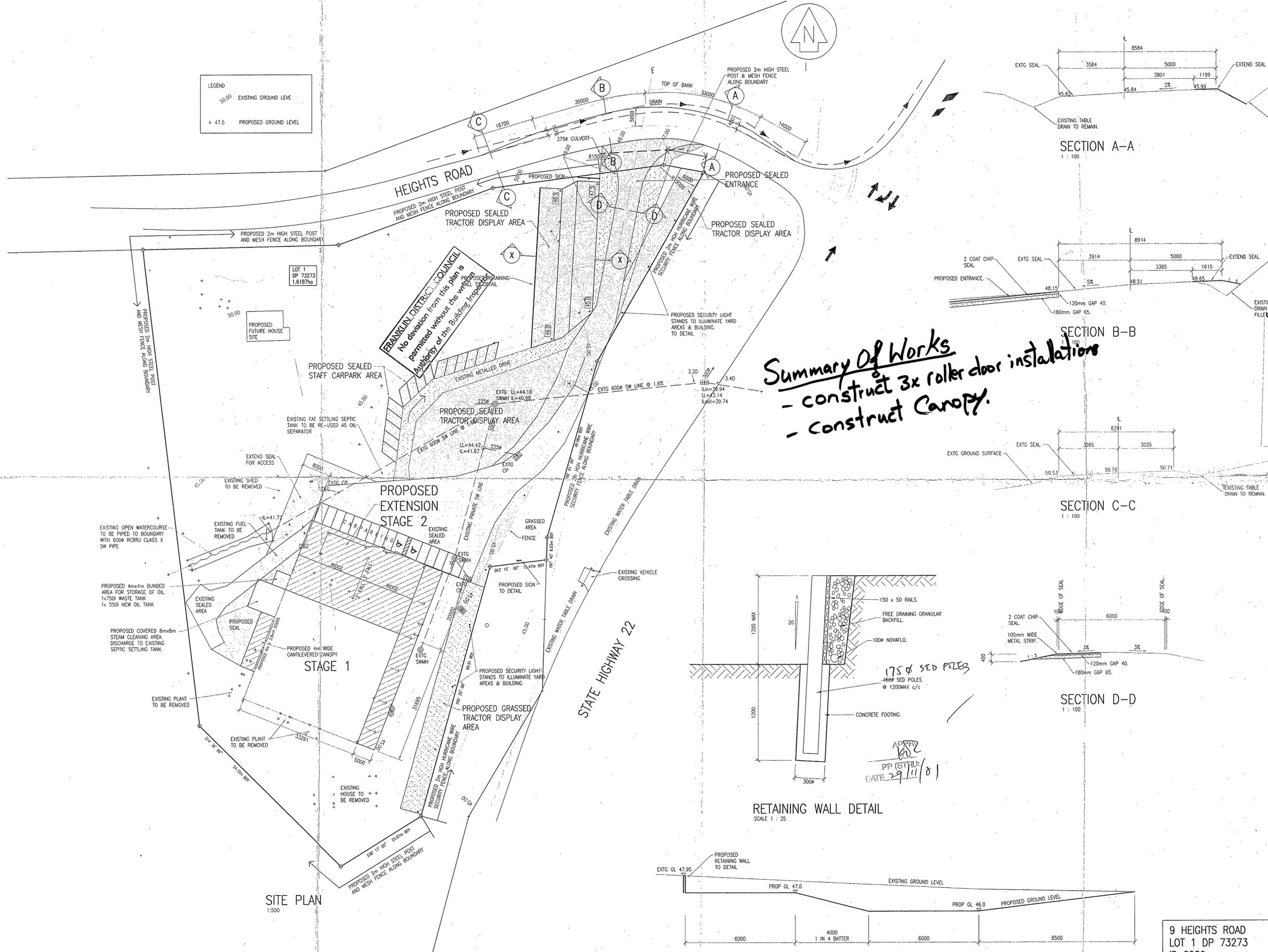
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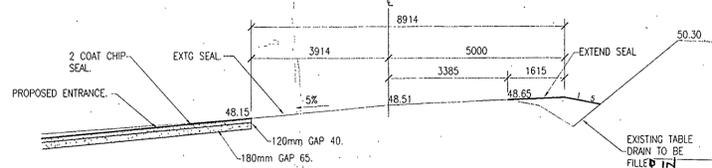
AP 9682

4

LEGEND
 50.00 EXISTING GROUND LEVEL
 + 47.5 PROPOSED GROUND LEVEL



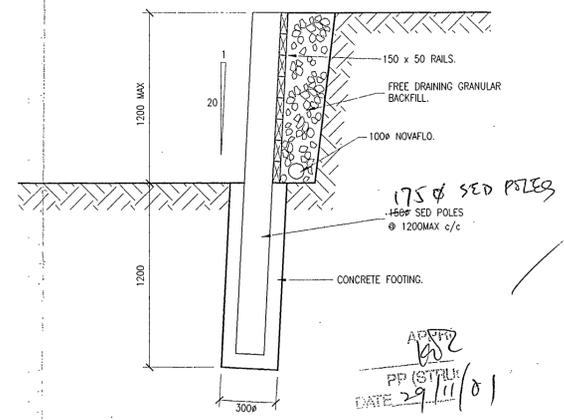
SECTION A-A
1:100



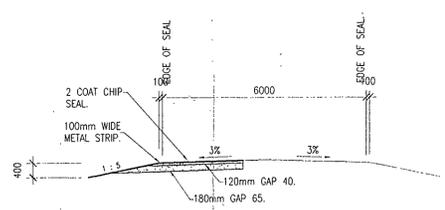
SECTION B-B
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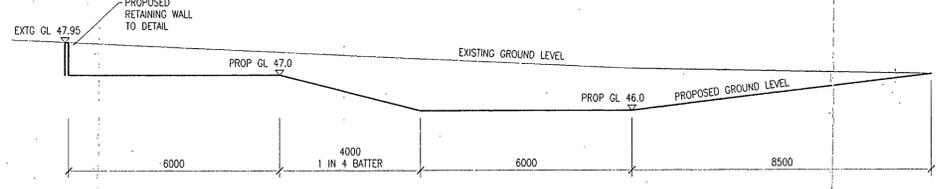
SECTION C-C
1:100



RETAINING WALL DETAIL
SCALE 1:25



SECTION D-D
1:100



PROPOSED TRACTOR DISPLAY SECTION X-X
1:100

9 HEIGHTS ROAD
 LOT 1 DP 73273
 ID 2909
 03730/310.04

FRANKLIN DISTRICT COUNCIL
 Approved for P.I.M. No. 40519

Approved for:
 Wind zone: L (M) H VH SD
 Durability zone: SS (1) 2

PLANS AND SPECIFICATIONS
APPROVED
 SUBJECT TO SUCH CONDITIONS AS ARE
 ENDORSED ON OR APPENDED TO THE
 BUILDING CONSENT
 Date: 29/11/01
 Bld. Enf. Officer

Franklin District Council Building Consent Number
40520
 These Plans & Specifications are approved subject to all work being carried out in compliance with the Building Act 1991 and the New Zealand Building Code.
 No deviation from these plans and specifications is permitted without the written consent of the Building Enforcement Officer.
 These Plans & Specifications must be kept with the Building Consent on the site of the works during construction.
 Notice of at least one (1) working day is to be given to the Franklin District Council for the inspections listed on the Building Consent. The Building Consent is to be signed by the Building Enforcement Officer when the work has been inspected and approved.

RESOURCE CONSENT DETAILS ADDED	11/11
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No.	Revision Details	Date
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Drawing Title:
SITE PLAN

Job Title:
 PROPOSED SITE PLAN FOR THE TRACTOR CENTRE AT 9 HEIGHTS ROAD PAERATA

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CONSULTING CIVIL & STRUCTURAL ENGINEERS
 Pukekohe, Takapuna, Howick, Waiuku, Orewa

Design MW
 Survey
 Drawn ASM
 Checked MW
 Date 19/11/01
 Scale (A1) AS SHOWN

Original Size:
 10 0 10 20 30 40 50mm

File No. AP 9682	Rev. A	Sheet No. 1
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DECISION BY DELEGATED AUTHORITY ON AN APPLICATION
FOR A RESOURCE CONSENT

(NON-NOTIFIED)

Applicant: Totalspan Counties Limited
Proposal: To establish a display site for various accessory buildings and an associated sales office building within a front yard of a 1.6187 hectare rural property.

Type of Consent: Land Use

Status of Activity: Non-Complying Activity (Operative District Plan)
Non-Complying Activity (Proposed Rural Plan Change 14)

Date Received: 3 May 2005
Location: 9 Heights Road, Paerata
Legal Description: Lot 1 DP 73273 (CT 29B/709)

Zone: Rural, Operative District Plan
Rural, Central Rural Management Area,
(Proposed Rural Plan Change 14 – Publicly Notified on 30 September 2003)

Valuation Reference: 03730/310.04

File: L05102

Decision:

That, pursuant to sections 104, 104B and 104D of the Resource Management Act 1991, Council resolves to grant consent to the above application for the following reasons:

- i. Council is satisfied that the proposed development will have no more than a minor adverse effect on the environment given a combination of the following factors:
 - The visual appearance of the proposed buildings is consistent with various accessory buildings that are provided for as a Permitted Activity in the Rural zone;
 - Landscaping is to be provided to mitigate the visual impact of the proposed buildings that are to encroach into the front yard adjoining Heights Road;

- The proposed buildings will not involve any significant loss of the soil resource and particularly given that this resource has already been compromised as a result of the existing land use and the extent of metalled ground cover;
 - Traffic generated by the proposed development is not expected to be significant and can be easily accommodated with the provision of seven on-site parking spaces. In addition, the existing vehicle entrance and standard of Heights Road are easily sufficient to cater for the anticipated traffic volume associated with this development; and
 - The hours of operation will complement those that apply to the "Tractor Centre" business which presently operates on the subject property.
- ii. The proposed development will serve a market that is predominantly rural-based and will also complement the market that is served by the "Tractor Centre" business.
- iii. The proposed activity is not considered to be inconsistent with the objectives and policies that relate to development in the Rural zone as prescribed by both the Operative District Plan and Proposed Rural Plan Change 14.
- iv. Any adverse effects generated by this development can be satisfactorily mitigated by the imposition of appropriate conditions.

This consent is subject to the following conditions:

a. Plan Information

The proposed buildings shall be constructed in general accordance with the plans and information submitted as a part of this application referenced L05102 by Council.

b. Signage

The signage to be erected on the eastern walls of the two display buildings shall be generally in accordance with the information submitted as part of this application referenced L05102 by Council.

c. Parking Provision

A minimum of seven on-site parking spaces be provided for staff and customers as per the development plan submitted as part of this application. Such parking shall be provided prior to the commencement of the use and shall be formed and compacted in an all weather surface to the satisfaction of the Team Leader: Regulatory.

OK
29/4/09
OK
29/4/09

d. Hours of Operation

The hours of operation shall be restricted to 8.00 am to 5.30 pm from Monday to Saturday (inclusive).

e. Landscaping

- Not Completed
29/4/09*
- (i) The consent holder shall carry out landscaping within the front yard adjoining Heights Road in accordance with the landscaping plan received by Council on 20 July 2005 in order to satisfactorily mitigate the visual impact of the proposed building encroachments and to stabilise the embankment within the front yard.
 - (ii) Landscaping shall also be provided around the proposed buildings and on the retaining wall located on the western side of the display building closest to the vehicle entrance as stated in the application report received by Council on 5 May 2005.
 - (iii) All landscaping work shall be completed to the satisfaction of the Team Leader: Regulatory prior to the commencement of the approved activity.

f. Review of Consent

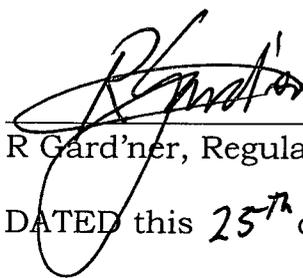
In accordance with section 128 of the Resource Management Act 1991, the Council may, within six months of granting the consent and in the month of June yearly thereafter for a period of five years, giving no less than one month's notice in writing, serve notice on the consent holder of its intention to review any conditions of this consent for any of the following purposes:

- (i) To deal with any adverse effects on the environment which may arise from the exercise of the consent, with particular regard to traffic generation and on-site vehicle parking, which is appropriate to deal with at a later stage; or
- (ii) To require a consent holder to adopt the best practicable option to mitigate any adverse effect upon the environment; or
- (iii) To deal with any other adverse effect on the environment on which the exercise of the consent may have any influence.

Advisory Notes:

1. In accordance with Section 125 of the Resource Management Act 1991, this consent shall lapse five (5) years after the date on which it was granted unless it has been given effect to before the end of that period.
2. A building consent will need to be obtained for the proposed buildings in accordance with the requirements of the Building Act 2004 prior to the commencement of building work.
3. Please note that all archaeological sites are protected under the Historic Places Act whether or not they have been registered or recorded. If evidence of any archaeological site is found on the property, the Act requires that the Historic Places Trust be advised of the situation immediately.
4. The applicant is advised that in accordance with Section 35 and 36 of the Resource Management Act 1991, Council may undertake compliance monitoring of this consent and its conditions at any time. The applicant will be required to meet the actual and reasonable costs of compliance monitoring within one month of receiving an invoice.
5. 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. A deposit is payable towards the administrative costs of considering the objection. In some circumstances this payment may be refunded.

Having assessed such an objection, Council may dismiss the objection or uphold it wholly or in part.

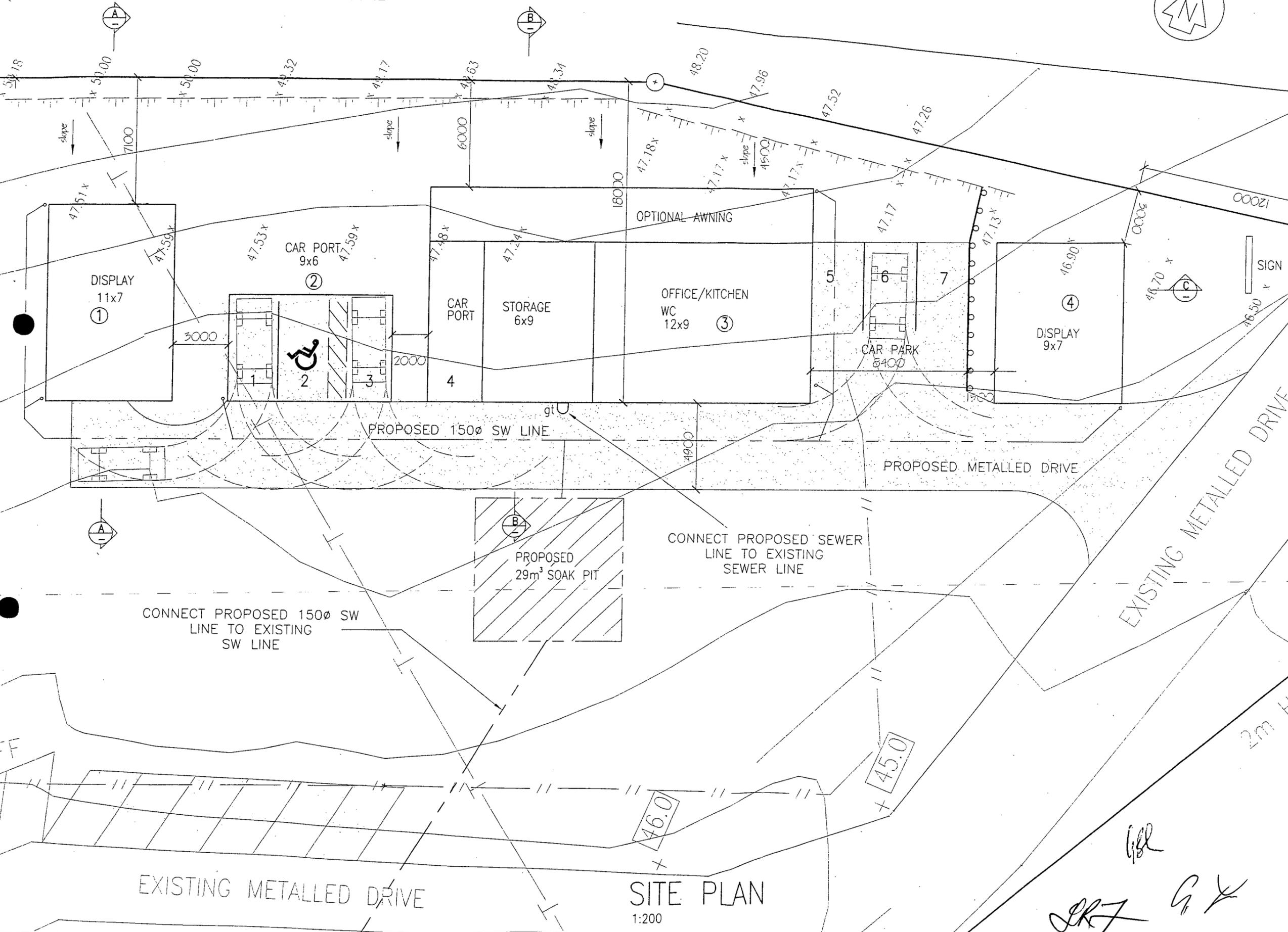
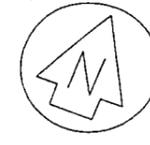


R Gardner, Regulatory Planning Co-ordinator: Land Use

DATED this 25th day of July 2005

ACTING UNDER DELEGATED AUTHORITY

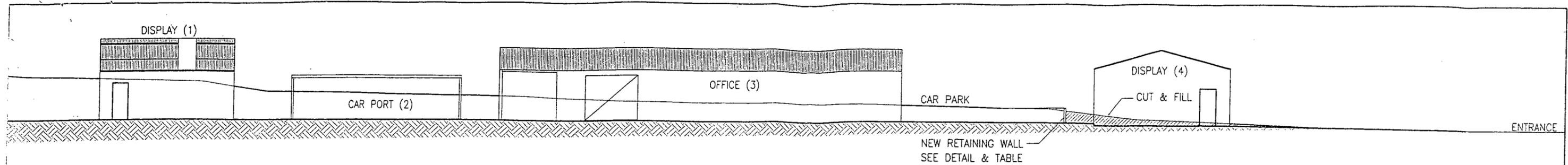
HEIGHTS ROAD



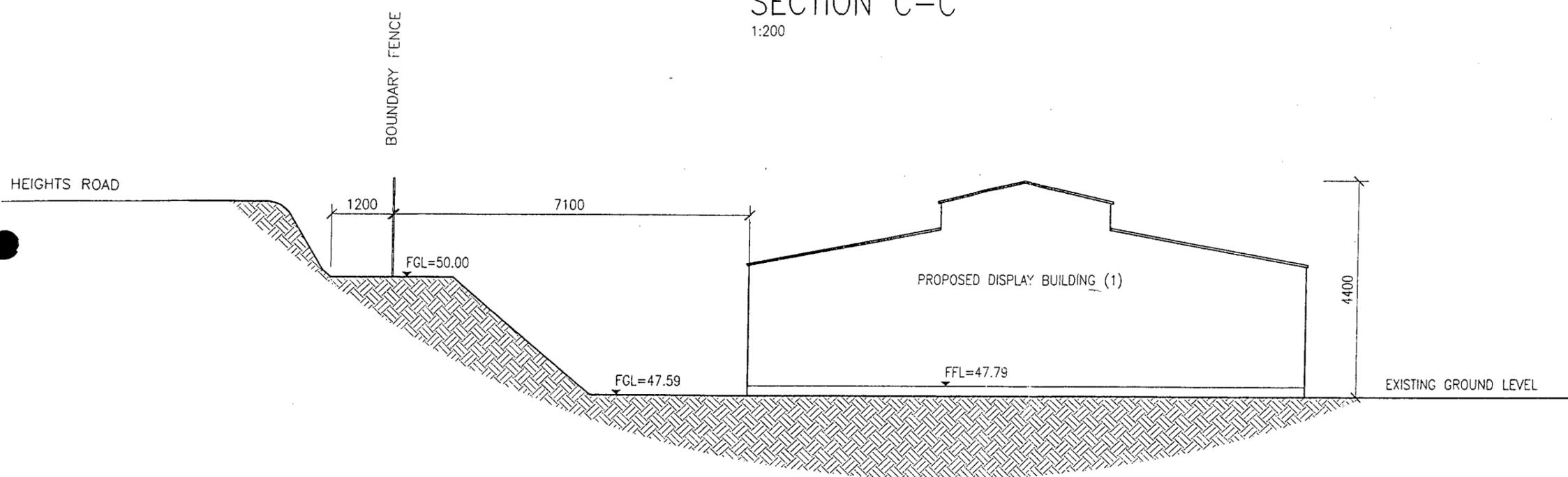
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No.	Revision Details	Date
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Job Title: PROPOSED NEW BUILDINGS FOR TOTAL SPAN COUNTIES HEIGHTS ROAD PAERATA		
 		
CONSULTING CIVIL & STRUCTURAL ENGINEERS Pukekohe, Takapuna, Howick, Waiuku, Orero		
Design: MTW Survey: Drawn: AC Checked: Date: MARCH-2005 Scale: SCALE CAD Filename: CADNAME		
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File No. AP/16151/2	Rev.	Sheet No. 2

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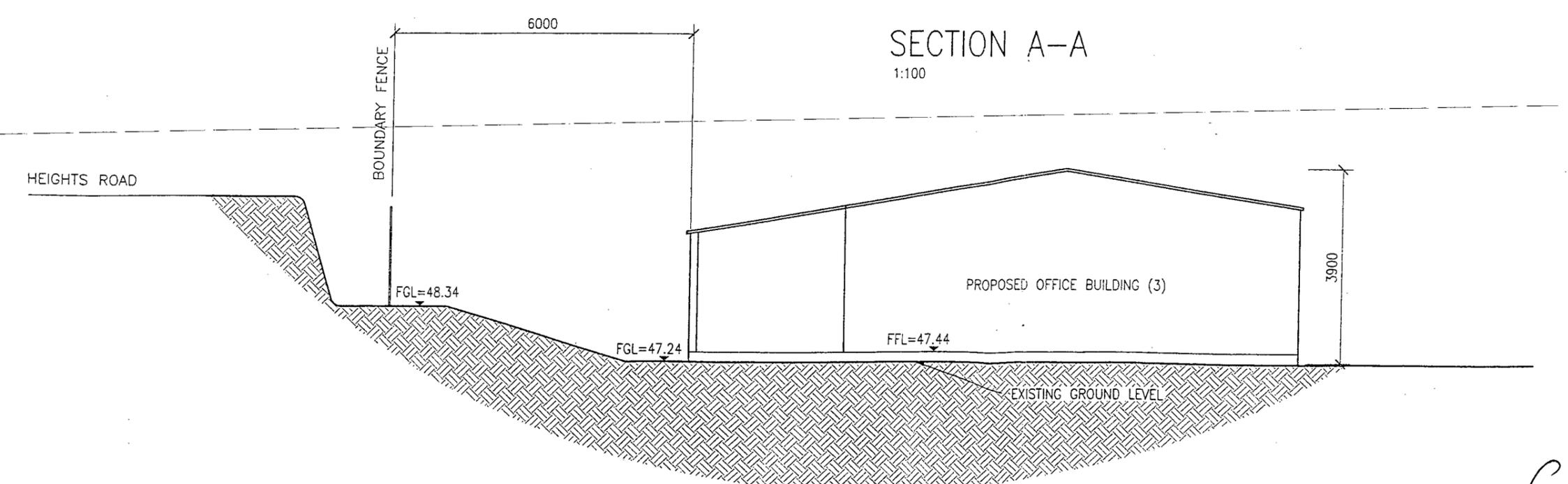
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SECTION C-C
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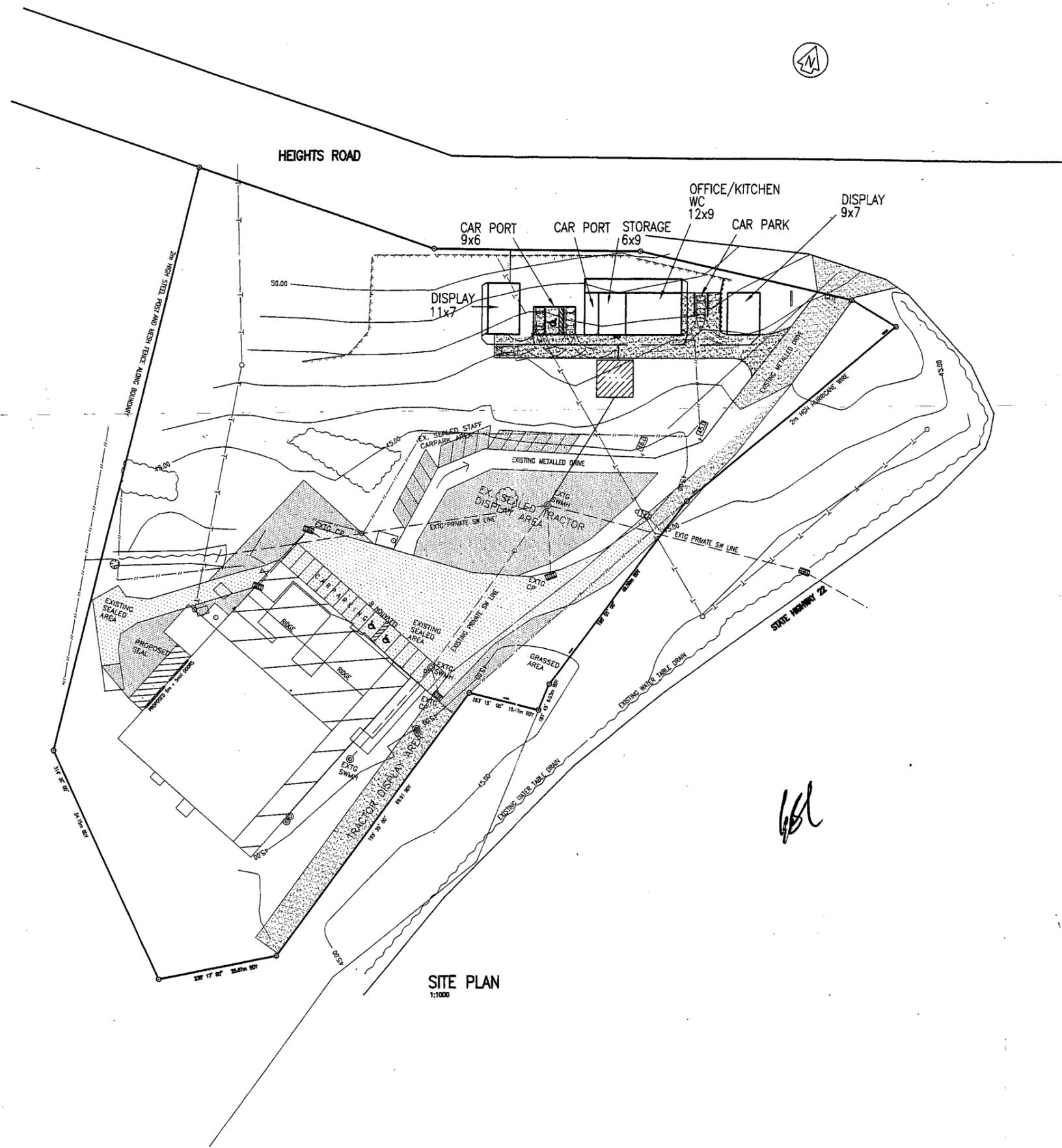
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SECTION B-B
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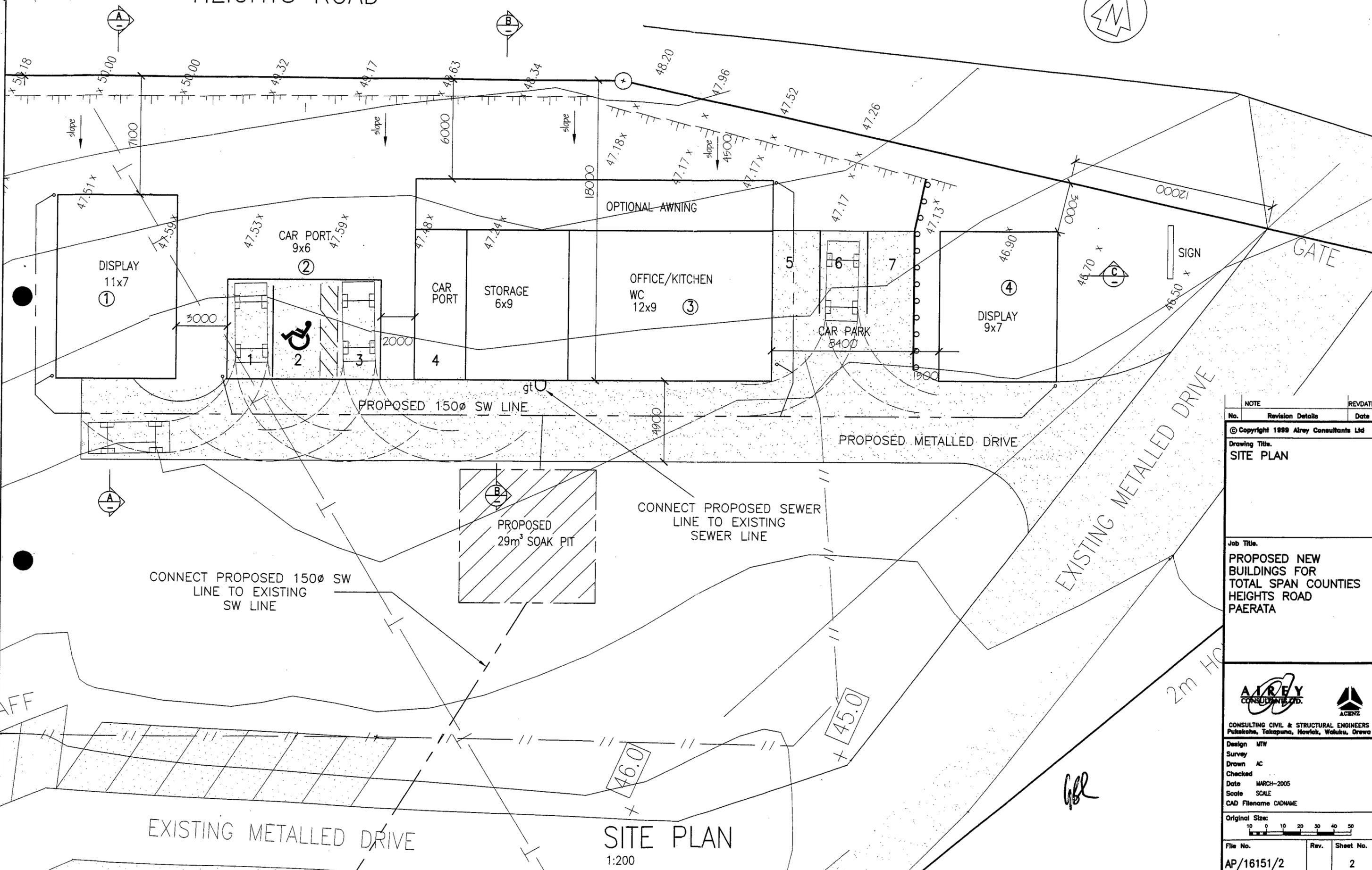
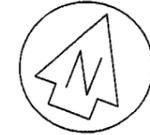
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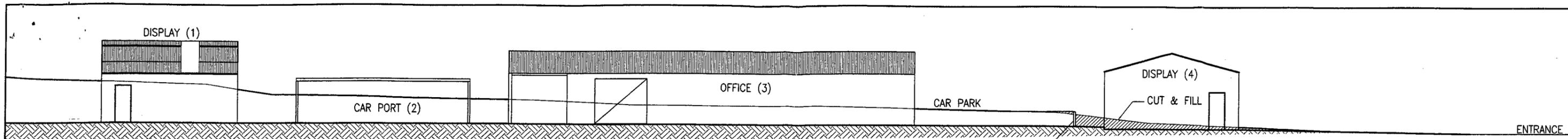
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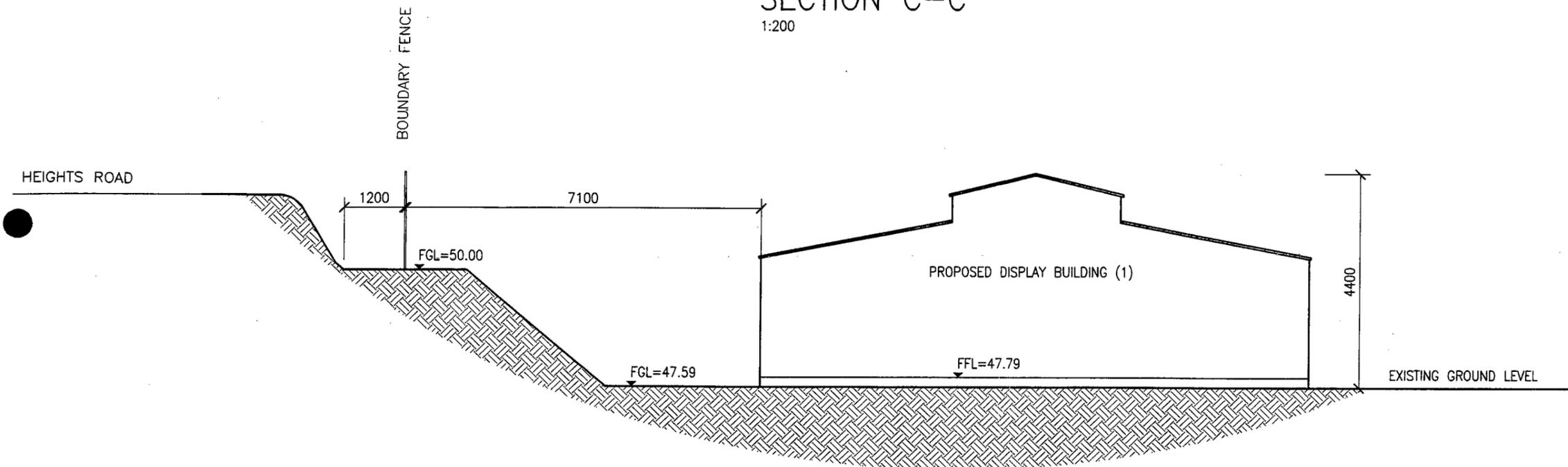


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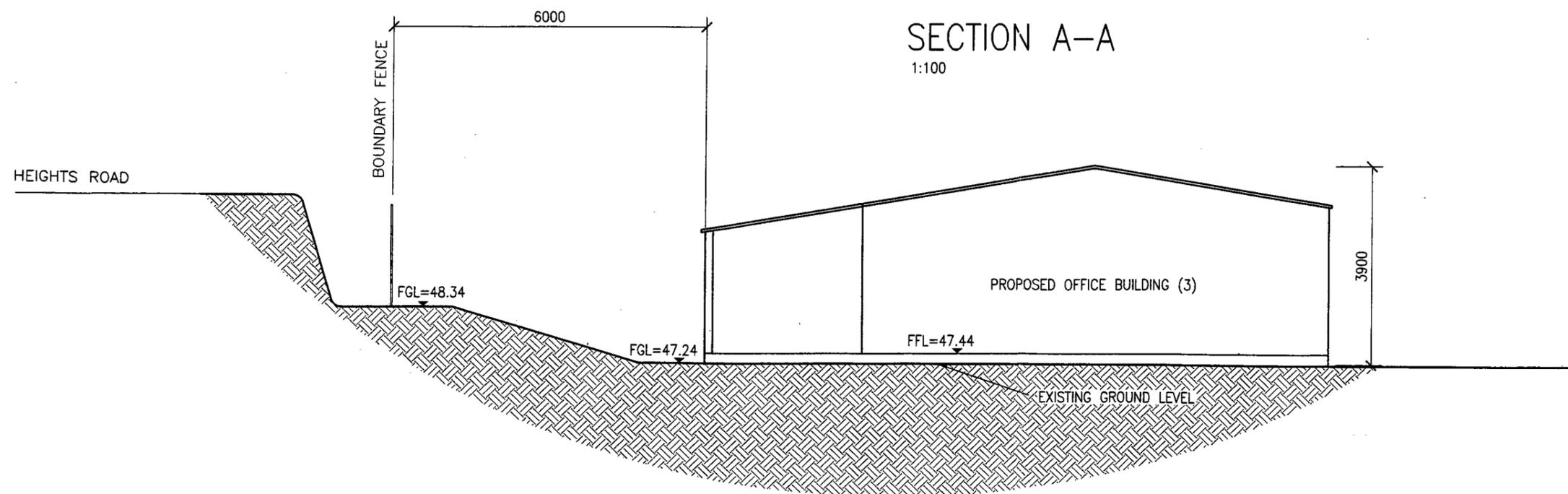
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SECTION C-C
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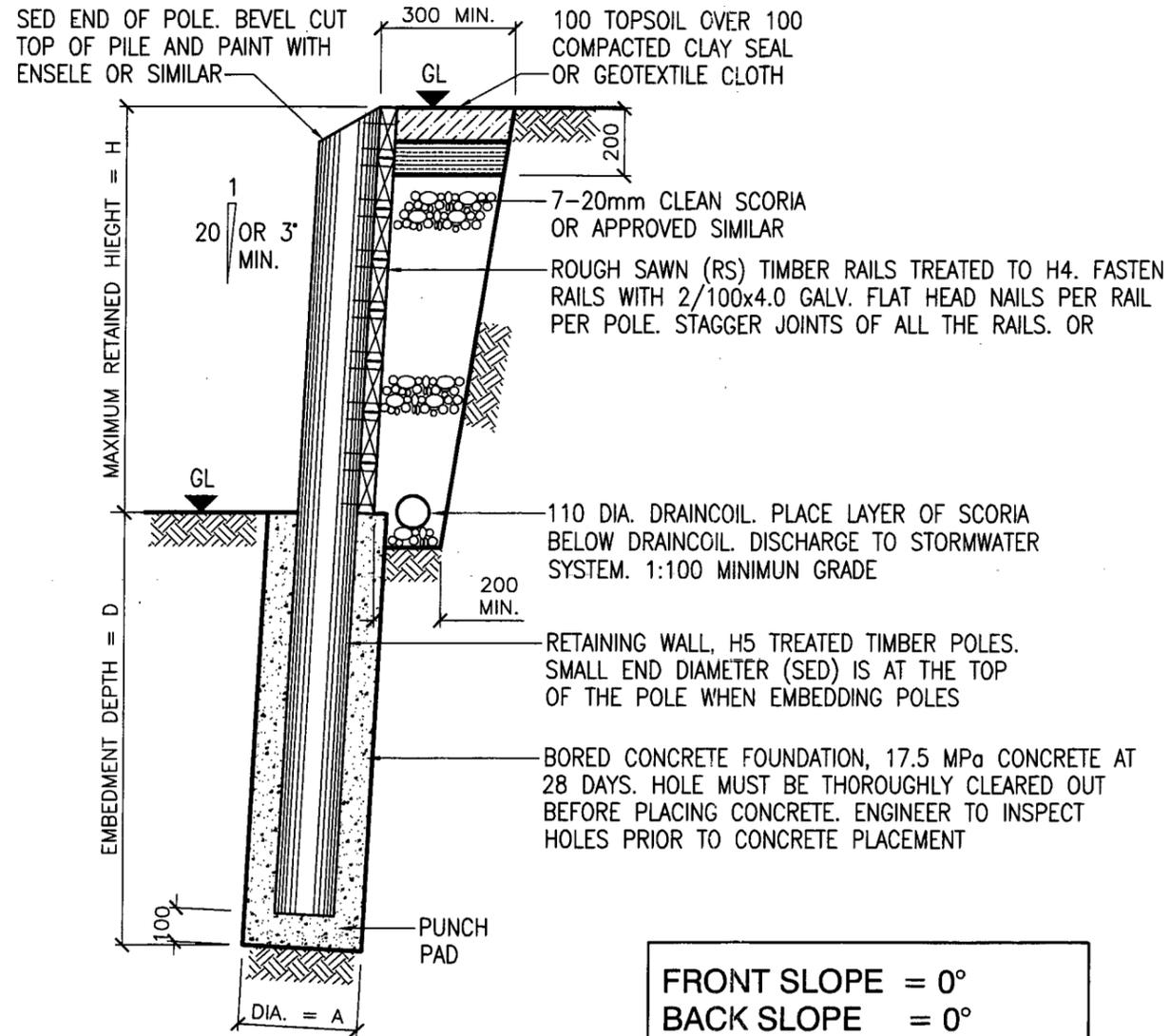
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SECTION B-B
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CAR PARK RETAINING WALL
NTS

FRONT SLOPE = 0°
BACK SLOPE = 0°
SURCHARGE = 5 kPa

TIMBER POLE RETAINING WALL PARAMETERS

HEIGHT H (m)	1.50	1.30	1.10	0.90	0.70	0.50
POLE DIA (m)	200	175	150	125	100	100
POLE CENTRES (m)	1.0	1.0	1.0	1.0	1.0	1.0
RAILS (DxB) (mm)	150x50	150x50	150x50	150x50	150x50	150x50
EMBEDMENT DEPTH D (m)	1.55	1.20	1.10	0.95	0.85	0.75
FTG DIA A (m)	0.45	0.30	0.30	0.30	0.30	0.30

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No.	Revision Details	Date

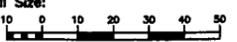
© Copyright 1999 Airey Consultants Ltd

Drawing Title:
RETAINING WALL & TABLE

Job Title:
PROPOSED NEW BUILDINGS FOR TOTAL SPAN COUNTIES HEIGHTS ROAD PAERATA

AIREY CONSULTANTS LTD. 
CONSULTING CIVIL & STRUCTURAL ENGINEERS
Pukekohe, Takapuna, Howick, Waiuku, Orewa

Design MTW
Survey
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Checked
Date MARCH-2005
Scale SCALE
CAD Filename CADNAME

Original Size:


File No.	Rev.	Sheet No.
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REGISTERED

Our ref:

FRANKLIN DISTRICT COUNCIL	
File	323/310/4
Received	17 JAN 1991
Referred to	Eag
Action Comp.	050401

AUCKLAND REGIONAL WATER BOARD
RIGHT IN RESPECT OF NATURAL WATER

WATER RIGHT NO. 823066

This right is issued pursuant to Section 21(3) of the Water and Soil Conservation Act, 1967, by the Auckland Regional Council, exercising the functions, duties and powers of Regional Water Board (in this right called 'the Board').

To: Cavalier Meats Ltd
Address: PO Box 40, TIRAU

DETAILS OF RIGHT

Grantee: CAVALIER MEATS LTD (Transferred from Melville Developments Ltd)
Date of Expiration of Right: 31 December 1995
Legal Description of Land: Lot 2 DP 66575 being part Allot 60 and all Allot 270 Parish of Karaka CT 27A/1048
Local Authority: Franklin District Council
Purpose of Right: To take groundwater for general use at a meat processing plant
Works: A 150 mm diameter bore
Site Address: Cnr Paerata Road & Heights Road, Pukekohe
Map Reference: NZMS 260 R12 788456
Quantity: 50 cubic metres per day

STANDARD CONDITIONS ON REVERSE

SPECIAL CONDITIONS ON RIGHT

1. That if required in writing by the Manager, access at the top of the bore for water level measurements shall be provided and be maintained to the satisfaction of the Manager, Regional Water Board.
2. That, if required in writing by the Manager, the Grantee shall submit to the Manager, Regional Water Board, no later than 31 May each year, a return of the weekly quantities of water taken for the preceding 12 months ending 30 April of that year.

c.c. Franklin District Council.

STANDARD CONDITIONS (APPLICABLE FROM 12.02.80)

1. This right is granted by the Board, subject to its servants or agents being permitted access to the relevant parts of the property at all reasonable times for the purpose of carrying out inspections and measurements and taking samples.
2. This right may be terminated by the Board upon not less than twelve months' notice in writing to the Grantee if, in the opinion of the Board, the public interest so requires, without prejudice to the right of the Grantee to apply for a further right in respect of the same matter.
3. The design, construction and maintenance of any works relating to the right shall be to a standard adequate to meeting the conditions of the right and shall be to the satisfaction of the Manager, Regional Water Board.

SIGNED AT AUCKLAND FOR AND ON BEHALF OF THE AUCKLAND REGIONAL COUNCIL



1 1 JAN 1991

K E Connolly
Manager
REGIONAL WATER BOARD



Auckland Regional Authority

Private Bag, Auckland 1

Auckland Regional Water Board

131-139 Hobson Street, Auckland 1

Phone 794-420

REGISTERED

RIGHT IN RESPECT OF NATURAL WATER

WATER RIGHT NO. 823066

Pursuant to Section 21(3) of the Water and Soil Conservation Act 1967 a right is hereby granted by the Auckland Regional Authority acting as the Auckland Regional Water Board.

To: Melville Developments Limited
Address: 22 Elliot Street, Papakura

DETAILS OF RIGHT

Grantee: MELVILLE DEVELOPMENTS LIMITED (Transferred from R & W Hellaby Limited)

Date of Expiration of Right: 31 December 1995

Legal Description of Land: Lot 2 DP 66575 being part Allot 60 and all Allot 270 Parish of Karaka CT 27A/1048

Local Authority: Franklin County Council

Purpose of Right: To take groundwater for general use at a meat processing plant

Proposed Works: A 150 mm diameter bore

Site Address: Cnr Paerata Road & Heights Road

Map Reference: NZMS 260 R12 788456

Quantity: 50 cubic metres per day

STANDARD CONDITIONS ON REVERSE

SPECIAL CONDITIONS ON RIGHT

1. That if required in writing by the Manager, access at the top of the bore for water level measurements shall be provided and be maintained to the satisfaction of the Manager, Regional Water Board.
2. That, if required in writing by the Manager, the Grantee shall submit to the Manager, Regional Water Board, no later than 31 May each year, a return of the weekly quantities of water taken for the preceding 12 months ending 30 April of that year.

c.c. Franklin County Council

(STANDARD CONDITIONS APPLICABLE FROM 12.2.80)

1. This right is granted to the Board, by its servants or agents being permitted access to the relevant parts of the property at all reasonable times for the purpose of carrying out inspections and measurements and taking samples.
2. This right may be terminated by the Board upon not less than twelve months' notice in writing to the grantee if, in the opinion of the Board, the public interest so requires, without prejudice to the right of the grantee to apply for a further right in respect of the same matter.
3. The design, construction and maintenance of any works relating to the right shall be to a standard adequate to meeting the conditions of the right and shall be to the satisfaction of the Manager, Regional Water Board.

SIGNED AT AUCKLAND THIS *24th* DAY OF *June* 19 *88*

FOR AND ON BEHALF OF THE AUCKLAND REGIONAL WATER BOARD


.....
K.E. Connolly
MANAGER



Auckland Regional Authority

Private Bag, Auckland 1

Auckland Regional Water Board

131-139 Hobson Street, Auckland 1

Phone 794-420

REGISTEED

The Secretary
R & W Hellaby Limited
Private Bag
AUCKLAND

RIGHT IN RESPECT OF NATURAL WATER

WATER RIGHT NO.....823066

Pursuant to Section 21(3) of the Water & Soil Conservation Act 1967 a right is hereby granted by the Auckland Regional Authority acting as the Auckland Regional Water Board.

to: R & W Hellaby Limited.....

address: ... Private Bag Auckland.....

DETAILS OF RIGHT

Grantee: ... R & W Hellaby Limited.....

Date of Expiration of Right: 31 December 1995.....

Legal Description of Land: . Lot 2 D P 66575 being part Allot 60 and all Allot 270.....

..... Parish of Karaka CT 27A/1948.....

Local Authority: Franklin County Council.....

Purpose of Right: To take groundwater for general use at a meat processing plant....

Proposed Works: A 150 mm diameter bore.....

Site Address: ... Cnr Paerata Road & Heights Road.....

Map Reference: ... R12 798456..... Catchment No..... 439130.....

Quantity: .50 cubic metres per day.....

STANDARD CONDITIONS ON REVERSE

SPECIAL CONDITIONS OF RIGHT:

1. That if required in writing by the Manager, access at the top of the bore for water level measurements shall be provided and be maintained to the satisfaction of the Manager, Regional Water Board.
2. That, if required in writint by the Manager, the grantee shall submit to the Manager, Regional Water Board, no later than 31 May each year, a return of the weekly quantities of water taken for the preceding 12 months ending 30 April of ~~the~~ that year.

c.c. Franklin County Council

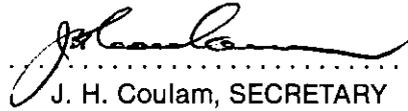
FOR INFORMATION
ONLY

(STANDARD CONDITIONS APPLICABLE FROM 12.2.80)

1. This right is granted subject to the Board, by its servants or agents being permitted access to the relevant parts of the property at all reasonable times for the purpose of carrying out inspections and measurements and taking samples.
2. This right may be terminated by the Board upon not less than twelve months' notice in writing to the grantee if, in the opinion of the Board, the public interest so requires; without prejudice to the grantee to apply for a further right in respect of the same matter.
3. The design, construction and maintenance of any works relating to the right shall be to a standard adequate to meet the conditions of the right and shall be to the satisfaction of the Manager, Regional Water Board.

SIGNED AT AUCKLAND THIS *18* DAY OF *October* 19 *82*

FOR AND ON BEHALF OF THE AUCKLAND REGIONAL WATER BOARD


.....
J. H. Coulam, SECRETARY

TRANSFER OF RIGHT

Transferee

Address

Date of notice of transfer to Auckland Regional Water Board

Transferee

Address

Date of notice of transfer to Auckland Regional Water Board

FILE COPY



14 October 2014

The Tractor Centre Limited
PO Box 223
Pukekohe 1730

Dear Geoff Shuker

RESOURCE CONSENT – ADVICE OF DECISION

Application Details:

File Ref: AG953066

Application Number(s):	41851
Applicant:	The Tractor Centre Limited
Proposed Activity(s):	Take
Address:	9 Heights Road Pukekohe Franklin

Following an assessment of your resource consent application under the Resource Management Act 1991 (RMA) and with reference to the relevant Auckland Council Regional Plan(s) a decision has been made to approve your application.

For your reference a copy of the decision is attached. It outlines the basis for the decision and any associated conditions.

If you disagree with the decision, or parts of it, you can lodge an objection with us or file an appeal with the Environment Court within 15 working days of receiving this decision.

Objections should be addressed to the Principal Planner Hearings and Resolutions – Natural Resources, Auckland Council, at 35 Graham Street, Auckland. Information on "The Objection Process" can be found on our website www.aucklandcouncil.govt.nz (select "Building, Property and Consents", "Resource Consent" then "The process from application to decision" and finally "Objections to Council").

Information on the appeal process can be found on the Environment Court website www.justice.govt.nz/court.

A final invoice will be sent shortly. No work is allowed to commence until all outstanding fees have been paid, as stated in condition 3 of your consent.

More than Double

The Auckland Council has extended the time limit for issuing a decision for the above application(s) in accordance with Section 37A(5)¹ of the Resource Management Act 1991. Section 37A(5) allows the Council to extend a time period specified in the Act in relation to the processing of resource consents to any time period requested or agreed by a resource consent applicant.

In extending this time frame the following matters have been considered:

- The interests of any person who may be affected by the extension
- The interests of the community in achieving an adequate assessment of the proposal
- Council's duty to avoid unreasonable delay

If you have any queries, please contact Andy Samaratunga on 09 352 2643,
andy.samaratunga@aucklandcouncil.govt.nz and quote the application number(s) above.

Yours sincerely



Julie Pickering
Consents and Compliance Administrator
Natural Resources & Specialist Input Unit

Encl.

RESOURCE CONSENT 41851 SECTION 104 AND 108 DECISION

Application Description

Consent to take and use groundwater from a Franklin Kaawa (Pukekohe zone) aquifer bore.

Application and Property Details

Consent Holder: The Tractor Centre Limited

Consent Application Number: 41851

File Number: 3066

Site Address: 9 Heights Road Pukekohe Franklin

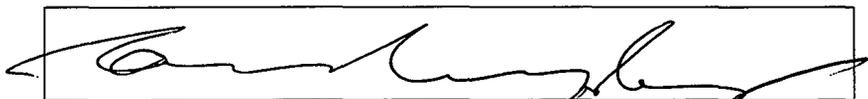
Legal Description: Lot 1 DP 73273 ADP BLK XI Drury SD, CT-29B/709

DECISION UNDER DELEGATED AUTHORITY

Acting under delegated authority pursuant to Sections 104, 104B, and 108 of the RMA, consent is granted to the discretionary activity application to take and use groundwater at 9 Heights Road Pukekohe Franklin, being consent application 41851.

Signed under Delegated Authority

Greg Murphy



**Team Leader - Water Allocation: Natural Resources and Specialist Input
Natural Resources and Specialist Input, Resource Consents**

Date:

3/10/14

Reasons for this decision

The reasons for this decision are as follows:

1. It is considered that the overall adverse effects on the receiving environment are no more than minor. Subject to the imposition of conditions, the effects can be further avoided, remedied or mitigated.
2. The proposal is considered to be consistent with the relevant provisions of the NES, Regulations, NPS, NZCPS, ARPS, ACRP:ALW, PAUP, and in particular, the integrated management of the Region's natural and physical resources.
3. The proposal will be consistent with Part 2 of the Resource Management Act 1991 by promoting the sustainable management of natural and physical resources. Overall it is considered that the cumulative safeguards of Section 5(2)(a) to (c) have been met

and the proposal thereby meets the purpose of the RMA.

CONDITIONS

Pursuant to Section 108 of the RMA, this consent shall be subject to the following conditions:

General conditions

Activity in accordance with plans

1. This consent shall expire on 31 May 2027 unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the Resource Management Act 1991.
2. This consent (or any part thereof) shall not commence until such time as the following charges, which are owing at the time the Council's decision is notified, have been paid in full:
 - (a) All fixed charges relating to the receiving, processing and granting of this resource consent under section 36(1) of the RMA; and
 - (b) All additional charges imposed under section 36(3) of the RMA to enable the Council to recover its actual and reasonable costs in respect of this application, which are beyond challenge.
3. The consent holder shall pay any subsequent further charges imposed under section 36 of the RMA relating to the receiving, processing and granting of this resource consent within 20 days of receipt of notification of a requirement to pay the same, provided that, in the case of any additional charges under section 36(3) of the RMA that are subject to challenge, the consent holder shall pay such amount as is determined by that process to be due and owing, within 20 days of receipt of the relevant decision.
4. That the servants or agents of the Council shall be permitted access to the relevant parts of the property at all reasonable times for the purpose of carrying out inspections, surveys, investigations, tests, measurements or taking samples.
5. The take and use shall be in accordance with the plans and information submitted with the application and numbered 41851 by the Council, subject to such amendments as may be required by the following conditions of this consent.
 - Legal Description of land on which water is used: Lot 1 DP 73273 ADP BLK XI Drury SD, CT-29B/709
 - Legal Description of land from which water is taken: Lot 1 DP 73273 ADP BLK XI Drury SD, CT-29B/709
 - Map Reference of Take Point: 1768453 mE, 5883951mN

Specific conditions

6. **Purpose:**

To authorise the taking and use of groundwater from a Franklin Kaawa (Pukekohe zone) aquifer bore (ID 3699) for dust suppression and general site use at farm machinery retail and maintenance centre at 9 Heights Road Pukekohe Franklin in accordance with section 14 of the Resource Management Act 1991.

7. **Authorised Quantities:**

- The daily abstraction shall not exceed 50 cubic metres
- The annual abstraction over the 12 month period commencing 1 June of any year and ending 31 May of the following year shall not exceed 11,500 cubic metres.

Bore Construction Conditions:

8. Within three months of commencement of this consent, provision at the top of the bore for water level measurements shall be made and be maintained so that a probe can be lowered vertically into the bore between the riser pipe and casing to measure the static water level in the bore. Access to the wellhead for water level measurement can be achieved by having an access hole of at least 2 centimetres in diameter at the top of the bore. In order to keep out foreign matter, the hole should be fitted with an easily removed plug.
9. Within three months of commencement of this consent, provision at the top of the bore for water quality sampling shall be made and be maintained so that a sample of water can be taken from the bore for water quality analysis. This is to be achieved by fitting a tap or hand valve as close to the pump outlet as possible and before the water enters any storage tank or filter. It should have approximately 0.3 metre clearance above ground level or other obstruction to allow a sample bottle to be filled.

Monitoring and reporting conditions

10. Prior to the exercise of this consent a meter, which shall measure the total quantity of water being taken, shall be installed on the outlet of the each bore. The water meter must be capable of measuring to an accuracy of at least plus or minus 5% and it is to display to at least 1 cubic metre. The meter must be fit for the purpose and water it is measuring, and be tamper-proof and sealed. The meters are to be installed to the manufacturer's specifications and to the satisfaction of the Team Leader.
11. The meter shall be maintained in accordance with the requirements of condition 10 and in working condition at all times.
12. Evidence (a certificate of confirmation) that the meter required in accordance with condition 10 above has been verified as accurate, by a person who is suitably qualified, shall be submitted in writing to Team Leader within one month of the exercise of this consent.

13. Evidence that the meter are maintained in accordance with condition 11 above has been verified as accurate, by a person who is suitably qualified, shall be submitted in writing to the Team Leader by no later than 10 working days after 30 June 2019 and subsequently at intervals of not more than five years thereafter. The Team Leader can make a written request for this accuracy certificate at any point in between the above periods and the verification results must be submitted within a month of the request.
14. The meter required in accordance with Condition 10 shall be read at weekly intervals and records kept of each date and corresponding water meter reading. The records for the preceding quarter shall be submitted to the Team Leader by no later than 10 working days after 28 February, 31 May, 31 August and 30 November each year.

Review Condition

15. The conditions of this consent may be reviewed by the Team Leader pursuant to Section 128 of the Resource Management Act 1991, by the giving of notice pursuant to Section 129 of the Act, in June 2017 and subsequently at intervals of not less than five years thereafter in order:
 - (a) To vary the quantities, monitoring and reporting requirements and performance standards in order to take account of information, including the results of previous monitoring and changed environmental knowledge, on:
 - (i) water use efficiency
 - (ii) water availability, including alternative water sources;
 - (iii) actual and potential water use;
 - (iv) groundwater flow and level regimes; and groundwater quality;
 - (v) the relationship of Maori with water;
 - (b) To avoid, remedy or mitigate any adverse effect on the environment arising or potentially arising from the exercise of this consent.

ADVICE NOTES

1. Any administrative charge fixed in accordance with Section 36(1) of the Resource Management Act 1991 and any additional charge required pursuant to Section 36(3) of the Act in respect of this consent shall be paid to Auckland Council
2. This resource consent will lapse five years after the date of Council's decision unless:
 - a. It is given effect to before the end of that period. To give effect to this consent, the activity allowed by this consent must be established and the conditions contained in the consent complied with. Please note that there must be compliance with all of the consent conditions once the land use has been established, or

- b. An application is made and granted prior to the expiry of that period for a time extension. The statutory considerations that apply to extensions are set out in Section 125 of the RMA.
3. Pursuant to Section 126 of the Resource Management Act 1991, which provides for Auckland Council to cancel a resource consent by written notice, if this resource consent has been exercised, but is not subsequently exercised for a continuous period of five years, the consent may be cancelled by the Council unless other criteria contained within Section 126 are met.
4. The consent holder shall obtain all other necessary consents and permits, including those under the Building Act 2004, and the Historic Places Trust Act 1993. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004. Please note that the approval of this resource consent, including consent conditions specified above, may affect a previously issued building consent for the same project, in which case a new building consent may be required. If not all resource consents have been applied for, it remains the responsibility of the consent holder to obtain any and all necessary resource consents required under the relevant requirements of the Resource Management Act 1991.
5. If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application you have a right of objection pursuant to Sections 357A or 357B of the RMA. Any objection must be made in writing to Council within 15 working days of notification of the decision.
6. Compliance with the consent conditions will be monitored by Council in accordance with Section 35(d) of the Resource Management Act. This will typically include site visits to verify compliance (or non compliance) and documentation (site notes and photographs) of the activity established under the Resource Consent. In order to recover actual and reasonable costs, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time.

DEFINITIONS

ACRPS:	means Auckland Council Regional Policy Statement
Council:	means The Auckland Council
NES	means National Environmental Standard
NPS	means National Policy Statement

Regional Plan Means Auckland Council Regional Plan (Air, Land and Water)

RMA: means Resource Management Act 1991 and all amendments

Team Leader: means Auckland Council Team Leader (Water Allocation NRSI) or nominated Auckland Council staff acting on the relevant Team Leader's behalf

Notification determination and resource consent decision report for a discretionary activity under the Resource Management Act 1991

Subject:	Applications to take and use groundwater from the Pukekohe Franklin Kaawa aquifer for use in irrigation of market gardens, orchards, nurseries, plastic-houses/glasshouses, a farm machinery centre and for use in chicken sheds.
To:	Greg Murphy, Team Leader: Water Allocation
From:	Andy Samaratunga
Date:	03 September 2014

1.0 APPLICATION DESCRIPTION

Applicant Name:	See Table 1
Consent Application Number(s):	See Table 1
File Number(s):	See Table 1
Activity:	Take and use groundwater
Site Address/Location:	See Table 1

The applications have been made pursuant to Section 124 of the Resource Management Act (RMA).

2.0 PROPOSAL, SITE AND LOCALITY DESCRIPTION

2.1 Reason for application

Consent is required under the provisions of the Auckland Council Regional Plan: Air, Land and Water (ACRP:ALW) Rule 6.5.46 and the Proposed Auckland Unitary Plan (PAUP) H.4.17.1:

Each application is a discretionary activity under the operative ACRP:ALW rule 6.5.46 and the PAUP because the proposed takes are from the Pukekohe Franklin Kaawa

aquifer, a High Use Aquifer Management Area (refer Schedule 2 of the ACRP:ALW) and the daily water take exceeds 5m³/day.

Weighting between the operative plan (ACRP:ALW) and the PAUP only becomes relevant in the event that different outcomes arise from assessments of objectives and policies under both the operative and proposed plans. Outcomes under both plans are similar because they are discretionary activities under both plans with no changes in the permitted baseline, management area status or availabilities.

2.2 Proposals and site description

The applicants are seeking consent to replace existing groundwater take consents from the Pukekohe Franklin Kaawa aquifer which have expired on 31 December 2012 and 2013. Full descriptions of the individual proposals are provided in the application reports held in the relevant file. The applicants can continue to operate under the expired consent conditions under section 124 of the RMA until the applications are determined. Determination of all applications together to enables the evaluation of the cumulative effects of the abstractions to be established.

In brief: One new application (30984) and seven replacement applications have been received to take groundwater from the Pukekohe Franklin Kaawa Aquifer (existing bores) for the irrigation of market gardens, orchards, nurseries, plastic-houses/glasshouses, use in a farm machinery centre, chicken sheds and municipal water supplies. The two municipal water supply applications were made by Watercare Services Limited (30984 and 40918) but are assessed and reported separately. In addition Balle Brothers' application (40934) is also reported separated as some outstanding information delayed its determination. Table 1 below shows a summary of the balance of five applications. Surplus availability is currently 127,000 m³/year.

Table 1: Summary of the five applications to replace consents to take groundwater from the Pukekohe Franklin Kaawa aquifer. The annual availability total is the reducing cumulative of annual takes currently issued consents and the applications from date received, from the balance availability of 1,860,000 m³/year in schedule 2 of the ACRP:ALW

Application Date	Application No.	File No.	Name	Expired Consent Volumes		Application Volumes		Purpose of application	*Availability Balance (m ³ /yr)
				m ³ /d	m ³ /yr	m ³ /d	m ³ /yr		
29/08/2012	40776	9377	Ross Howard McCall Family Trust (M L McCall, D R McCall, G J McCall & S K Williamson)	9	1,200	35	12,000 (dairy shed use 4,000)	Use in 220 herd dairy cows and domestic use for 7 houses	115,000 (127,000-12,000)
18/09/2012	40881	10575	Rex Kelvin Schlaepfer & Jo-anne Louise Stoppard	12	1,700	30	10,000 (poultry operation 5,000)	Use in chicken sheds, 75000 broiler birds.	105,000 (115,000-10,000)
20/09/2012	40888	12793	Ashton Nurseries Limited	40	6,000	40	6,000	For irrigation of 0.6 ha of nursery and 0.1 glasshouse crops	99,000 (105,000-6,000)
17/12/2012	41232	5955	J L Langley & M A Holmes T/A Langma Partnership	40	5,100	40	5,100	For irrigation of 0.5 ha flower crops in glass houses, 0.4 ha avocado orchard and 0.2 ha pasture	93,900 (99,000-5,100)

07/07/2013	41851	3066	The Tractor Centre Limited	50	13,000	50	11,500	For irrigation of 0.5 ha flower crops in glass houses, 0.4 ha avocado	82,400 (93,900-11,500)
TOTALS (*Availability for allocation = 127,000)					27000		44,600 (13,000 for stock/domestic)	Balance for future allocation	82,400

2.3 Background and site history

The ACRP:ALW states some aquifers in the Auckland Region are under threat, being highly allocated (more than fifty per cent allocated and/or are major sources of spring and stream flow), and/or susceptible to being adversely affected by over pumping, or are in areas of high potential growth where they are likely to become highly allocated over the life of the Plan. These aquifers have been identified as High Use Aquifer Management Areas (HUAMA). The Franklin Kaawa Aquifer (Pukekohe Kaawa) is identified as a HUAMA as it is in a region as there is already high allocation with a high rate of growth in groundwater demand.

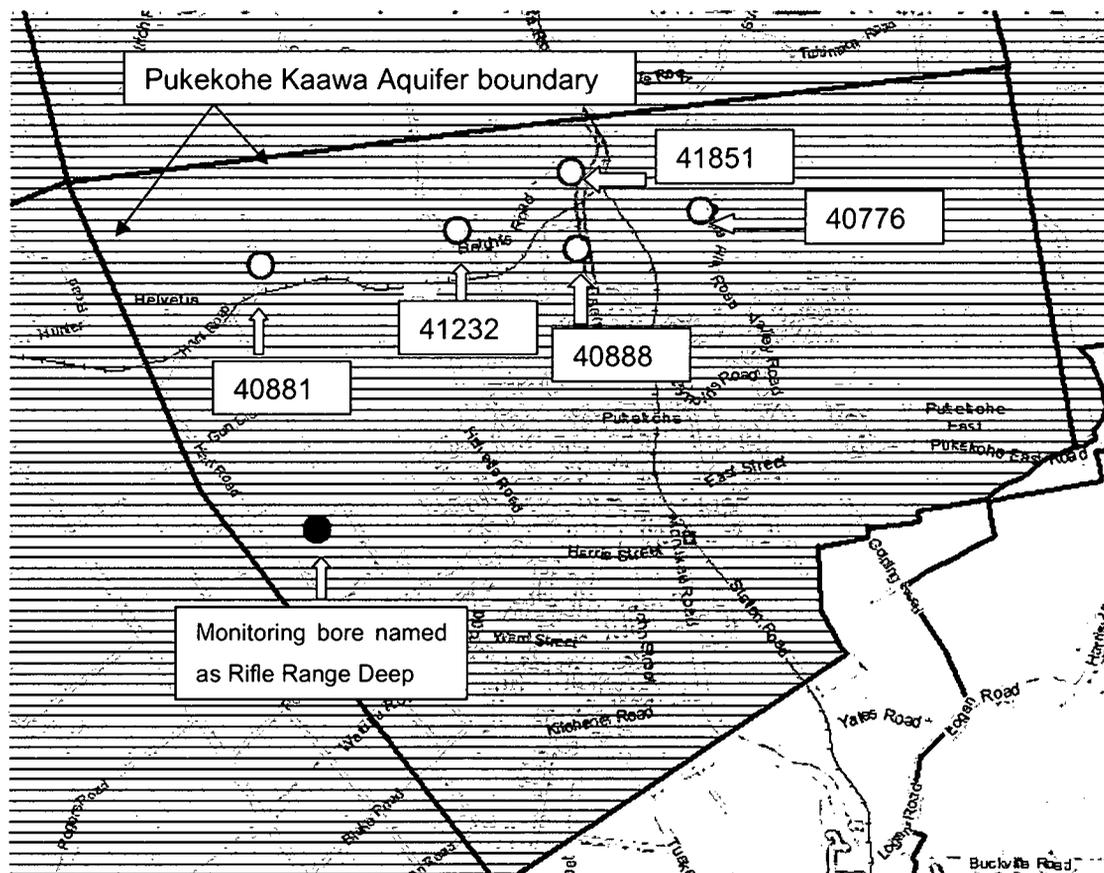
There are a total of 14 resource consents for the take and use of groundwater from the Pukekohe Kaawa aquifer. Of these 10 consents expired on 31 December 2012. Another one consent expired 31 December 2013. This report addresses the 'replacement' applications for the 5 consents. The applications have been assessed concurrently, and according to the date they were accepted. These exclude applications by the Auckland Council CCO, Watercare Services Ltd, who's two applications (includes new application) are yet to expire but have applications lodged for replacement. One other application (Balle Brothers) is being processed separately. The balance 4 consents are not seeking replacements.

The existing resource consents for the take of water from a Pukekohe Kaawa Aquifer have one of two common consent expiry dates. The applications in Table 1 are for consents which have expiry dates of 31 December 2012 and 2013. In addition to those consents there are 5 issued resource consents for the take and use of water that expire on 31 December 2020 and 31 December 2027 which include Watercare consents expiring in 2015, they are asking for a short term. The total of all these issued consents provide for the taking and use of 1,733,000m³ of water per year.

The proposed water takes are from established and consented bores. Bore details are on the relevant consent files. The locations within the Pukekohe Kaawa aquifer zone for the consent applications are shown in Figure 1 below.

To achieve integrated resource management, all consents to take groundwater from an aquifer are generally reviewed concurrently and expire together. In this way, cumulative effects on groundwater quantity and quality can be effectively managed (ACRP: ALW, Policy 6.4.13).

Figure 1: Location map of the applications with aquifer boundaries.



2.4 Aquifer, Catchment Description and Water Availability

Franklin Kaawa Aquifer

Unlike many parts of the region more than one aquifer underlies large parts of the Franklin Lowlands area. Aquifers in Franklin Lowlands include the Waitemata Sandstone Aquifer, Kaawa Aquifer, South Auckland Volcanics and Plio-Pleistocene deposits. Recharge of the Kaawa Aquifer is understood to be via the basaltic conduits associated with ten volcanic cones of the Glenbrook, Pukekohe, and Bombay area that lie above the Kaawa aquifer. The total recharge to the Kaawa aquifer is 13.9×10^6 m³/year. The confined Kaawa aquifer does not discharge directly to surface water. The

Franklin Volcanic aquifers provide baseflow to streams and are managed to sustain this flow. Hickeys Spring is an outflow from the Pukekohe Volcanic aquifer.

Groundwater availability has been determined according to recharge estimates from the volcanic cones associated with the Pukekohe, Glenbrook and Bombay basalt fields. Groundwater availability set for each zone takes into account the location of groundwater divides, and maintains a discharge of 5.0×10^6 m³/year of groundwater, to maintain surface water flows and to maintain an outflow at the Manukau Harbour coast to avoid saline intrusion into the aquifer.

The Franklin Kaawa aquifer is not compressible rock material, unlike shallow unconfined aquifers in sands and gravels. Therefore taking water from the aquifer does not present a risk of aquifer consolidation or surface subsidence.

The applicants' bores are all drilled into the Pukekohe Kaawa shell-bed which is a sub aquifer of the Franklin Kaawa aquifer. The Pukekohe zone of the Kaawa aquifer has an estimated availability of 1,860,000m³/year (Schedule 2, ACRP:ALW). This quantity does not include the availability of groundwater in the adjacent Waikato Regional Council Kaawa aquifers. The total demand as expressed by issued consents and current applications for replacement (in this report) for the Pukekohe Kaawa Aquifer, total 1,781,600 m³/year or 96% of availability.

The Table 2 below is a summary of the current water allocation in the Pukekohe Kaawa Aquifer.

Table 2: Summary of water availability (m³/yr) in the Pukekohe Kaawa Aquifer				
Total Availability	Applications	Issued Consents	Total Availability	Remaining Availability
(A)	(B)	(C)	(A) – (C)	(A)-(B)- (C)
Schedule 2 ACRP: ALW Plan	subject to s.124 applications in this report	(expire in 2015, 2020 and 2027)	Availability – consented take (1,860,000 – 1,733,000)	Total availability – consented take, including expired consented take (s.124 applications)
1,860,000	44,600	1,733,000m ³	127,000	82,400

Table 3: Water Allocation Water Use Guidelines

Activity	m ³ /ha/day	m ³ /ha/year
Market Garden	35	1000 - 2500
Orchard	25-50	1500 - 4000
Glasshouses	100	10,000 – 20,000
Nursery	40	Up to 6000
Poultry	0.2 l/bird/day	68 l/bird/year (for 7 growing cycles including washdown)
Dairy shed washdown	50 l/cow/day	40 m ³ /cow /year, total on farm use ie: including drinking water

The maximum daily and annual allocations are based on the guidelines developed from previous research into crop water requirements (S R Green et.al; A Review of Crop Water Requirements for the Auckland Region: Phase II, *HortResearch Client Report No: 96/288, December 1996*) and consent compliance monitoring of actual groundwater use. Actual requirements can vary between sites and higher allocations can be given where justified by water use or specific requirements of an applicant.

3.0 NOTIFICATION ASSESSMENT

3.1 Assessment of permitted baseline

The relevant permitted baseline is that provided by ACRP: ALW, Rule 6.5.30: "The taking and use of no more than 5m³/day, when averaged over any consecutive 20 day period is a permitted activity, subject to conditions". The potential adverse effects of the proposed activities are likely to be similar to the effects of the permitted activities even though the quantity/volume of proposed takes are considerably more than that allowed by way of permitted activity.

Water Quantities requested by applicants

The quantities and uses requested by the applicants are presented in Table 1.

3.2 Assessment of individual applications

Discussions of individual applications are provided below.

3.2.1 Application 40776, file 9377 – Ross Howard McCall Family Trust (M L McCall, D R McCall, G J McCall & S K Williamson)

The key details of the application listed in the Table 4 below:

Table 4: Consent application details

Bore details	Site Address	Purpose		Volumes				Legal Description of land (+ previous if different)
		Expired Consent 12135. Area/crop	Application. Area/crop/size	Expired daily (m ³)	Expired annual (m ³)	Appl daily (m ³)	Appl annual (m ³)	
ID-646 Depth-147m	219 Cape Hill Road Pukekohe Franklin	0.15 ha plastic house	220 herd size and stock/domestic . Domestic use for 7 houses	9	1200	35	12000 (for dairy shed 4000)	Lot 1 DP469103, Lot 1 DP 463723 (dairy shed location), Lot 1 DP 82414, Lot 1 469345, Lot 13 DP 167988 (bore location)
Total		0.15	220 herd					

Water requirements

No past water use records available, the consent data base noted that water has not been used since 2004 (for the irrigation purpose in the consent)

Current provisional guideline for the quantity required for dairy farm use (shed wash down, milk cooling and drinking water) assuming efficient use and based on actual meter use from other dairy farms in the region. For stock drinking and shed wash down combined the guidelines are:

$$\text{Maximum daily (m}^3\text{)} = (\text{No. dairy cows} \times 0.12\text{m}^3\text{/cow/day})$$

$$\text{Annual quantity (m}^3\text{)} = (\text{No. dairy cows} \times 40\text{m}^3\text{/cow/year})$$

$$\text{The maximum daily shed wash down use (m}^3\text{)} = \text{No. dairy cows} \times 0.05\text{m}^3\text{/cow/day}$$

Using these calculations the maximum daily quantity required will be 26.4 m³/day (220 cows X 0.12 m³), the annual quantity will be 8,800 m³ (220 cows X 40m³) and the maximum daily shed use will be 11 m³/day. Council annual consent charges are based on the allocation for dairy shed use which is that part of total use which triggers consent requirements.

For domestic use for seven houses, the water requirement would be 7 m³/day (7 x 1000 litres) and 2,555 m³/year (7x365).

The total water requirement is 33.4 m³/day and 11,355 m³/year. However, the figures rounded to 35 m³/day and 12,000 m³/year.

While a total of 12,000 m³/year is estimated as being required for dairy shed washdown stock and domestic, the 4,000 m³/year is appropriate for the shed washdown component requiring a consent. The daily requirement for shed washdown is 11 m³/day which will form the basis of annual charges.

This application is for an increased annual allocation and effects on neighbouring bores have been considered. The nearest bore (DG Brownlee ID 20285) is located south approximately 240m from the applicant's bore, may be used for stock/domestic purposes. No bore details are available as the bore was drilled pre-1987. The application noted that this property is leased by the applicant.

However, interference effects on bores (Pukekohe Kaawa aquifer) located at a distance of 240m away from the applicant's production bore has been estimated.

The potential drawdown effects on neighbours bores from the applicants' pumping have been estimated by the reporting officer using the Theis equation, a transmissivity value T of 200m²/day and a storativity of 0.0006 and the applicants' proposed pumping rate.

This shows that if the production bore is pumped at 35 m³ per day, the maximum drawdown at 240m away, after 343 days of continuous pumping is likely to be approximately 0.1 metres. The actual drawdown magnitudes would likely be less than this because actual pumping will be intermittent (allowing water level recovery).

Bores drilled to Kaawa shell aquifer are cased to more than 160 m and regional water table in this area is 35 m bgl hence there should be sufficient submergence available so that any water level drawdown effects on these groundwater users, caused by pumping in the applicants' bore, are considered to be less than minor.

3.2.2 Application 40881, file 10575 – Rex Kelvin Schlaepfer & Jo-anne Louise Stoppard

This replacement application for continuation of the same purpose for poultry shed use. The application requests drinking and shed washdown water for approximately 75,000 birds as well as domestic/stock use. The key details of the application listed in the Table 5 below:

Table 5: Consent application details

Bore details	Site Address	Purpose		Volumes				Legal Description of land (+ previous if different)
		Expired Consent 14184. No of birds	Application No of birds	Expired daily (m ³)	Expired annual (m ³)	Appl daily (m ³)	Appl annual (m ³)	
ID- 726 Depth- 142	118 Schlaepfer Road Pukekohe Franklin	75,000	75,000	12	1,700	30	10,000 (for poultry operation (5,000))	Lot 2 DP 457172
	Total			12	1,700	30	10,000	

The expired consent (14184) provided for the taking of 12 m³/day and 1,700 m³/year of groundwater for water supply to poultry sheds. The difference between the proposed take and the previously consented take is considered to be significant. The applicants' confirmed that, other than the poultry operation they are currently using water for domestic and stock.

Water requirements

Table 6: Consent Holder's Historic Water Use									
Year Ending 31 May	2005	2006	2007	2008	2009	2010	2011	2012	2013
Annual Use (m ³)	3868	3592	674	1535	6692	8331	9615	9566	11448

The proposed take is generally consistent with the historic water use as seen in Table 6.

The volumes requested based on application details are not within the volumes recommended for best practice from the Table 3 guidelines for poultry operation. The application volumes are significantly higher and the applicant states that water is being used for two houses and stock on 100 acres of land other than the poultry operation.

In regard to efficient use of the water resource the guidelines of 0.2l/bird/day indicate a maximum requirement for drinking of 68 l/bird/year (equates to 5100 m³/year and 15 m³/day) is appropriate for the rearing of poultry. The consent holder's/applicant's past water use records show that over recent years the annual water use has exceeded previous allocated amount of 1,700 m³/year.

The water requirement for stock/domestic would be approximately 5,000 m³/year based on the past water use. Based on recent updates from the applicant, and the water requirement for the poultry operation, the total annual water requirement would be as follows:

Poultry operation- 5,000 m³/year

Stock/domestic -5,000 m³/year.

While a total of 10,000 m³/year is estimated as being required for poultry operation, stock and domestic, the 5,000 m³/year is appropriate for the component poultry operation requiring a consent.

Based on this past water use records and the water requirement for the activity, allocation of 30 m³/day and 10,000 m³/year is reasonable and appropriate.

3.2.3 Application 40888, file 12793 – Ashton Nurseries Limited

Replacement application is to take groundwater for irrigation of 0.6 ha nursery and 0.1ha plastic/glass house.

The key details of the application listed in the Table 7 below:

Table 7: Consent application details

Bore details	Site Address	Purpose		Volumes				Legal Description of land (+ previous if different)
		Expired Consent 21827. Area/crop	Application. Area/crop	Expired daily (m ³)	Expired annual (m ³)	Appl daily (m ³)	Appl annual (m ³)	
ID-20387 and 185 m deep	1226 Paerata Road Pukekohe	01 ha nursery	0.6 ha nursery and 0.1 ha glasshouse	40	6000	40	6000	Lot 1 DP 197692 (CT-126A/430)
Total		1	1	40	6000	40	6000	

Water requirements

The application initially sought an additional 2,000m³ for the annual allocation. However, a subsequent discussion with the applicant regarding past water use records, the applicant agreed to retain the same annual allocation of 6,000 m³/year. The annual allocation is not consistent with the historic take over the past 8 years (Table 8) though this is shown to be quite variable. The applicant confirmed that there was a problem with the water meter, which was not running accurately due to some clogging and has now rectified the issue. That may be the reason for inconsistent water use records.

Year Ending 31 May	2006	2007	2008	2009	2010	2011	2012	2013
Annual Use (m ³)	8206	5060	5251	3992	3960	2385	No records	5692

The current irrigation area is 0.6 ha nursery and 0.1ha plastic/glass house, and the estimated water requirement for the proposal is as follows:

- 0.6 ha nursery crops = 0.6 x 6,000 = 3,600 m³/year
- 0.1 ha glasshouse crops= 0.1 x 15,000 = 1,500 m³/year

Total = 5,100 m³/year

Based on the past water use records in 2006, 2007, 2008 and 2013 and the applicant's request, allocation of 40 m³/day and 6,000 m³/year is reasonable and appropriate.

3.2.4 Application 41232, file 5955 – Judith Lillian Langley & Margaret Anne Holmes T/A Langmah Partnership

A replacement application to take groundwater for irrigation of 0.2 ha glasshouse crops (horticulture and seedling crops) 0.4 ha orchards and 0.5 ha grazing. The previous consent (14972) was to take up to 40 m³/day and 5,100 m³/year groundwater for irrigation of 0.5 ha flower crops in glasshouses, 0.4 ha avocado orchard and 0.2 ha pasture.

The key details of the application listed in the Table 9 below:

Table 9: Consent application details

Bore details	Site Address	Purpose		Volumes				Legal Description of land (+ previous if different)
		Expired Consent. Area/crop	Application. Area/crop	Expired daily (m ³)	Expired annual (m ³)	Appl daily (m ³)	Appl annual (m ³)	
ID 645 134 m deep and cased to 60 m	18 Ostrich Farm Road Pukekohe Franklin	irrigation of 0.5 ha flower crops in glass houses, 0.4 ha avocado orchard and 0.2 ha pasture	irrigation of 0.2 ha flower crops in glass houses, 0.4 ha avocado orchard and 0.5 ha pasture	40	5100	40	5100	Lot 4 DP 122930 BLK XI Drury
Total		0.11 ha	0.11 ha	40	5100	40	5100	

The following Table 10 shows the past use records for the expired consent.

Year 31 May	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Annual Use (m ³)	6828	6163	-	3280	2565	2337	1427	439	285	272

The application noted that reduced water use in the recent past was due to a reduction on business and a wish to keep the same allocation.

Estimated water requirement for the proposal is as follows:

- 0.2 ha glasshouse crops= 0.2 x 12,000 = 2,400 m³/year
- 0.4 ha orchards = 0.4 x 3,000 = 1,200 m³/year
- Stock/domestic and 0.5 ha grazing (carves, geese, birds etc) =1,500 m³/year

Total =5,100 m³/year.

According to the general guideline ranges total water requirement is 5,100 m³/year and applicants' request of 5,100 m³/year is appropriate and reasonable.

3.2.5 Application 41851, file 3066 – The Tractor Centre Limited

Replacement application to take groundwater for dust suppression and general site use at farm machinery retail and maintenance centre.

The key details of the application listed in the Table 11 below:

Table 11: Consent application details

Bore ID	Site Address	Purpose		Volumes				Legal Description of land (+ previous if different)
		Expired Consent.	Application.	Expired daily (m ³)	Expired annual (m ³)	Appl daily (m ³)	Appl annual (m ³)	
ID-3699, 96.5 m deep, cased up to 79.9m	9 Heights Road Pukekohe Franklin	use in a tractor and farm machinery retail and maintenance centre.	use in a tractor and farm machinery retail and maintenance centre.	50	13,000	50	11,500	Lot 1 DP 73273 ADP BLK XI DRURY SD
Total				50	13,000	50	11,500	

The expired consent (14292) is the same as the volumes applied for. The proposed take is generally not consistent with the historic take over the past 7 years (Table 12).

Year Ending 31 May	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Annual Use (m ³)	984	1336	1967	1655	1374	2180	3557	1511	1838	2099

The applicant confirmed that their future water demand would be up to 13,000 m³/year based on the following estimate:

- Current water use is approximately 2,500 m³/year
- When they have dust control problems, it would be an extra 2,000 m³/year
- Current water use for washing vehicles (4 hours per week) is 700 m³/year
- According to the new proposal, the washing would be undertaken 40 Hours per week and total demand for washing is 10 times the current use of 700 m³/year. So water requirement for washing would be 7,000 m³/year.
- Therefore total demand is 11,500 m³/year (2000+2500+7000), however, the applicant is seeking to retain of 13,000 m³/year.

Based on records of past water use and the applicant's proposal an allocation of 50m³/day and 11,500 m³/year is reasonable and appropriate.

Conclusion

Following the assessment of individual applications and the recommended adjustments to the daily and annual volumes, The Table 13 below provides a summary of these volumes. The recommended volumes have been communicated to the applicants and have been agreed to same as applied for.

App No.	Applicants	Applied for Volumes		Recommended Volumes	
		Annual	Daily	Annual	Daily
40776	Ross Howard McCall Family Trust (M L McCall,	12,000	35	12,000	35

	D R McCall, G J McCall & S K Williamson)				
40881	Rex Kelvin Schlaepfer & Jo- anne Louise Stoppard	10,000	30	10,000	30
40888	Ashton Nurseries Limited	8,000	40	6,000	40
41232	J L Langley & M A Holmes T/A Langma Partnership	5,100	40	5,100	40
41851	The Tractor Centre Limited	11,500	50	11,500	50
Totals		48,600		44,600	

4.0 ASSESSMENT OF APPLICATIONS

4.1 Assessment of permitted baseline

The relevant permitted baseline is ACRP: ALW, Rule 6.5.30 for High Use Aquifer Management Areas: *"The taking and use of no more than 5m³/day, when averaged over any consecutive 20 day period is a Permitted Activity, subject to conditions"*.

The permitted baseline is much less than the quantities that the applicant is seeking or is likely to be granted in this application. Therefore there would be minimal assistance gained by comparing the effects of the relevant permitted activity to this proposal.

4.2 Assessment of effects on the environment: Section 95A (2) (A)

As outlined in Section 2.4, it is considered there is sufficient groundwater available to accommodate the proposed abstraction. The applicants' combined applications total 44,600 m³/year which are well within the unallocated 127,000 m³/year remaining availability.

The applications which are being considered in this report are replacements of existing consented takes with some change in the daily and annual allocations. Assessments of any effects to the environment have been considered in the original assessment reports held on file. There are considered to be no further effects to the environment than have been considered in the initial granting of these consents, which have been determined to be no more than minor. This conclusion is based on the groundwater availabilities as determined in section 2.4 indicating there is surplus water to provide for this consent, and that no adverse effects are apparent from past monitoring.

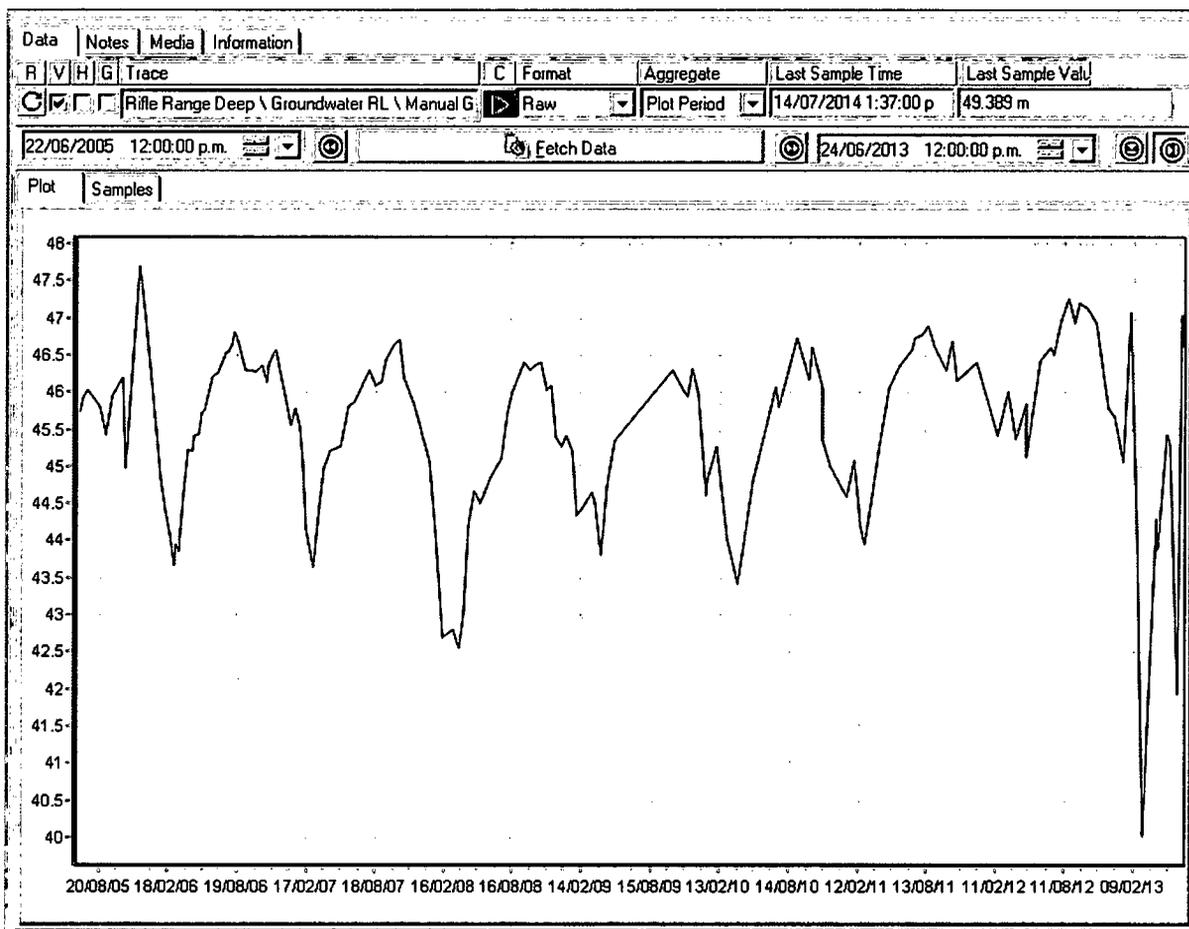
Effects on the aquifer and surface water (including springs)

Water availability for the Pukekohe Franklin Kaawa aquifer is based on recharge to the aquifer, after annual groundwater contributions to stream baseflow from the overlying volcanic aquifer and resulting availability has been taken into account.

The annual groundwater availability of 1,860,000 m³/year in the ACRP:ALW has made provision for discharge at the coast to prevent saline intrusion. The volcanic aquifers are responsible for maintaining spring and baseflow to streams. This has been detailed in Section 2.4 above. Therefore the life supporting capacity of streams fed by spring flow will be safeguarded as base flows in springs and streams are maintained from the shallow aquifer not affected by Kaawa water use.

Auckland Council operates a groundwater level monitoring programme with a network of dedicated (unpumped) Council owned bores, including one in the Pukekohe Franklin Kaawa aquifer (Figure 1). This network of the groundwater level monitoring sites in the primary aquifers feeds into the Councils' State of Environment reporting. The Rifle Range Deep monitoring bore is part of this network and provides the data to assess effectiveness of the groundwater management policy.

Figure 2. Water Levels in the Kaawa Aquifer at Rifle Range Deep bore.



The water level plot in Figure 2 shows that groundwater levels over the last 7 year period are being maintained.

Similarly there are no anticipated effects of aquifer consolidation or subsidence. Adverse effects on the environment, including effects on other water users, will therefore be avoided.

Effects on Neighbouring Bores

Assessing Effects on Neighbouring bores

The magnitude of water level drawdown effects on neighbouring bores depends on the rate and length of time that each applicant pumps from their respective bores, the connectivity with the neighbouring bores, the local transmissivity of the aquifer and the distance to the neighbouring bores. The drawdown within the applicants' pumped bores at any time after switch-on depends primarily on the pumping rate and local transmissivity of the aquifer and to a lesser degree on the time elapsed since the bore was switched on (since most water level drawdown occurs in the first few hours after switch-on). A lower local aquifer transmissivity will produce greater water level drawdowns in each applicant's bore.

The applications considered in this report are replacements of existing consented takes from established bores. One application is seeking an increased allocation and its effects are assessed separately. Accordingly the effects on neighbouring bores have been considered as there are no significant increases of these allocations. Effects on neighbouring bores will continue to be less than minor.

Monitoring

The applicants will be required by condition of consent to maintain a water meter located on the outlet of the pump. Consent conditions require that evidence of verification of accuracy must be submitted within 3 months of the granting of the consent. The meters must also be verified as accurate (be calibrated) and this submitted to Council at least every five years in future. The meters must be tested by a suitably qualified person to determine if the accuracy is within the plus or minus 5% required by the proposed consent conditions.

The applicants are also required to read the water meter weekly and submit the readings to Council at quarterly intervals when exercising the consent. Where the pump rate or allocation is greater than 18 m³/hour (5 l/s) or 430 m³/day in accordance with the 2010 Regulations, an electronic pulse output meter must be installed by 30 June 2016.

4.3 Request or rule: Sections 95A to 95E

Pursuant to Section 95A(2)(b), (c), and (3)(a), the applicant has not requested public notification and no National Environmental Standard or rule in the Regional Plan requires or precludes public or limited notification.

Pursuant to Section 95A(4) there are no special circumstances to warrant public notification.

4.4 Affected parties

No written approvals have been provided.

The requested water allocations for consents in this report are for renewals of existing consents where for the most part the requested volumes are the same or are only for minor increases from the previous consented allocation. Effects on the neighbouring bores have been reviewed under in section 4.2 of this report. The water drawdowns due to pumping for the larger takes cause no more than minor effects on the neighbouring bores and the ability of their owners to abstract groundwater.

There are no identified affected parties. Potential interference effects will be no more than minor.

4.5 Recommendation on notification

It is considered that as these applications are for replacement of existing consents

any actual or potential adverse effects of the proposed activities on the environment have already occurred. Where an applicant has requested an increase in their allocation, the above assessment has shown that this can be accommodated within the availability and will therefore result in effects that are less than minor. This conclusion is based on undertaking the proposed measures to avoid, remedy or mitigate effects in accordance with the application documents and subject to adherence with the recommended conditions of consents.

It is recommended that this application be processed on a non-notified basis because:

- The adverse effects on the environment of the activity for which consent is sought will be no more than minor.
- There is estimated to be sufficient water availability in the aquifer. It is considered unlikely that there would be any significant change in groundwater levels as a result of the proposals.
- There are no persons considered adversely affected by the granting of this consent.
- Further information as requested was provided by the set deadline, and a report was not commissioned.
- No special circumstances or affected customary rights holders exist in relation to the application.
- The applicant has not requested public notification and no National Environmental Standard or rule in the Regional Plan requires public or limited notification.

Andy Samaratunga

A. B. Samaratunga

**Consents and Compliance Adviser
Natural Resources and Specialist Input, Resource Consents**

Date:

03/10/2014

3.8 Notification determination

Acting under delegated authority, and for the reasons set out in the above assessment, the applications listed in Table 1 shall be processed on a non-notified basis.

Greg Murphy



**Team Leader: Water Allocation
Natural Resources and Specialist Input, Resource Consents**

Date:

3/10/14

5.0 STATUTORY CONDITIONS

5.1 Assessment of effects on the environment: Section 104(1)(a)

As above, it is concluded the actual and potential adverse effects of the proposed activities will be no more than minor. In particular, the efficient taking and use of water can be undertaken while avoiding and mitigating adverse effects on the environment and maintaining the life-supporting capacity of freshwater resources.

In accordance with Section 104, when considering an application for resource consent it is also appropriate to consider beneficial or positive environmental effects of the proposed activities. The following positive environmental effects have been identified:

- Granting of these consents has the positive effect on providing for increased market gardening, orchards, glasshouse and nurseries to supply New Zealand and export markets with fresh fruit and vegetables.
- Provide local employment.

It is considered that any actual or potential adverse effects of the proposed activities on the environment will be no more than minor, subject to adherence with the recommended conditions of consent.

5.2 Statutory considerations: Section 104(1)(b)

Regulations

The Resource Management (Measurement and Reporting of Water Takes) Regulations 2010 apply to fresh water takes of rates greater than 5 litres/second (432m³/hr). The regulations require that a permit holder must keep continuous records that provide a measurement of the water taken under a water permit, including water taken in excess of what the permit allows. These records are to comprise measurements (in cubic metres) of the volume of water taken each day, and must be in a format the Council considers suitable for auditing.

The regulations also specify the required accuracy of any metering device (to within ±5% of the actual volume taken), and that the permit holder must provide records and evidence to the council.

These regulations are not relevant to these applications as there are no applications where the maximum take proposed by the application involves fresh water being taken for consumptive use at a rate of more than 432m³/hr.

National Environmental Standard

The 2010 National Environmental Standard on Ecological Flows and Water Levels, includes interim limits that will apply to all water bodies that are not covered by environmental flows and water levels established through a regional plan process.

It is considered that this NES is not relevant for the applications in this report. There has been a sustainable availability set for this aquifer in the ACRP:ALW using extensive studies and review as outlined in section 2.4.

National Policy Statement: *Freshwater Management 2011*

The proposed activity is consistent with the objectives and policies of the NPSFM as they enable water to be used without significant adverse effects on the environment.

New Zealand Coastal Policy Statement 2010

The ACRP:ALW contains objectives, policies and rules which give effect to the NZCPS and these are discussed below. It is considered that the proposed activities are consistent with the NZCPS.

Auckland Council Regional Policy Statement

Chapter 9 of the ACRPS sets out the objectives and policies related to water conservation and allocation. Issue 9.2.3 states demand for groundwater equals or exceeds availability in parts of the Auckland Region. Issue 9.2.4 states competition for water between abstractive users has to be resolved where demand for water exceeds the quantity that the water body can sustain. Objectives to address these issues are to maintain water levels and flows sufficient to protect natural character, cultural, amenity and intrinsic values, and aquatic habitats and ecosystems of streams, rivers, lakes and wetlands. And to maintain water levels and flows of aquifers in the long term so as to retain adequate spring flow, prevent seawater intrusion at the coast. Objectives also are to manage the use of water so as to enable people and communities to provide for their present and future social, economic and cultural wellbeing, and for their health and safety. Section 9.4.7 sets out the policies for water allocation and use, and these include:

- the promotion of water conservation and reuse;
- providing for the relationship of tangata whenua and their culture and traditions with their ancestral water, waahi tapu and other taonga; and
- providing for the taking and use of water whilst avoiding actual or potential adverse effects on the environment, including effects on other authorised

water users, the water body; and encouraging multiple use of streams, rivers, lakes and aquifers.

The ACRP:ALW contains objectives, policies and rules which give effect to the ACRPS and these are discussed below. Overall, the proposed activity is considered to be consistent with the provisions of ACRPS.

Auckland Council Regional Plan (Air, Land & Water)

The objectives and policies of the ACRP:ALW with particular relevance to management of fresh water are set out in Chapter 6 - Water Allocation (6.3.1, 6.3.3, 6.4.1, 6.4.2, 6.4.5, 6.4.6, 6.4.7, 6.4.13, 6.4.14, 6.4.29, 6.4.35).

The proposed activities are considered acceptable in terms of natural values, use and development, and matters of significance to tangata whenua because adverse effects of the activities on the natural environment are proposed to be avoided and/or adequately mitigated.

There is sufficient groundwater available to allow the abstractions and to ensure the maintenance of groundwater availability for other users.

No adverse effects on surface water are anticipated and the life supporting capacity of streams fed by spring flow will be safeguarded with baseflows in springs and streams maintained. There are no anticipated effects of aquifer consolidation or subsidence.

Any adverse effects on other bore users are expected to be less than minor as demonstrated in section 4.5 above.

The quantities of water requested are consistent with the requirements of the application proposals, and the bores are pre-existing and can yield the quantities sought. As no significant adverse effects are anticipated there is no need to consider alternative water sources.

The proposed duration of consent, requirement for review dates are discussed below.

It is concluded that the proposed activities are consistent with the ACRP:ALW. In particular, the effects of the proposed activities will not have more than minor adverse effects subject to compliance with the recommended conditions of consent. Abstraction will not exceed water availability.

Proposed Auckland Unitary Plan weighting of objectives and policies

For these resource consent applications the relevant provisions of both an operative plan and any proposed plan must be considered. The relevant objectives and policies of the Auckland Council Operative Plan (ACRP:ALW) are as noted above.

For the taking and use of groundwater, the relevant objectives and policies of the Proposed Auckland Unitary Plan (PAUP) are contained in Part 2, Chapter C, Sub section 5.15.2 – Water quantity, allocation and use, Policies 1 to 3, and 5 to 12; Part 2 Chapter E Sub section 7.1 - Overlay objectives and policies High Use Aquifer Management Areas, and Part 5 Appendix 5.5 Table 1 Aquifer water availabilities and levels. The relevant regional rules are contained in Part 3 Chapter H: Natural Resources sub section 4.17- Taking, using, damming and diversion of water and drilling. In summary, the intent of the policies of the PAUP is quite similar to those of the ACRP: ALW other than policies 3, 5(a) and 11 relating to proposed aquifer availability guidelines.

Weighting only becomes relevant in the event different outcomes arise from assessments of objectives and policies under both the operative and proposed plans. Outcomes under both plans are similar because they are discretionary activities under both plans with no changes in the management areas status or availabilities accordingly, no weighting assessment is required.

Overall, a greater weight to the operative plan provisions has been applied in this assessment.

In summary, all the relevant objectives and policies have been considered and the proposed activity is consistent with them.

5.3 Other relevant matters: Section 104(1)(c)

The applications above represent renewals of the water rights issued to existing operations to where the applicants have made considerable investment. Subject to section 104 (2A) of RMA it is considered that their investment represents significant value to both the applicants and to the wider region in terms of both social and economic benefit.

The AC cultural heritage inventory search has shown that there are no known sites of cultural or historic importance which are to be adversely impacted upon by the issuing of this consent.

There are no further matters considered relevant and reasonably necessary to determine the application.

5.4 Other relevant matters: Section 104(2A)

Section 104(2A) of the RMA states that when considering an application affected by section 124 (exercise of an existing resource consent while applying for a new consent), the consent authority must have regard to the value of the investment of the existing consent holder. The consent holders/applicants have made considerable investment in the purchase of land, and development of infrastructure, including bore construction, maintenance and operation. Accordingly, it is concluded that granting consent to the proposals, subject to the recommended conditions of consent, will continue to make efficient use of this valuable investment/infrastructure.

5.5 Other relevant matters: Section 124B(4)

Section 124B(4) states when considering an application affected by Section 124 the consent authority must apply the following criteria in determining an application:

- (a) the efficiency of the person's use of the resource; and
- (b) the use of industry good practice by the person; and
- (c) if the person has been served with an enforcement order ...

The efficiency of the use of the water resource and the use of industry good practice has been addressed in the consideration of the effects on the environment and statutory plan assessment above, and subsequent proposed allocation of the water resource. It is considered all of the proposed activities are generally consistent with these principles. While in this circumstance overall demand is significantly less than the available supply, it is important to consider efficient use/industry good practice to preserve availability for future allocation.

None of the consent holders/applicants have been served with Enforcement Orders therefore no further assessment/consideration is required in this regard.

5.6 Consideration of part 2 matters

As the adverse effects of the proposed activity on the environment can be satisfactorily avoided, remedied or mitigated, and as the proposal is consistent with and not contrary to the statutory direction, it is concluded the proposal meets the purpose and principles of the RMA and is a sustainable 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 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.

Having considered the Matters of national importance, Other matters, and the requirement to take into account the principles of the Treaty of Waitangi, it is concluded that the proposal will not adversely affect any of those matters.

5.7 Duration of consents: Section 123

Policy 6.4.13 of the ACRP: ALW provides for the setting of concurrent duration and review dates of consents within a catchment or aquifer to allow management of

groundwater in an integrated manner. Most consents to take from the Pukekohe Franklin Kaawa aquifer expired in December 2012 and will likely be replaced with a term of 15 years to expire in 2027.

The applicants did not did not apply for a specific duration of consent. A term of 15 years is considered an appropriate balance between the likelihood of change in the activity, water requirements over the term of consent, the need to provide security of tenure to reflect investment in infrastructure, and other potential demands for the water resource. It is considered appropriate to set a term of 15 years so that the expiry date will be consistent with the future expiry date of other consents in the same zone(s) of the aquifer.

It is recommended that the take consent will therefore expire on 31 May 2027 with provision to review the conditions in June 2017 and at not less than five yearly intervals thereafter. This recommendation is made in accordance with policy 6.4.13 of the ACRP: ALW which provides for the setting of concurrent duration and review dates of consents within a catchment or aquifer, to allow management of groundwater in an integrated manner.

The review condition allows the Council to take into account a range of information, including water availability, alternative water sources; actual and potential water use; groundwater levels; and groundwater quality in determining whether or not the conditions of consent should be changed.

5.8 Lapsing of Consent

Section 125 of the RMA provides that if a resource consent which is not given effect to within five years of the date of commencement (or any other time specified) it automatically lapses unless the consent authority has granted an extension. It is considered five years is an appropriate period for the consent holder to implement the consents, noting the applications have been made in accordance with Section 124 enabling the activities to be continued whilst new consent is sought.

6.0 RECOMMENDATION

6.1 Adequacy of information:

The above assessment is based on the information submitted as part of the application. It is considered that the information submitted is sufficiently comprehensive to enable the consideration of the above matters on an informed basis:

- a. The level of information provides a reasonable understanding of the nature and scope of the proposed activity as it relates to the relevant district and/or regional plan.
- b. The extent and scale of any adverse effects on the environment are able to be

assessed.

- c. Persons who may be adversely affected are able to be identified.

6.2 Recommendation

It is recommended that pursuant to Sections 104, 104B and 108 of the RMA, the consents listed in Table 1 be granted to the discretionary activity applications to take and use of groundwater from Pukekohe Franklin Kaawa Aquifer bores subject to the daily and annual allocations in Table 13 above and the conditions of the appended consent documents.

The reasons for this decision are as follows:

1. The proposals will be consistent with Part 2 of the Resource Management Act 1991 by promoting the sustainable management of natural and physical resources. Overall it is considered that the cumulative safeguards of section 5(2)(a) to (c) have been met and the proposal thereby meets the purpose of the RMA.
2. The proposals are considered to be consistent with the relevant provisions of the NES, Regulations, NPS, ACRP: ALW, PAUP, in particular, the integrated management of the Region's natural and physical resources.
3. It is considered that the overall adverse effects on the environment are no more than minor. Subject to the imposition of conditions, the effects can be further avoided, remedied or mitigated.
4. The applications merit the granting of resource consent pursuant to sections 104, 104B, and 108 of the Resource Management Act 1991.

6.3 Conditions

Consents shall be subject to the conditions stated on the consent documents appended to this report.

Report by:

Andy Samaratunga

A.B. Samaratunga

**Consents and Compliance Advisor
Natural Resources and Specialist Input, Resource Consents**

Date:

03/10/2014

23 May 2002

The Tractor Centre Limited
PO Box 223
Pukekohe 1730

Attention: Geoff Shuker

Dear Sir

RESOURCE CONSENT - DECISION ON APPLICATION

Application Details:

Application Number	26269
Applicant	The Tractor Centre Limited
Activity Type	Stormwater Discharge
Location	9 Heights Road, Paerata, Franklin District

The Auckland Regional Council has assessed and resolved to **grant** the above Resource Consent application. A report detailing the decision is enclosed. Included with the report are the Resource Consent permits, which contain the conditions that must be met when undertaking the activities.

For information about your right to object or appeal this decision, please refer to the 'Objections and Appeals' information sheet enclosed. Also enclosed is a booklet entitled 'Now That You Have Your Resource Consent', which provides important information relating to the on-going exercise of your Resource Consent. Please take time to read this material.

The above Resource Consent will commence on 24-May-2002, in accordance with Section 116 of the Resource Management Act (1991).

If you have any queries regarding the decision on the consent application, please contact Robert Dethridge on 366 2000 ext. 8466, and quote the application number.

Yours faithfully



Michael Lindgreen
Consents Services

Encl. 'Now That You Have Your Resource Consent'

cc: Airey Consultants Limited
PO Box 177
Pukekohe
Att: Mike Williams

Franklin District Council



Vodafone House, 21 Pitt Street
Private Bag 92 012, Auckland
New Zealand
DX CP 28 008 Pitt St
Telephone +64 9 379 4420
Facsimile +64 9 366 2155
www.arc.govt.nz

File Ref 15873





Objection and Appeal Information Sheet

RIGHT OF OBJECTION (Applicant only)

Unless a Resource Consent application has been declined by a meeting of the Environmental Management Committee of the Auckland Regional Council, the Applicant has the right to object to the Council in respect of the decision on an application if:

- a) the application was not notified; or
- b) the application was notified, but any submissions received have subsequently been withdrawn.

The reason(s) for the objection under Section 357 of the Resource Management Act 1991 must be set out in writing and received by the Manager, Consent Services, Auckland Regional Council within 15 working days of you receiving this letter.

The Council will consider the objection, and if a resolution cannot be reached, a hearing on the objection will be held. If a hearing is necessary you (the Applicant) will be contacted regarding the arrangements for this. If you are dissatisfied with the decision on your objection, you can appeal to the Environment Court under Section 358 of the Resource Management Act 1991, as outlined below.

RIGHT OF APPEAL

The Applicant and/or Submitters may appeal the Council decision under Sections 120 and 358 of the Resource Management Act 1991, as outlined below.

LODGING AN APPEAL

If you decide to lodge an appeal with the Environment Court under sections 120 or 358 of the Resource Management Act you must do so:

- within 15 working days of receiving the Auckland Regional Council's decision ; or
- within 15 working days of receiving the Council's decision on a Section 357 objection (Applicant only).

All appeals should be lodged with the Registrar of the Environment Court, Tribunals Division, PO Box 5027, Lambton Quay, Wellington, together with a filing fee of \$55.00. The format of your appeal must follow that prescribed by Regulation 10 (Form 7) of the Resource Management Act (Forms) Regulations 1991. A copy of the format can be obtained by calling Enviroline on (09) 366 2070 or 0800 80 60 40 if calling from outside the Auckland area.

AUCKLAND REGIONAL COUNCIL

SUBJECT: Application Number 26269 by The Tractor Centre for consent to divert and discharge stormwater at 9 Heights Road, Paerata

FROM: Stormwater Engineer
Stormwater / Sediment Management

FILE: 15873

TO: Acting Manager
Land & Water Quality

DATE: 17 May 2002

(This report is confidential until it has been considered and is not to be construed as Council policy until adopted).

1. APPLICATION

- 1.1 APPLICANT:** The Tractor Centre
- 1.2 LOCATION:** 9 Heights Road, Paerata
Approximate Map Reference NZMS 260 R12 789 456
- 1.3 PROPOSAL:** A stormwater consent is sought to divert and discharge stormwater from a tractor retail and maintenance centre.

2. NOTIFICATION

A resource consent is required for the proposed diversion and discharge of stormwater in accordance with Sections 14 and 15 of the Resource Management Act 1991 (RMA), and in accordance with the provisions of the Proposed Auckland Regional Plan: Air, Land and Water (notified October 2001) (PARP: ALW).

The application was processed without notification in accordance with Section 94(3) of the RMA. The adverse effects are considered to be minor, and written approval has been obtained from every person who, in the opinion of the consent authority, may be adversely affected by the granting of this resource consent.

3. CONSULTATION

Parties with whom consultation has been undertaken include:

- Huakina Development Trust
- M & I Cox
- G Farrell
- J Hall & T Smith
- I Farrell
- BL Schlaepfer

Written responses from all of the above indicate that they have no objection to the application.

4. PROPOSAL

4.1 BACKGROUND

The applicant, operates a tractor and farm machinery sales and service centre on Stadium Drive, Pukekohe. The present site is now too small and the applicant proposes to move to this larger site at the corner of Heights Road and State Highway 22, Paerata. The site was previously a meat processing plant, but has lain idle for some years. There are existing buildings and sealed areas.

4.2 CATCHMENT AND RECEIVING ENVIRONMENT DETAILS

The 1.62ha is on the corner of SH22 and Heights Road just south of Paerata. and contains the existing meat processing building and associated hard stand areas. An ephemeral watercourse with a catchment of 6ha is piped through most of the site and connects to a culvert under the adjacent SH22 where it discharges directly to the Whangapouri Stream. Stormwater from the existing building is discharged into this pipe.

The Whangapouri at this point has an upstream catchment of approximately 10km² which includes the north and north eastern area of urban Pukekohe. The northern extent of Pukekohe is approximately 1km upstream. Downstream of the discharge point the Whangapouri flows to the west of Paerata through rural land for another 12km before joining a tidal inlet of the Manukau Harbour.

4.3 WORKS PROPOSAL

The applicant is proposing to modify the existing building and increase the hardstanding areas. Stormwater from the existing impervious areas are directly connected to the existing 600mm pipe through the site. To make the rear of the site more accessible, the remaining 25 metres of open watercourse will be piped and an ARC consent has recently been granted for this. Maintenance and cleaning activities will be conducted within the building or under covered areas. Any washdown water will be contained and passed through an oil and grit separator before being discharge to the public sewer.

Stormwater from the proposed new sealed areas will be discharged to infiltration/soakage pits which have been designed to meet ARC TP10 requirements. Excess flows will be bypassed to the existing stormwater pipeline.

Extensive landscaping is also proposed for the site.

4.4 OTHER RESOURCE CONSENTS REQUIRED

A consent has recently been granted by ARC for the piping of the remaining 25metres of open watercourse as discussed above.

No other consent requirements have been identified.

5. EVALUATION

5.1 STATUTORY

This section of the report outlines the statutory framework that the resource consent application is evaluated against, with particular reference to the RMA, the Auckland Regional Policy Statement (August 1999) (ARPS), Transitional Regional Plan (TRP), and the Proposed Auckland Regional Plan: Air, Land & Water (PARP: ALW).

5.1.1 Resource Management Act 1991

The matters to which the Auckland Regional Council (ARC) as the consent authority must have regard to when considering applications for resource consents are set out in Section 104 of the RMA.

5.1.1.1 Section 104 Matters to be Considered

In summary, subject to Part II the following matters in Section 104(1) of the RMA are relevant to consideration of the application:

- a) Any actual and potential effects on the environment of allowing the activity.
- c) Any relevant national policy statement, New Zealand Coastal Policy Statement, Regional Policy Statement, and proposed regional policy statement.
- d) Any relevant objectives, policies, rules, or other provisions of a plan or proposed plan.
- e) Any other matters the consent authority considers relevant and reasonably necessary to determine the application.

Furthermore, in relation to discharge permits, Section 104(3) requires that the consent authority shall, in having regard to the actual and potential effects on the environment of allowing the activity, have regard to:

- a) The nature of the discharge and the sensitivity of the proposed receiving environment to adverse effects and applicant's reasons for making the proposed choice.
- b) Any possible alternative methods of discharge, including into any other receiving environment.

Due consideration has been given to Section 104 of the RMA and the sensitivity of the receiving environment with respect to the discharge of stormwater from this site. The actual and potential effects have been discussed in the sections below along with measures being taken to avoid, remedy or mitigate these effects.

5.1.1.2 Section 105 Decisions on Applications

Section 105(1)(a) of the RMA states that after considering a resource consent application for a controlled activity, the ARC shall grant the consent, but may impose conditions under Section 108 of the RMA in respect of those matters over which it has reserved control.

Section 105(1)(b) of the RMA states that after considering a resource consent application for a discretionary activity, the ARC may either grant or refuse the consent, and if the consent is granted, may impose conditions under Section 108 of the RMA.

5.1.1.3 Purpose and Principles

It is considered that the proposal is consistent with the purpose and principles of promoting sustainable management as prescribed in Part II of the RMA, in that measures have been taken to reduce the potential effects on the environment of stormwater discharge from this .

The proposal also meets sub-sections 5(2)(a), (b) and (c) of the RMA which relate to the sustainable management of natural and physical resources. Similarly, it is considered that the proposal would not contravene any of the matters of national importance (Section 6), and “other matters” (Section 7), including taking into account the principles of the Treaty of Waitangi (Section 8).

In relation to Section 6(e), 7(a) and 8 of the RMA consultation was undertaken with .

5.1.2 **Auckland Regional Policy Statement**

The ARPS sets out the significant resource management issues of the region, and contains objectives, policies and methods to achieve integrated management of the Region’s natural and physical resources.

Pursuant to Section 104(1)(c) of the RMA, regard must be given to the ARPS. The sections of the ARPS that are particularly relevant to this proposal are as follows:

Chapter 8 - Water Quality

Policy 8.4.4.1 of the ARPS requires that land-use intensification in urban areas shall only occur where adequate provision is made for the control of stormwater discharges.

In addition, Policy 8.4.7 of the ARPS requires that:

“All new developments discharging stormwater, whether allowed as a permitted activity or by a resource consent, shall adopt appropriate methods to avoid or mitigate the adverse effects of urban stormwater runoff on the aquatic receiving environments”.

This policy is given effect through Methods 8.4.8. The proposed system is in line with the methods stated in Method 8.4.8 of the ARPS including adoption of ‘best practicable option’ (BPO). It is recognised that BPO means the best method of preventing or minimising effects on the environment, having regard to the sensitivity of the specific receiving environment, financial implications and current technical knowledge.

Chapter 11 Natural Hazards

Policy 11.4.1 of the ARPS requires that:

“Development shall not be permitted if it is likely to accelerate, worsen or result in inundation of other property, unless it can be demonstrated that the adverse effects can be avoided or mitigated”.

It is considered that the proposed stormwater discharge from the site is not inconsistent with this policy.

Accordingly, it is considered that the proposal is in accordance with the policies and methods of the ARPS.

5.1.3 Transitional Regional Plan

The Transitional Regional Plan (TRP) is almost exclusively constituted of general authorisations enacted under the Water and Soil Conservation Act and which have the effect of permitted activities under the RMA. There are no objectives and policies contained in the Transitional Regional Plan.

The TRP contains permitted activities relating to the discharge and diversion of stormwater. The proposed activity however, does not meet the permitted activity criteria and consequently requires a consent under section 15 of the RMA.

5.1.4 Proposed Auckland Regional Plan: Air, Land and Water

The PARP: ALW was notified for submissions on 23 October 2001. The PARP: ALW contains objectives, policies, rules and other provisions relating to the diversion and discharge of stormwater.

The relevant provisions from the PRP: ALW are addressed in the following section.

Chapter 5 – Discharges to Land or Water

Chapter 5 of the PARP: ALW contains provisions relating to land management and water quality. It specifically addresses the discharge of contaminants, including the discharge of stormwater, into water, or onto or into land.

Objective 5.3.1 of the PARP: ALW seeks “*to protect the quality of land and water in the Auckland Region by:*

- (a) *Maintaining areas of high environmental quality;*
- (b) *Minimising adverse effects on degraded natural and physical resources where these cannot be avoided;*
- (c) *Enhancing degraded areas where practicable, by avoiding or minimising:*
 - iii *contaminant levels in stormwater runoff, including from an industrial or trade process; ...”*

Policy 5.4.6 states that when processing consent applications for private stormwater discharges the ARC will have regard to:

- (a) *Relevant stormwater matters listed in Policies 5.4.9 and 5.4.10*
- (b) *The overall effects of stormwater discharges and diversions from the site, and in particular, the extent to which stormwater quality treatment and quantity control are or will be provided for existing and proposed land uses ...”*

In relation to (a) above, Policies 5.4.9 and 5.4.10 outline the matters that the ARC will have regard to and include:

- The incorporation of low-impact design;
- The identification of the best practicable option;
- Protecting people and communities from flooding hazards;
- Minimising hydrological changes, including base flows in rivers, lakes and aquifer levels;
- Maintaining or enhancing existing natural and amenity values in the catchment; and,
- Methods to minimise erosion and sedimentation, provide for fish passage and reduces the area or distribution of impervious surfaces.

It is considered that the incorporation of the above matters and the inclusion of appropriate conditions on the consent will ensure that the proposed diversion and discharge of stormwater from the site is not inconsistent with the above objective, policies and rules of Chapter 5 of the PARP: ALW.

5.2 ASSESSMENT OF EFFECTS

The existing piped stormwater system has been in place for nearly 20 years. The site has been used for the purpose of meat and food processing in that time. The applicant is proposing a net increase in impervious area of approximately 2000m². This increase in area is mostly to provide for static display areas and increased manouverability of machinery.

This stormwater will be diverted to one of two proposed infiltration devices. The design methodology meets ARC TP 10 design guidelines for stormwater quality treatment devices and achieves a treatment efficiency of 75%. The applicant is providing a combined volume of 98m³ for infiltration which has been based on a tested infiltration rate of 160mm / hour.

There are no flooding issues downstream of this site. Erosion will not be exacerbated as runoff from most storm events will go to infiltration, and the existing discharge point is into the main Whangapouri Stream channel.

It is also recognised that the ARC is currently working in consultation with Territorial Local Authorities and Local Network Operators on the Regional Discharges Project (RDP), which has been developed to provide a framework for the re-authorisation of existing authorities for stormwater discharges that expired 1 October 2001. The RDP aims to promote and implement the concept of integrated assessment and management of catchment stormwater and wastewater overflow discharges. It aims to assess all stormwater and wastewater discharges within a catchment and seeks to develop a management framework for discharges that will achieve identified catchment objectives.

It is intended that basic performance standards be imposed on stormwater and wastewater discharges to the urban streams and the coastal marine area, in accordance with policy provisions in the PARP: ALW and the PRPC. These standards may be required as consent conditions and will be considered through future reviews of the consent. Region wide monitoring and the potential use of a hydrodynamic harbour model are also being considered as part of the RDP to achieve the necessary integrated management.

To ensure that this consent does not compromise and is consistent with the overall RDP, a review condition has been recommended that will allow for the outcomes of the RDP to be incorporated as necessary into this specific proposal.

6. CONCLUSION

Having assessed the proposal in terms of the relevant matters detailed in Section 104 of the RMA, it is considered that the will employ the best practicable option to . It is considered that subject to the imposition of the recommended conditions of consent, any adverse effects of the proposed activity on the environment will be minor, or will be adequately remedied or mitigated. Furthermore, it is considered that the effects are

not contrary to the objectives and policies of the ARPS, PARP:ALW, TRP or the RMA.

7. RECOMMENDATIONS

It is recommended that:

- (a) Consent be granted subject to the conditions stated in the consent document appended to this report.
- (b) The consent expire on 31 December 2036.

A handwritten signature in black ink, appearing to read 'R. Dethridge', with a long horizontal flourish extending to the right.

Robert Dethridge
Stormwater Engineer
Land & Water Quality

PERMIT NO: 26269

AUCKLAND REGIONAL COUNCIL

RESOURCE CONSENT

Granted pursuant to the Resource Management Act 1991

PERMIT NO. 26269

CONSENT HOLDER: The Tractor Centre

FILE REFERENCE: 15873

CONDITIONS OF CONSENT

Duration of Consent: This consent shall expire on 31 December 2036 unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the Resource Management Act 1991.

Purpose of Consent: To authorise the diversion and discharge of stormwater in accordance with Sections 14 and 15 of the Resource Management Act 1991 from a tractor and farm machinery retail and maintenance centre, into the Whangapouri Stream.

Site Location: 9 Heights Road, Paerata
Approximate Map Reference NZMS 260 R12 789 456

Legal Description of Land: Lot 1 DP 73272

Discharge Location: Approximate Map Reference NZMS 260 790 456

Territorial Authority: Franklin District Council

DEFINITIONS:

ARC: means the Auckland Regional Council

Manager: means the Manager, Land & Water Quality Section, ARC, or nominated ARC staff acting on the Manager's behalf.

TP10: means ARC Technical Publication No. 10, *Stormwater Treatment Devices Design Guideline Manual*, October 1992.

TP108: means ARC Technical Publication No. 108, *Guidelines for Stormwater Runoff Modelling in the Auckland Region*, April 1999.

Stabilised: means an area inherently resistant to erosion such as rock (excluding Sedimentary Rocks), or rendered resistant by the application of aggregate, geotextile, vegetation or mulch. Where vegetation is to be used on a surface that is not otherwise resistant to erosion, the surface is considered stabilised once an 80% vegetation cover has been established.

GENERAL CONDITION:

1. That the consent holder shall permit the servants or agents of ARC to have access to relevant parts of the property at all reasonable times for the purpose of carrying out inspections, surveys, investigations, tests, measurements and/or to take samples.

SPECIFIC CONDITIONS:

2. That the consent holder shall construct the stormwater management system as shown on the Airey Consultants Ltd drawing number AP9862 sheet 1 rev E, and the hydraulic calculations, received by ARC on 21/3/02 and 17/4/02). Any amendments that may affect the capacity or performance of the stormwater management system shall be approved by the Manager in writing, prior to construction.
3. That the consent holder shall ensure that only crushed scoria rock shall be used to fill the infiltration devices, and that this shall be certified by the applicant or its representative on the As Built plans
4. That notwithstanding Condition 2, the consent holder shall ensure that the outfall is maintained so as to minimise erosion, risk of obstruction of the waterway and hazards to safety.
5. That the consent holder or their agent shall arrange and conduct a pre-construction site meeting between ARC and all relevant parties, including the site stormwater engineer, with regard to the stormwater management system, prior to any infrastructure works commencing on the site. Any resulting amendments to the stormwater management system may be reviewed by ARC at the time and shall be approved in accordance with Condition 2 above.
6. That the consent holder shall ensure that, for stormwater flows in excess of the capacity of the primary systems, secondary flow paths shall be provided and maintained to allow surplus stormwater from critical storms, up to the 1 % Annual Exceedance Probability event, to discharge with the minimum of nuisance and damage.
7. That the consent holder or their agent shall arrange and conduct a post construction site meeting within 30 days of completion of installation of the stormwater management system between ARC and all relevant parties, including the site stormwater engineer. As-Built Plans and the Operation and Maintenance Plan shall be available for this meeting, as specified in conditions 8 & 10 below

8. That the consent holder shall submit an Operation and Maintenance Plan for the stormwater management system to the Manager for written approval **within 30 days** of the completion of installation of the stormwater management system. The Operation and Maintenance Plan shall include, but not be limited to:
- i) / Infiltration device maintenance.
 - ii) / Post storm maintenance.
 - iii) / Frequency of regular maintenance / inspections.
 - iv) / General inspection checklists for all aspects of the stormwater management system.
 - v) / Details of the person or bodies whom will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process.

Any amendments to the Operation and Maintenance Plan shall be approved by the Manager in writing, prior to implementation.

9. That the consent holder shall ensure that the stormwater management system is managed in accordance with the Operation and Maintenance Plan which has been approved by the Manager and as specified in Condition
10. That the consent holder shall supply to the Manager **within 30 days** of work completion, As-Built plans of the stormwater management system. The As-Built plans shall also include but not be limited to:
- ~~i)~~ The surveyed location of the outlet structure, and the overland flowpaths, measured to the nearest metre with co-ordinates expressed in terms of the New Zealand Map Grid.
 - ~~ii)~~ Dimensions of the flowpaths including cross sections and long sections.
 - ~~iii)~~ Elevations of all outflow structures.
 - vi) The surveyed locations of all infiltration devices measured to the nearest metre with co-ordinates expressed in terms of the New Zealand Map Grid.
 - vii) / Construction details of the infiltration devices including dimensions and volume and certification of the media used to fill the devices.
 - iv) Documentation of any discrepancies between the design plans and the As Built plans.

REVIEW CONDITION:

11. That the conditions of this consent may be reviewed by the ARC pursuant to Section 128 of the Resource Management Act 1991, by the giving of notice pursuant to Section 129 of the Act, in:

- June 2004
- June 2005
- June 2006
- June 2007
- June 2008

and at five yearly intervals thereafter.

The purposes of the review shall be to enable the ARC to:

- i. Insert conditions, or modify existing conditions, requiring the consent holder to adhere with any network system performance measures contained in any regional plan for the Auckland Regional; and/or
- ii. Insert conditions, or modify existing conditions, requiring the consent holder to characterise the nature of any discharges authorised by this consent on the local receiving environment and to report the results of that monitoring to the ARC; and/or
- iii. Insert conditions, or modify existing conditions, required the consent holder to monitor the effects of any discharges authorised by this consent on the local receiving environment and to report the result of that monitoring to the ARC;
- iv. Insert conditions, or modify existing conditions, requiring the consent holder to remedy or mitigate any adverse effects on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage; and/or
- v. Insert conditions, or modify existing conditions, requiring the Consent Holder to adopt the best practicable option to remedy, mitigate or minimise any adverse effects on the environment resulting from the discharges authorised by this consent.

ADVICE NOTES:

1. The consent holder is advised that they will be required to pay to ARC any administrative charge fixed in accordance with Section 36(1) of the Resource Management Act 1991, or any additional charge required pursuant to Section 36(3) of the Resource Management Act 1991 in respect of this consent.
2. The consent holder is advised that the date of the commencement of this consent will be as determined by Section 116 of the Resource Management Act 1991, unless a later date is stated as a condition of consent. The provisions of Section 116 of the Resource Management Act 1991 are summarised in the covering letter issued with this consent.
3. The intent of clause (ii) of specific condition 11 is to characterise discharges that may affect degraded area. It is not intended through this clause that ARC will impose a long-term, regular frequency, discharges monitoring programme. The clause is designed to potentially require characterisation of discharge as a one-off exercise as opposed to regular monitoring.

4. The intent of clause (iii) of specific condition 11 is to monitor the effects of the discharge on the local receiving environment. It is not expected that the consent holder will undertake widespread State of Environment monitoring. Through this clause ARC is primarily interested in effects on the Primary Deposition Area or Settling Zone in the coastal marine area, or the reach of stream immediately downstream of the discharge in freshwater.
5. In accordance with the Proposed Auckland Regional Plan: Air, Land & Water (notified October 2001), an Industrial or Trade Process Discharge Permit may be required for each specific site should the land use activities at the site change to a high risk activity in accordance with Schedule 3 of the Proposed Auckland Regional Plan: Air, Land & Water.
6. A "site" comprises the parcels of land or lots occupied by a single industry or trade process.
7. The consent holder is referred to Section 124 of the Resource Management Act 1991, which provides for the exercising of a consent while applying for a new consent for the same activity.
8. The consent holder is advised that, pursuant to Section 125 of the Resource Management Act 1991, this resource consent lapses on the expiry of two years after the date of commencement of this consent unless the consent is given effect to or other criteria contained within Section 125 are met.
9. The consent holder is advised that, pursuant to Section 126 of the Resource Management Act 1991, if this resource consent has been exercised, but is not subsequently exercised for a continuous period of two years, the consent may be cancelled by the ARC unless other criteria contained within Section 126 are met.
10. Form oils (separation agents) should be applied to construction shutters in an area removed from the watercourse such that any excess oil or spillage cannot be washed to the receiving environment.
11. When using concrete retarders, hardeners or accelerators near watercourses care is required to ensure only the minimum amount of chemical is used to achieve the result required and excess chemical is not flushed to the receiving environment.
12. Prior to earthworks commencing the consent holder is advised to become familiar with the Permitted Activity category requirements of the Auckland Regional Plan: Sediment Control (dated November 2001) and take particular note of the following:

Sediment originating from the site of a land disturbance activity shall be managed in such a way to ensure that after reasonable mixing it does not give rise to any of the following effects to the receiving waters:

- *the production of any conspicuous scums, foams or floatable suspended materials,*
- *any conspicuous change in the colour or visual clarity,*

- any emission of objectionable odour,
- the rendering of freshwater unsuitable for consumption by farm animals,
- any significant adverse effect on aquatic life.

Examples of methods to control the discharge of sediment are outlined in the Technical Publication No.90 "Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region, March 1999" available from the ARC.

13. Pursuant to Section 136 and 137 of the Resource Management Act 1991, the consent holder may transfer the consent to another party by notifying ARC in writing of their intention to do so.

Unless the consent has lapsed, been surrendered or cancelled, or transferred to another party, the consent holder is responsible for compliance with all conditions of the consent for the duration of the consent.

This consent has been granted by the Auckland Regional Council pursuant to the Resource Management Act 1991.

Graeme Ridley
Acting Manager
Land & Water Quality
Auckland Regional Council

Date: 23/05/02



Per: Robert Dethridge
Stormwater Engineer
Land & Water Quality



DECISION ON APPLICATION FOR RESOURCE CONSENT

Application No(s):

File No (s):

Project:

Applicant:

Doc Reference Number:

This application is: **GRANTED** with attached conditions
(Or **RECOMMEND** if RCA) **DECLINED**
(to be signed by the Director)

Processing Officer: Date:

Team Leader: (if required) Date:

Manager: Date:

LAST DATE FOR NOTICE OF DECISION TO BE SERVED: *
(database timeframe)

Were any timeframes missed? **YES** **NO**

Reason(s)

DECISION NOTIFICATION CHECKLIST:
(Note: The following tasks will need to be completed in order for decision notification to take place)

- Database stages completed up to RC Decision / Notification
- Contact details checked (if they need changing either note it down on this form or email Consent Services)
- Resource Use details completed and checked against permit
- Time Limits Screen Printed and attached to form

DECISION NOTIFICATION METHOD:
Indicate by what method you wish the decision to be served:
(Note: The method chosen does not effect time frames for decision notification just when the applicant receives it)

- Post only
- Courier to applicant & post others
- Hand delivery (to be arranged by processing officer)
- Fax and Post *Faxed 23/5*
- Courier All

THE FILE SHOULD BE:

- Returned to the officer
- Sent to central filing

Once you have completed the tasks above and this form has been signed deliver this form, consent report, permit and file to Consent Services. If received by **2.00pm** the notice of decision will be served that day.

Decision on application for resource consent under the Resource Management Act 1991



Discretionary activity

Application number: R/LUC/2017/818
Applicant: GBAR Properties Limited
Site address: 9 & 33 Heights Road, Paerata
Legal description: Lot 1 DP 73273 & Lot 2 DP 109824
Proposal:

The proposal is to extend the existing agricultural machinery business onto 33 Heights Road with a shortfall of 31 car parking spaces. The proposal involves the construction of a storage shed that will be setback 8.5m from the boundary. The new shed requires 2840m³ of enabling earthworks.

The resource consents required are:

Land use consents (s9)

Auckland Council Unitary Plan (Operative in Part)

Rule E12.4 Activity Table Land Disturbance – District: Earthworks with a volume of 2840m³ exceeds the permitted area standard of 2500m³ by 340m³. The activity is a **Restricted Discretionary Activity** under Table E12.4.1 (A4).

Rule E27.4.1 Activity Table Transport – District:

- The plan requires that 1 car park per 50m² gross floor area (GFA) is provided. The proposed shed is 2362m² which would require 47 spaces. 16 car parking spaces have been provided.
- The plan requires that 1 bicycles space plus 1 space per 750m² of office space (short stat) and 1 per 300m² GFA of office (long stay is provided). No bicycle spaces are proposed

These activities are considered **Restricted Discretionary Activities** under Table E27.4.1 (A2).

Rule H18.4 Activity Table – Future Urban Zone: - A rural commercial activity is not listed in Activity Table H16.4. Therefore, pursuant to Rule C1.7 the activity shall be considered as a **Discretionary Activity**.

Rule H18.6.3 Minimum Yards Setback Requirement: The proposed shed is located 8.5m from the northern boundary and does not meet the minimum setback requirement of 10m. The activity is a **Restricted Discretionary Activity** under Rule C1.9.2.

Decision

I have read the application, supporting documents, and the report and recommendations on the consent application. I am satisfied that I have adequate information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on the application.

Under s88A I have considered the application on the basis of the activity status when lodged,

Acting under delegated authority and pursuant to Sections 104 and 104B of the RMA, the application is **GRANTED**.

1. Reasons

The reasons for this decision are:

1. In accordance with an assessment under s104(1)(a) of the RMA the actual and potential effects from the proposal will be acceptable as:
 - o The business has been expanded onto 33 Heights Road since 2006. Council's Senior Development Engineer has confirmed that the activity can be accommodated and serviced on the two sites and within the transport network.
 - o The activities occurring within the new shed results in a shortfall in car parking. However, as the shed is proposed to provide storage for items (associated with the lawfully established activity at 9 Heights Road), rather than increasing the intensity of the type of activities on 9 Heights Road that could increase traffic movements (such as the mechanical repair services); the shortfall is considered to have a less than minor effect, particularly given 16 additional car parks are being provided.
 - o The adverse effects associated with the proposed front yard infringement will be mitigated by the proposed earthworks and planting.
 - o The activity which has expanded onto 33 Heights Road is run in conjunction with the lawfully established activity on 9 Heights Road. The expansion will continue to be complimentary to the zone while being within the context of the existing business.
2. In terms of positive effects the proposal will allow for the improvement in operation of a rural industrial business that provides a service to the surrounding rural community.
3. In accordance with an assessment under s104(1)(b) of the RMA, the proposal is consistent with the relevant policy statements and plans or proposed plans, including the relevant objectives, policies and assessment criteria under the Future Urban Zone rules (H18) of the Auckland Council Unitary Plan (Operative in Part). In particular, the rural commercial activities and services that occur onsite provide support for the surrounding rural community. The business is appropriate in a rural environment and when the site changes to be an urban area it will continue to be appropriate for the zoning. Furthermore, the activity will not generate adverse effects that may compromise a range of future urban uses. It is also noted that the site has been operating for 15 years and the proposal does not involve the development of a greenfield site which the objectives and policies aim to avoid.

4. This proposal achieves the sustainable management purpose of the RMA under Part 2 as the development is a sustainable and functional use of the existing land resource and provides a rural service/ support industry for the local rural economy, whilst maintaining the amenity of the surrounding environment.

Overall, the proposal is considered to be an efficient use of Future Urban land to provide a valuable service for the surrounding rural communities and will do so in a way that will minimise potential adverse effects upon the surrounding rural environment and the amenities of neighbouring rural properties.

2. Conditions

Under section 108 of the RMA, this consent is subject to the following conditions:

General conditions

1. The agricultural machinery and service centre shall be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the council as consent number R/LUC/2017/818
 - Application Form, and Assessment of Environmental Effects prepared by Monique Kimber of Hodgson Planning Consultants Limited, dated 07 March 2017

Report title and reference	Author	Rev	Dated
Civil Engineering Report for G Bar Properties Limited	Dodd Consultants	Civil -	September 2016
Earthworks and Stormwater Planning Assessment Report for G Bar Properties Limited	Dodd Consultants	Civil 1	October 2016

Plan title and reference	Author	Rev	Dated
Overall Site Plan – A01	Totalspan	-	14/03/2017
Partial Site Plan – A02	Totalspan	-	14/03/2017
Elevations – A03	Totalspan	-	12/10/2016

2. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
 - a. The consent is given effect to; or
 - b. The council extends the period after which the consent lapses.
3. The consent holder shall pay the council an initial consent compliance monitoring charge of \$600 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to this consent/s.

Advice note:

The initial monitoring deposit is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc., all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, monitoring of conditions, in excess of those covered by the deposit, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge. Only after all conditions of the resource consent have been met, will the council issue a letter confirming compliance on request of the consent holder.

4. Mechanical and Engineering servicing shall not occur on 33 Heights Road.
5. The consent holder shall submit a detailed Landscape Planting and Maintenance Plan showing the sizes of the plants and a methodology to ensure the successful establishment of the planting. The Plan shall be in accordance with the landscaping shown on the 'Partial Site Plan' prepared by Totalspan and dated 14/03/2017. The Plan shall be submitted to Council's Team Leader Southern Monitoring Compliance.
6. Within three months of issuing consent, the consent holder shall undertake landscape planting in accordance with the Landscape Planting Plan required by Condition 5 of this consent.
7. The consent holder must maintain the landscaping required by Condition 6 of this consent, throughout the duration of this consent. Should any of the planting required by Condition 6 of this consent fail, it must be replanted to the satisfaction of the Council's Team Leader Southern Monitoring Compliance.

Pre Start Meeting

8. Prior to the commencement of the construction, the consent holder shall hold a pre-start meeting that:
 - a) is located on the subject site
 - b) is scheduled not less than 5 days before the anticipated commencement of activity
 - c) includes Council's Development Engineer
 - d) includes representation from the contractors who will undertake the works

The following information shall be made available at the pre-start meeting:

- i. Resource consent conditions
- ii. Approved plans

Advice Note:

To arrange the pre-start meeting, required by condition above, please contact Council's Development Engineering Team, (deveng.south@aucklandcouncil.govt.nz) and Team Leader monitoring (South). The conditions of consent will be discussed at this meeting.

Sediment/erosion control in accordance with plan to be provided

9. Prior to the commencement of earthworks activity on the subject site, a finalised Erosion and Sediment Control Management Plan (ESCP) shall be prepared in accordance with TP90 and

submitted to the Team Leader Southern Monitoring Compliance. No earthworks activity on the subject site shall commence until confirmation from the Council is provided that the ESCP satisfactorily meets the requirements of TP 90 and the erosion and sediment control measures referred to in that plan have been constructed and certified.

Advice note:

The Erosion and Sediment Control Plan required by Condition (9) should contain sufficient detail to address the following matters:

- *specific erosion and sediment control works (location, dimensions, capacity*
- *supporting calculations and design drawings*
- *catchment boundaries and contour information*
- *details of construction methods*
- *timing and duration of construction and operation of control works (in relation to the staging and sequencing of earthworks)*
- *details relating to the management of exposed areas (e.g. grassing, mulching)*
- *monitoring and maintenance requirements]*

During excavation, the ingress and accumulation of surface run-off water and/or perched groundwater can be minimised by:

- *maintaining a waterproof cover over any excavation trenches and pits outside of working hours,*
- *diversion of surface water flow around the works area, and*
- *regular disposal of the water, if ponding occurs within the excavation.*

Please note that the diversion of stormwater and/or groundwater may require a consent in accordance with Chapters 5 and 6 of the Auckland Council Regional Plan (Air, Land and Water) and/or the Auckland Unitary Plan.

Control instability

10. All earthworks shall be managed to ensure that they do not lead to any uncontrolled instability or collapse. In the event that such collapse or instability does occur, it shall immediately be rectified.

Control of debris and runoff

11. All earthworks shall be managed to ensure that no debris, soil, silt, sediment or sediment-laden water is discharged from the subject site to either land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works shall cease immediately and the discharge shall be mitigated and/or rectified to the satisfaction of the Team Leader, Compliance Monitoring South.

Maintenance of silt control

12. The operational effectiveness and efficiency of all erosion and sediment control measures specifically required as a condition of resource consent or by the Erosion and Sediment Control Plan shall be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion.

Advice notes

1. Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.
2. For the purpose of compliance with the conditions of consent, "the council" refers to the council's monitoring inspector unless otherwise specified. Please contact monitoring@aucklandcouncil.govt.nz to identify your allocated officer.
3. For more information on the resource consent process with Auckland Council see the council's website www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: www.mfe.govt.nz.
4. If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of notification of the decision.
5. The design of the stormwater treatment system will be addressed at building consent stage to address the area of the proposed associated area outside the building. This will ensure the appropriate records are on the property file.
6. Compliance with the SMAF rules will be addressed at the time of building consent.
7. The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.

Delegated decision maker:

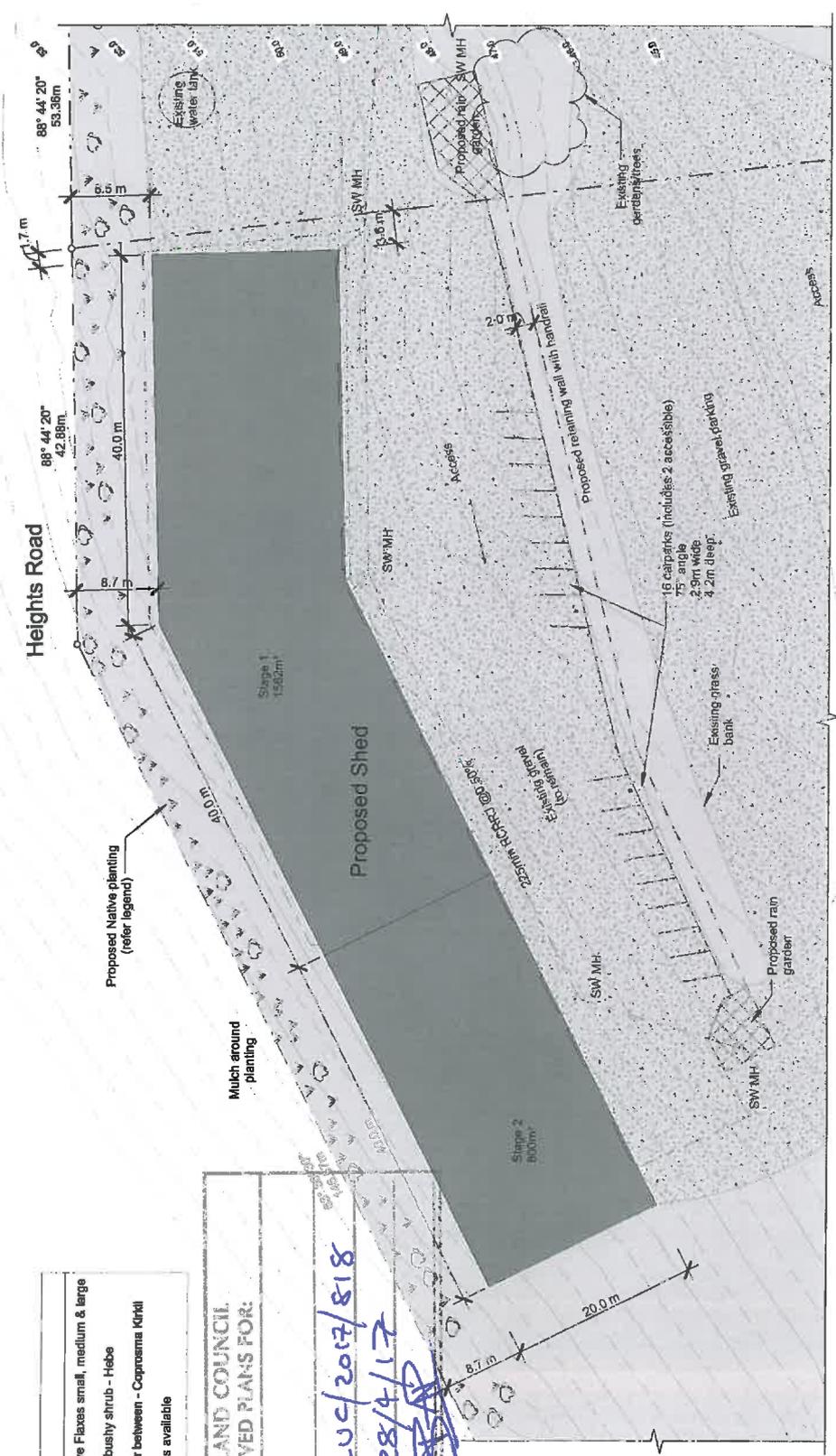
Name: Bryce Powell
Title: Team Leader, Resource Consents (Pukekohe)

Signed:

Date:

28/4/17

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING • ALL DIMENSIONS IN MM UNLESS STATED



LEGEND	
▽	Native Flaxes small, medium & large
◐	Low bushy shrub - Hebe
Ground cover between - Coprosma Kirihi	
Or variants as available	

R AUCKLAND COUNCIL
APPROVED PLANS FOR:

JOB REF No: **R/LUC/2017/818**
DATE: **28/4/17**

Partial Site Plan

1 1 : 500

SCALE 1 : 500
0 5 10 20 30 m
N.B. For indicative use only

Legal Description :	
Local Authority :	Auckland Council - Franklin
Street Address :	9 Heights Road, Paerata
Lot No. :	2
DP No. :	109924
CT No. :	29B709 & 62A149
Land Use Zone :	Rural Zone
Wind Zone :	High
EQ Zone :	1
Exposure Zone :	C
Area :	1.6187 ha & 2.2830 ha

BUILDING PROPOSED FOR:

G BAR PROPERTIES

DRAWING TITLE:

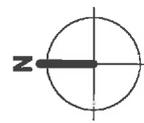
PARTIAL SITE PLAN



Who can? TOTALSPAN!

PHONE: 0800 TOTALSPAN
0900 868 857

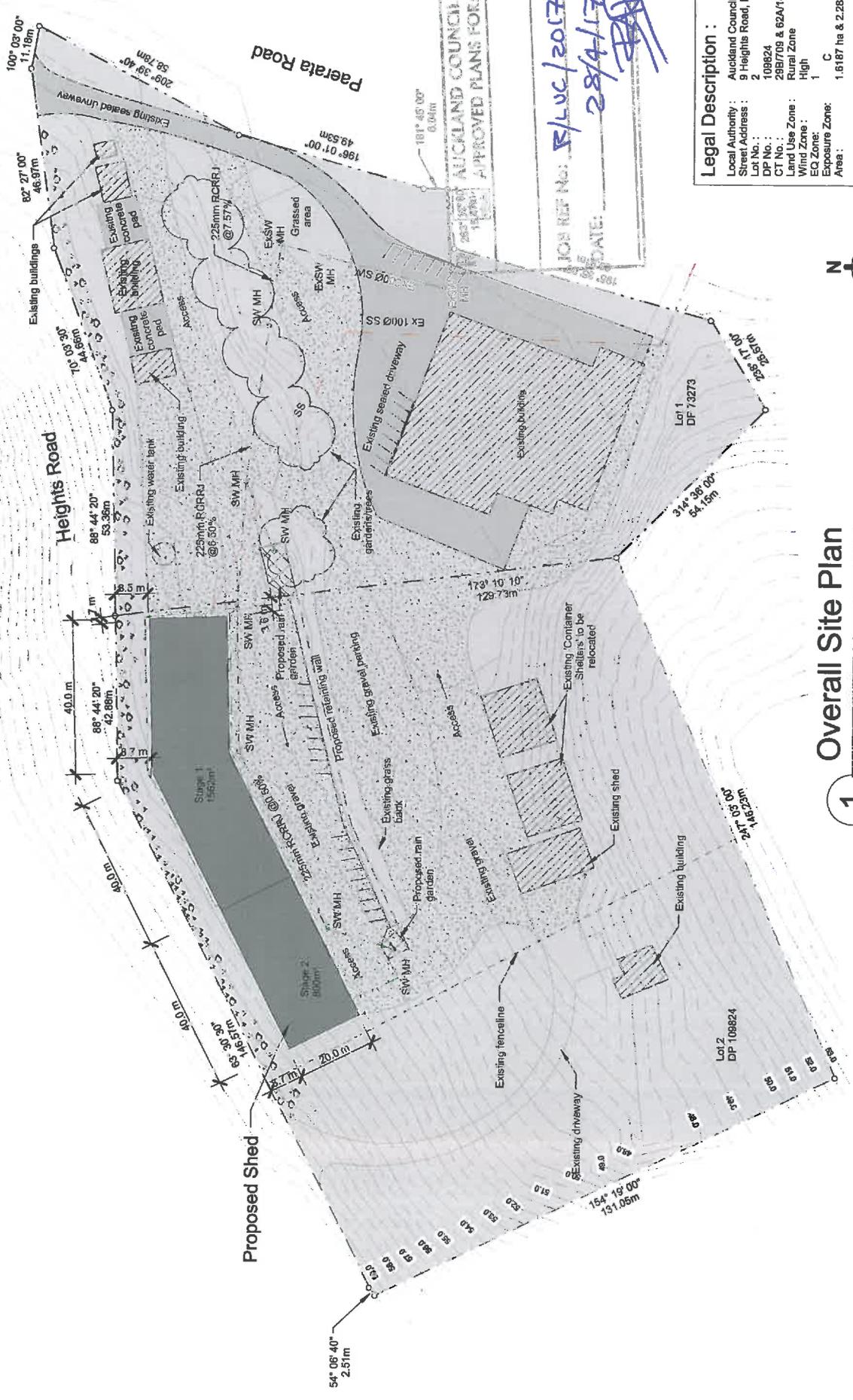
NOTES:
Copyright: These drawings must not be reproduced without express permission of Totalspan Buildings Ltd.



SCALE: 1:500
DATE: 14/03/17
DRAWN: NJH
FILE: 1662

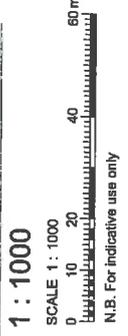
SHEET: A02
OF:

CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING • ALL DIMENSIONS IN MM UNLESS STATED



Overall Site Plan

1



Legal Description :
 Local Authority : Auckland Council - Franklin
 Street Address : 9 Heights Road, Parata
 Lot No. : 2
 DP No. : 109824
 CT No. : 2981709 & 6241149
 Land Use Zone : Rural Zone
 Wind Zone : High
 EQ Zone : 1
 Exposure Zone : C
 Area : 1.6187 ha & 2.2830 ha

NOTES:
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SCALE: 1:1000
DATE: 14/03/17
DRAWN: NJH
FILE: 1662
SHEET: A01
OF: 01

DRAWING TITLE: OVERALL SITE PLAN

BUILDING PROPOSED FOR: G BAR PROPERTIES

TOTALSPAN.
 STEEL SHEDS & BUILDINGS
WHO CAN'T TOTALSPAN!
 PHONE: 0800 TOTALSPAN
 0800 868 867

APPROVED PLANS FOR:
 AUCKLAND COUNCIL
 JOB REF No: R/LUC/2017/818
 DATE: 28/4/17

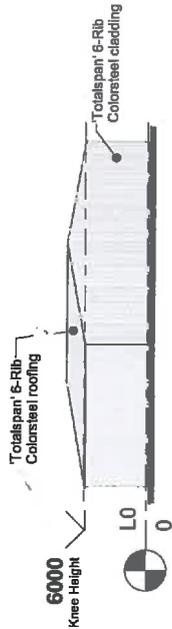
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING • ALL DIMENSIONS IN MM UNLESS STATED



South Elevation

1

1 : 500



West Elevation

2

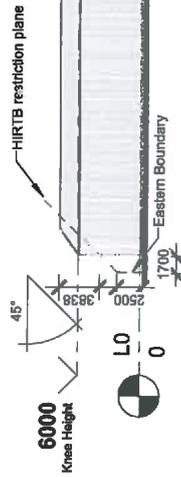
1 : 500



East Elevation

4

1 : 500



North Elevation

3

1 : 500

SCALE 1 : 500
 0 5000 10000 20000 30000 mm
 N.B. For indicative use only

R AUCKLAND COUNCIL
 APPROVED PLANS FOR:

JOB REF No: R/LUC/2017/818
 DATE: 28/4/17

[Signature]

We the undersigned have no objections to the proposed 'Shed' at 19 Heights Road, Pukekohe, as described on these drawings and hereby give permission for these works to be undertaken.

NAME(S):
 PROPERTY ADDRESS:
 SIGNED:
 DATED:

TOTALSPAN.
 STEEL SHEDS & BUILDINGS
WHO CAN'T TOTALSPAN!
 PHONE: 0600 TOTALSPAN
 0600 888 857

BUILDING PROPOSED FOR:
 G BAR PROPERTIES

DRAWING TITLE:
 ELEVATIONS

SCALE: 1:500
 DRAWING: NJH 1662
 DATE: 12/10/16
 SHEET: A03
 OF: 01

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LEGEND

- ▼ Native Flaxes - *Phormium cookianum* *Purpurea*
- Low bushy shrub - *Hebe diosmifolia*
- *Hebe wiri mist*

Ground cover between - *Coprosma Kirkii*

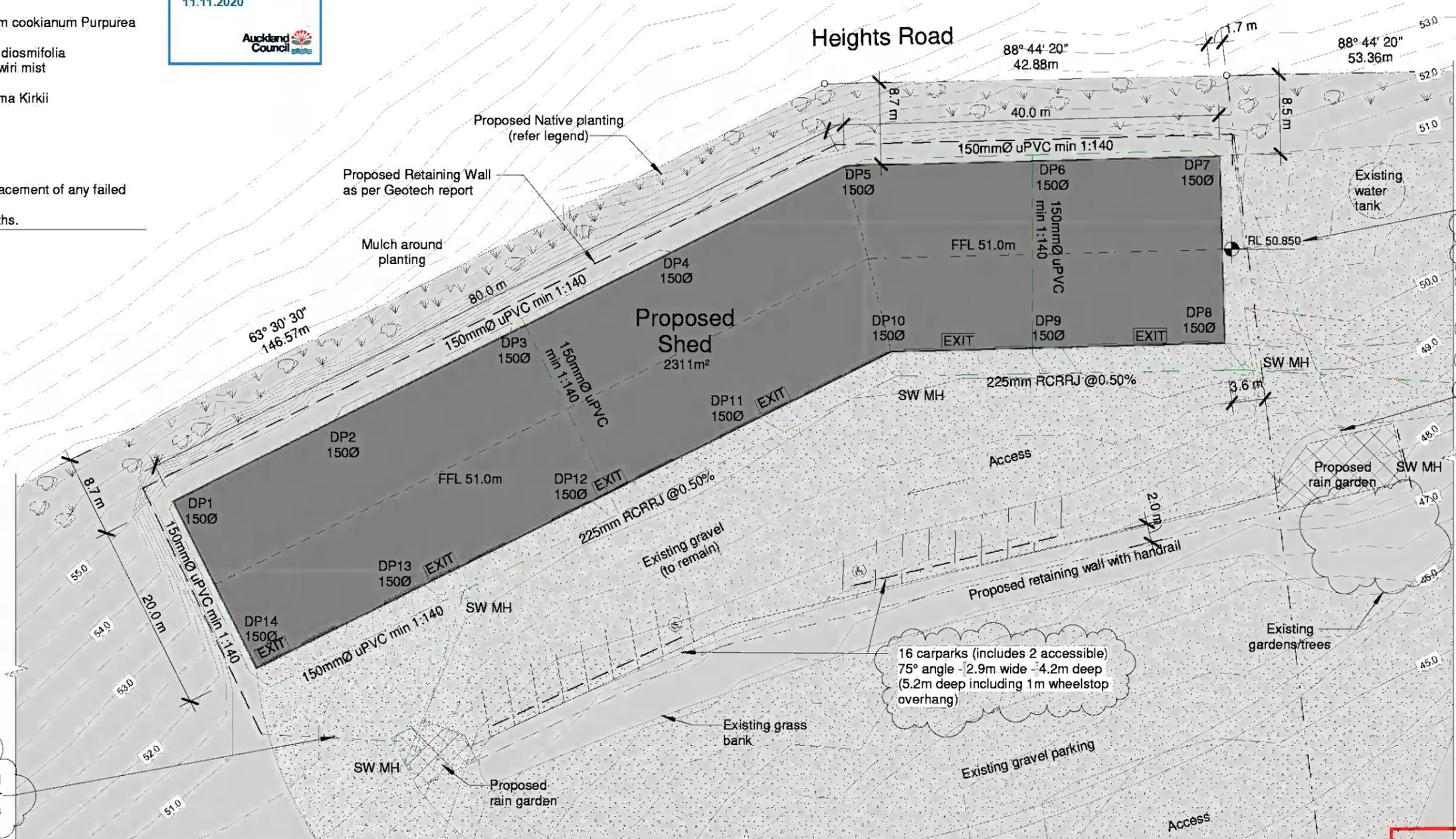
Or variants as available

Maintenance Plan:

Spot spraying, weeding and replacement of any failed plants every 3 months.
Fertilising of plants every 6 months.

Roof Catchment Areas

- DP1 = 100.00m²
- DP2 = 200.00m²
- DP3 = 200.00m²
- DP4 = 200.00m²
- DP5 = 178.00m²
- DP6 = 200.00m²
- DP7 = 100.00m²
- DP8 = 100.00m²
- DP9 = 200.00m²
- DP10 = 133.00m²
- DP11 = 200.00m²
- DP12 = 200.00m²
- DP13 = 200.00m²
- DP14 = 100.00m²



Retaining wall novacoil outlets to be piped to proposed rain gardens at either end of retaining walls (typical)

N.B. FGL adjacent to and immediately outside proposed shed to be 150mm below FFL (ie. 50.850 - typical)

Retaining wall novacoil outlets to be piped to proposed rain gardens at either end of retaining walls (typical)

Refer to Fire Analysis Statement prepared by Calibre Consulting for Fire Safety compliance of the building in accordance with NZBC C/AS5

1 Partial Site Plan
1 : 500
SCALE 1 : 500
0 5 10 20 30 m
N.B. For indicative use only

Legal Description :
Local Authority : Auckland Council - Franklin
Street Address : 9 Heights Road, Paerata
Lot No. : 2
DP No. : 109824
CT No. : 29B/709 & 62A/149
Land Use Zone : Rural Zone
Wind Zone : High
EQ Zone : 1
Exposure Zone : C
Area : 1.6187 ha & 2.2830 ha

SITE SAFETY
Perimeter of construction site shall have a 2m ht. link mesh site fence or hoardings to prevent unauthorised access by the public in accordance with NZBC clause F5: Construction and Demolition Hazards and include signage identifying the site and access permissions required by the main contractor. Any specific hazards shall be identified and protected accordingly (particularly when the site is unattended).
The main contractor shall also ensure compliance with current Health and Safety requirements including safety from falling (particularly when working above 3m ht.).

Auckland Council
25.11.2020
BCO10314466
APPROVED
BUILDING CONSENT PLANS

REVISION HISTORY :

COUNCIL RFI	04/11/20
COUNCIL RFI	23/02/18

NOTES:
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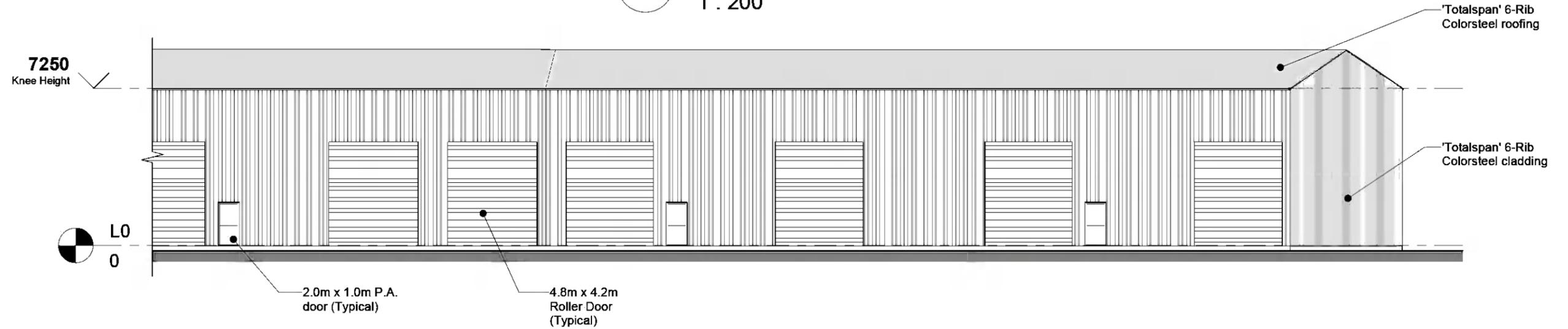
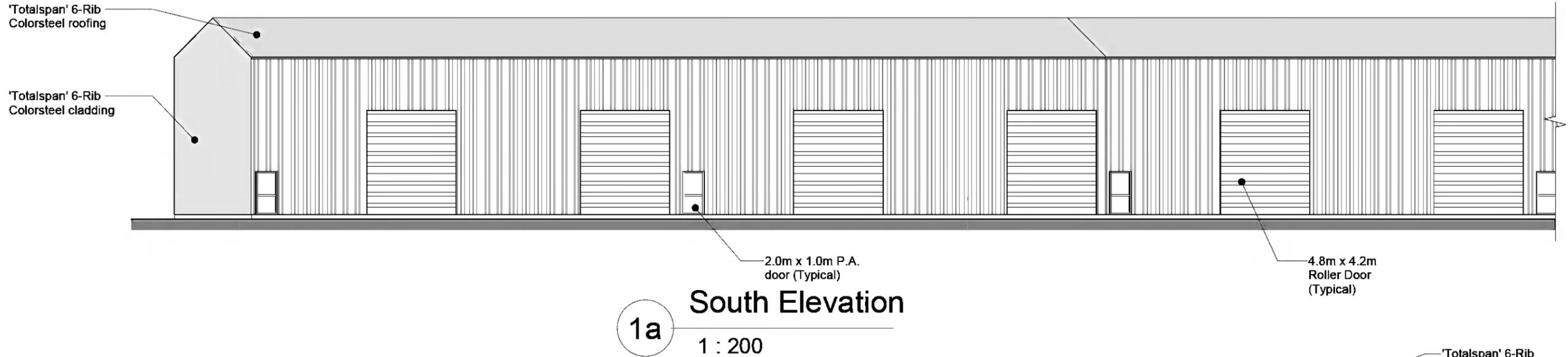
TOTALSPAN
STEEL SHEDS & BUILDINGS
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PHONE: 0800 TOTALSPAN
0800 888 857

BUILDING PROPOSED FOR:
G BAR PROPERTIES

DRAWING TITLE:
PARTIAL SITE PLAN

SCALE: 1:500
DATE: 23/02/18
DRAWN: NJH
FILE: 1662

SHEET: A02
OF:



NOTE: All flashing details provided are based on E2 detailing and 'good practice' typically to comply with building code clause 'E2'. However as this is an unlined non-habitable building these details shall simply be used as reference and followed where possible (eg. internal linings or building wraps may not be present). The open nature and category of the building along with steel framing allows for building breathability and any potential internal moisture ingress.

JOINERY NOTES

All glass to comply with NZS 4223.3:2016 including Grade A safety glass to wet areas, full ht panes, hinged doors etc.

1b South Elevation
 1 : 200
 SCALE 1 : 200
 0 2000 4000 8000 12000 mm
 N.B. For indicative use only



We the undersigned have no objections to the proposed 'Shed' at 9 Heights Road, Pukekohe, as described on these drawings and hereby give permission for these works to be undertaken.

NAME(S):

PROPERTY ADDRESS:

SIGNED:

DATED:

NOTES:

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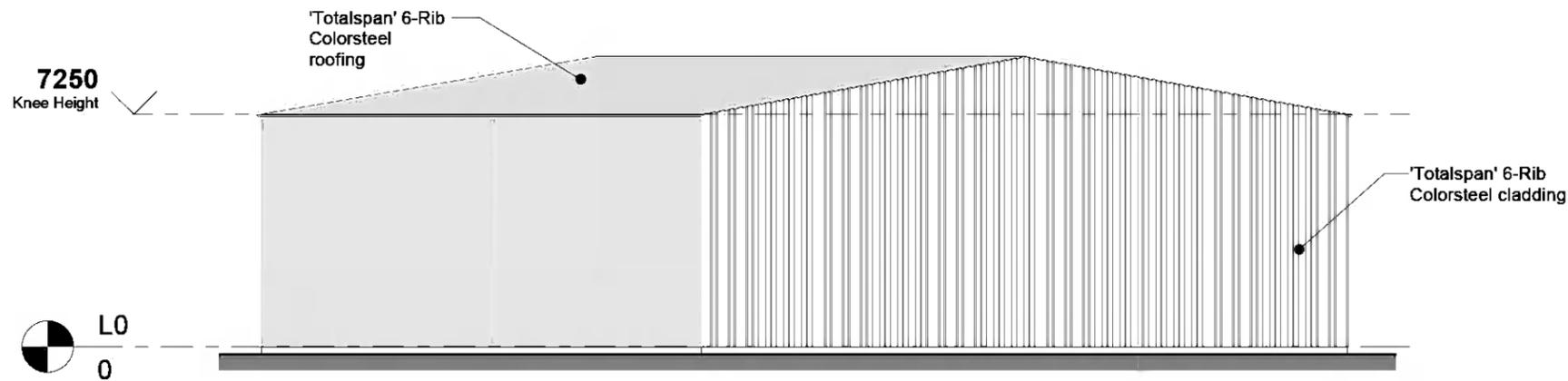
PHONE: 0800 TOTALSPAN 0800 888 857

BUILDING PROPOSED FOR:
G BAR PROPERTIES

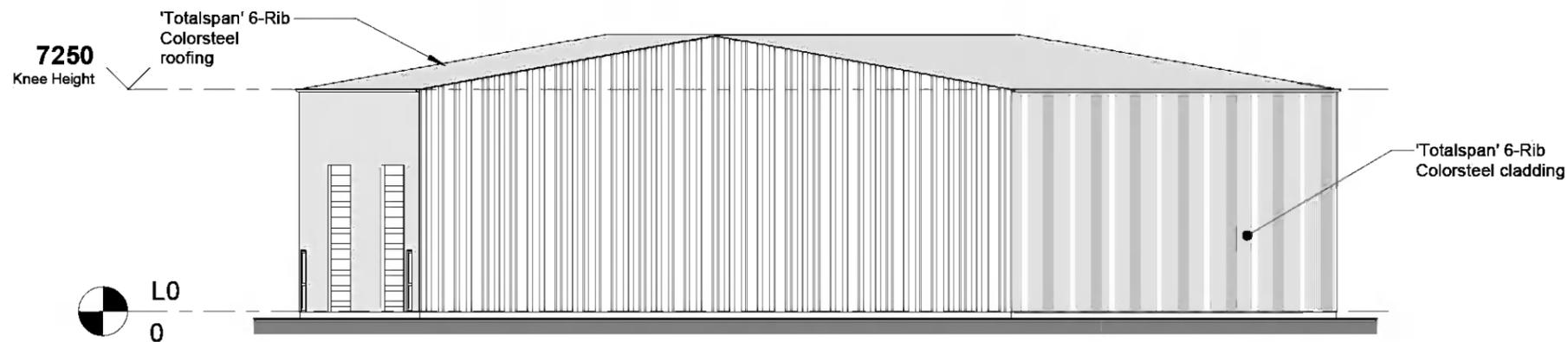
DRAWING TITLE:
ELEVATION 1

SCALE: 1:200
 DATE: 08/09/20
 DRAWN: NJH
 FILE: 1662

SHEET: **A03**
 OF:



2 West Elevation
1 : 200



4 East Elevation
1 : 200

NOTE: All flashing details provided are based on E2 detailing and 'good practice' typically to comply with building code clause 'E2'. However as this is an unlined non-habitable building these details shall simply be used as reference and followed where possible (eg. internal linings or building wraps may not be present). The open nature and category of the building along with steel framing allows for building breathability and any potential internal moisture ingress.

JOINERY NOTES
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SCALE 1 : 200
0 2000 4000 8000 12000mm

N.B. For indicative use only



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NAME(S):

PROPERTY ADDRESS:

SIGNED:

DATED:

NOTES:

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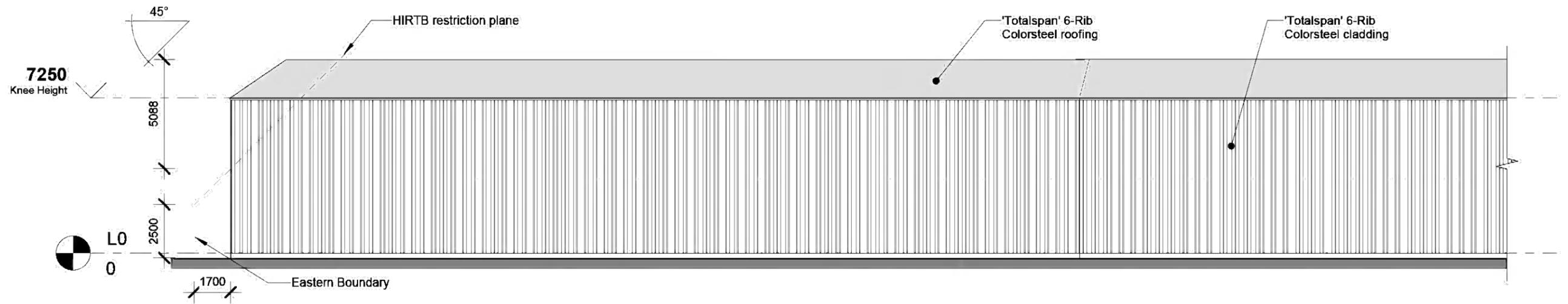
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0800 888 857

BUILDING PROPOSED FOR:
G BAR PROPERTIES

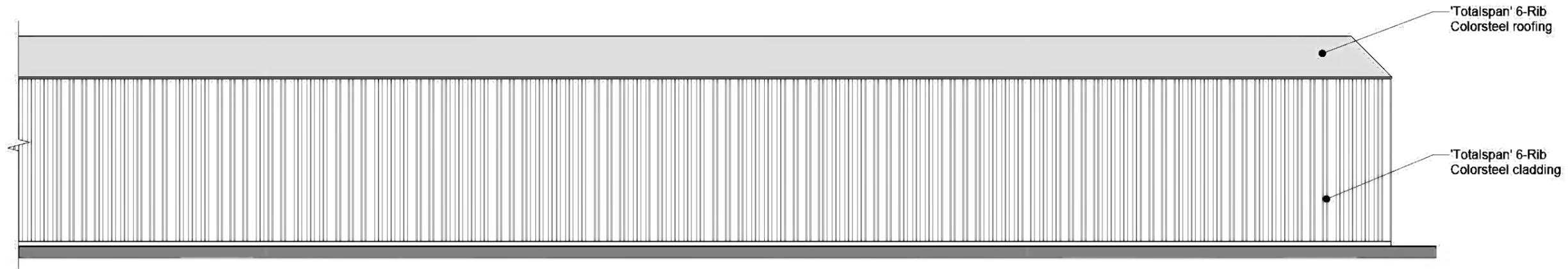
DRAWING TITLE:
ELEVATIONS 2 & 4

SCALE: 1:200
DRAWN: NJH
DATE: 08/09/20
FILE: 1662

SHEET: **A04**
OF:



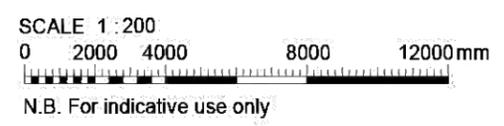
3a North Elevation
1 : 200



3b North Elevation
1 : 200

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JOINERY NOTES
All glass to comply with NZS 4223.3:2016 including Grade A safety glass to wet areas, full ht panes, hinged doors etc.



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NAME(S):

PROPERTY ADDRESS:

SIGNED:

DATED:



NOTES:
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PHONE: 0800 TOTALSPAN 0800 888 857

BUILDING PROPOSED FOR:
G BAR PROPERTIES

DRAWING TITLE:
ELEVATION 3

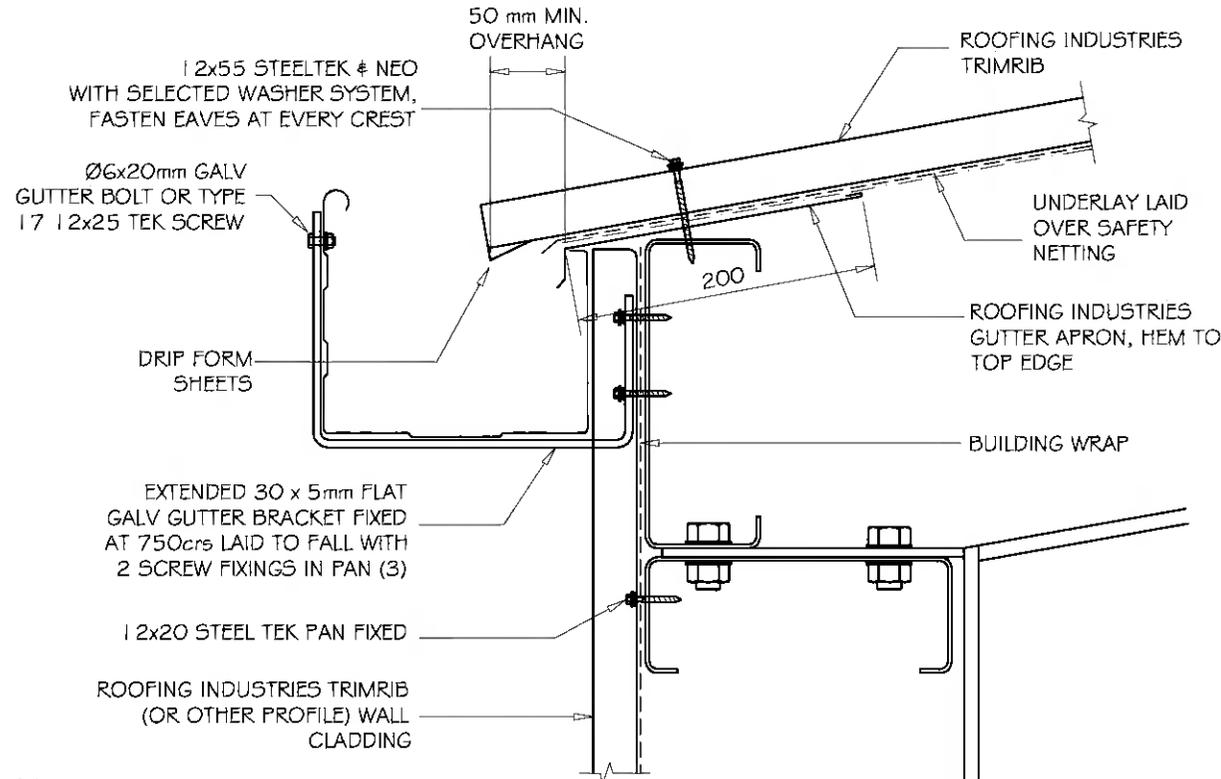
SCALE: 1:200
DRAWN: NJH

DATE: 08/08/20
FILE: 1662

SHEET: A05
OF:

COMMERCIAL TRIMRIB ROOFING 175 BOX GUTTER DETAIL - External Bracket (Pan Fixed)

DETAIL NO. CTRO3 | C
DATE DRAWN 28/03/12
FILE REFERENCE CTRO3 | C.DWG



NOTES:

- (1) MINIMUM PITCH 3°
- (2) FOR CAPACITY CALCULATION REFER TO NZMRM CODE OF PRACTICE.
- (3) SNOW STRAPS & BRACKETS TO BE FITTED AT 600c/s TO ALL GUTTERS IN AREAS SUBJECT TO SNOW.



NOTES:

- These details are generally in compliance with the NZ Metal Roof & Wall Cladding Code of Practice and in some cases specific details by 'Roofing Industries'.
- The building designer is ultimately responsible to ensure that details used meet the requirements of the NZ Building Code for the specific project.
- Details of the supporting structure are indicative only and are the responsibility of the building designer.
- Thermal break or cavity battens may be required in some circumstances.
- Underlay selection and building wrap types are the responsibility of the designer. Alternative support to galvanised netting should be used in severe coastal environments including when aluminium is used.
- These details are for Roofing Industries profile/s as nominated and may not be applicable to other profiles.
- This drawing is the copyright of 'Roofing Industries' and can only be copied or reproduced with their permission.
- Further information can be obtained from the NZ Metal Roof & Wall Cladding Code of Practice www.metalroofer.org.nz & www.roof.co.nz
- Where necessary adjust drawings for purlin battens or cavity battens.
- Details are for steel based materials, other substrate may require some changes.

(A) 175 BOX GUTTER TRIMRIB PROFILE
- 1:5



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COMMERCIAL TRIMRIB ROOFING TYPICAL BARGE (Birds Beak)

DETAIL NO.

CTR002B

DATE DRAWN

16/08/12

FILE REFERENCE

RI-CTR002B.DWG

SCREW FIXING WITH
12x25 TYPE 17 TEK # NEO
OR 4.8mm ALUM RIVETS
MIDSPAN WHERE APPLICABLE
(offset for clarity)

10mm GAP IF COMPLIANCE
WITH E2/AS1 REQUIRED

ROOFING INDUSTRIES
TRIMRIB

ROOFING INDUSTRIES
0.55 BARGE FLASHING

UNDERLAY LAID OVER
SAFETY NETTING

STOP END SHEET

GAP 5mm MAX TO CLEAR
OF TROUGH OF ROOFING

100mm
PROFIED FOAM CLOSURE
(Foam closure strip only required in high
risk situations of wind blown moisture entering)

12x55mm STEEL TEK #
NEO WITH SELECTED
WASHER SYSTEM

BIRDS BEAK FLASHING FOLDED # FIXED
THROUGH RIBS WITH 12g x 55mm STEEL TEK

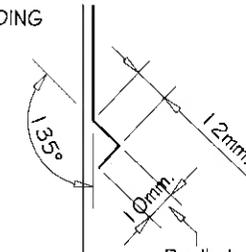
STEEL PURLIN

ROOFING INDUSTRIES TRIMRIB
(OR OTHER PROFILE) WALL CLADDING

STEEL GIRT

BUILDING WRAP (IF REQUIRED)

12x20 STEEL TEK PAN FIXED



Bird's beak dimension
may vary between
manufacturing locations.

BIRD'S BEAK at bottom
edge of vertical flashing

NOTES:

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- Details are for steel based materials, other substrate may require some changes.



TYPICAL BARGE (Birds Beak)

1:5

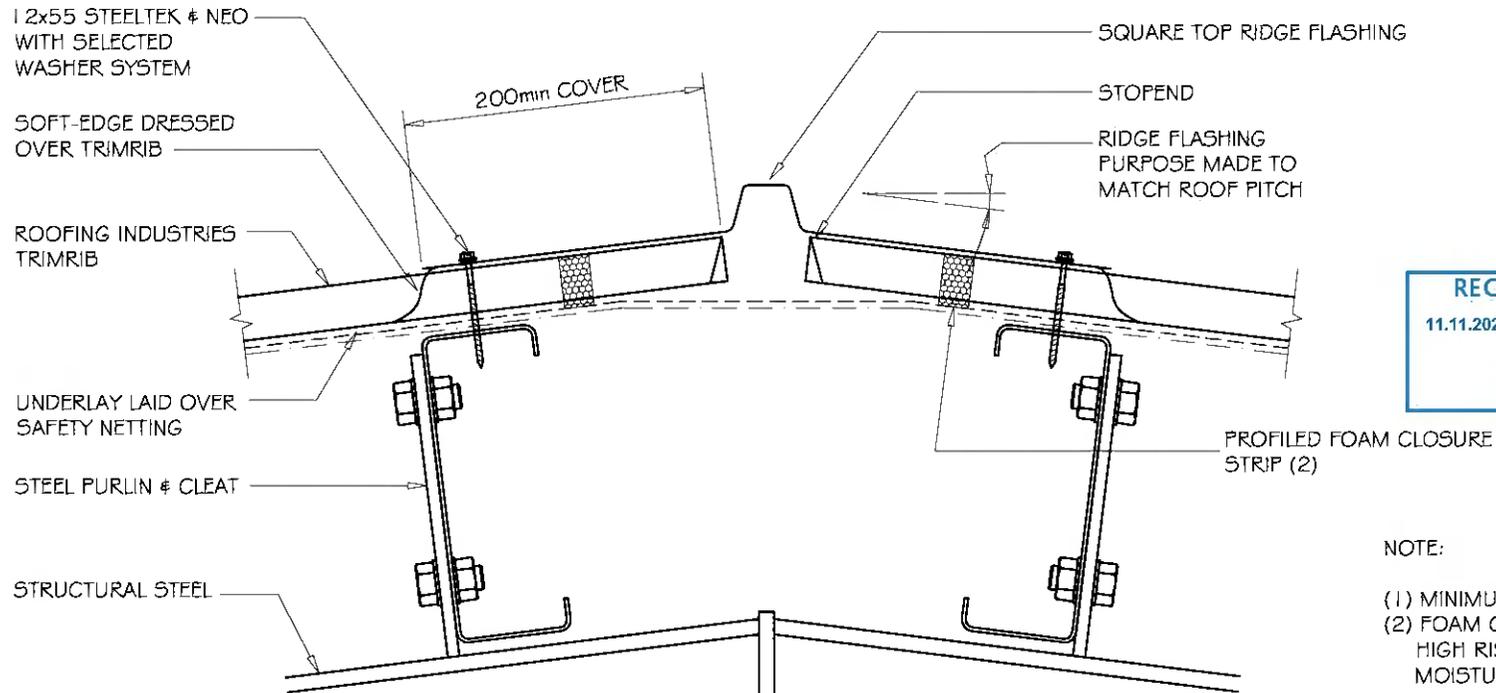


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COMMERCIAL TRIMRIB ROOFING TYPICAL RIDGE - SQUARE TOP (Soft Edge)

DETAIL NO. CTROO1A
 DATE DRAWN 28/03/12
 FILE REFERENCE RI-CTROO1A.DWG



NOTE:

- (1) MINIMUM PITCH 3°
- (2) FOAM CLOSURE STRIP ONLY REQUIRED IN HIGH RISK SITUATIONS OF WIND BLOWN MOISTURE ENTERING.

NOTES:

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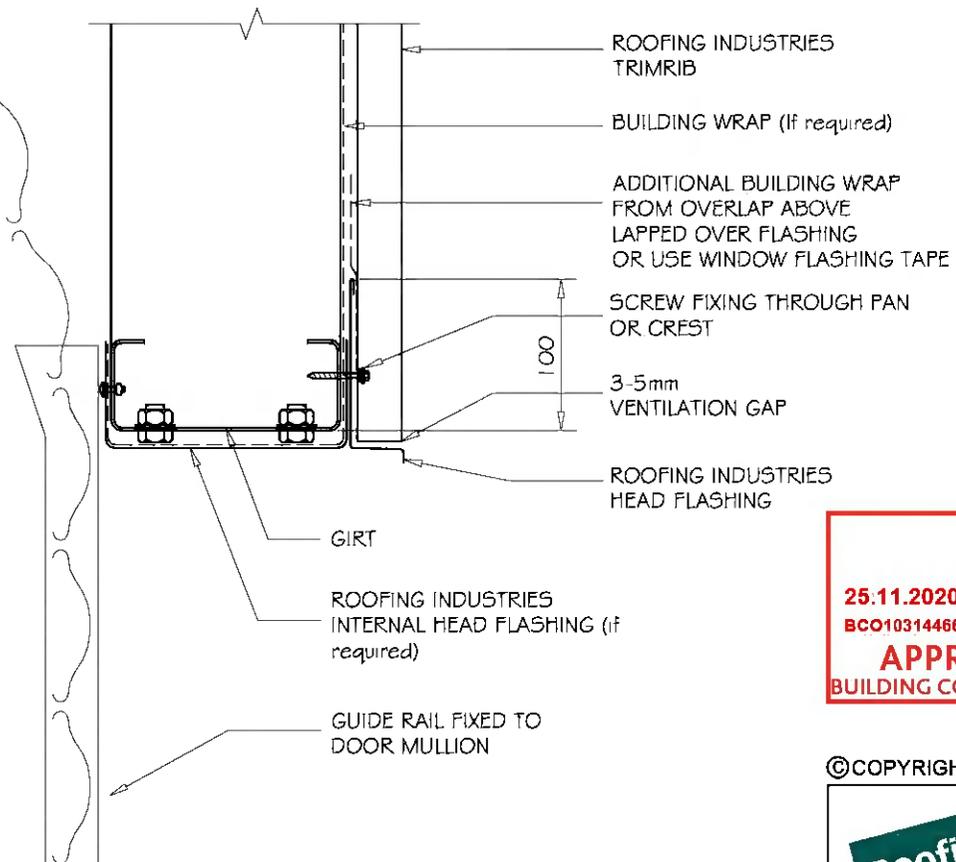
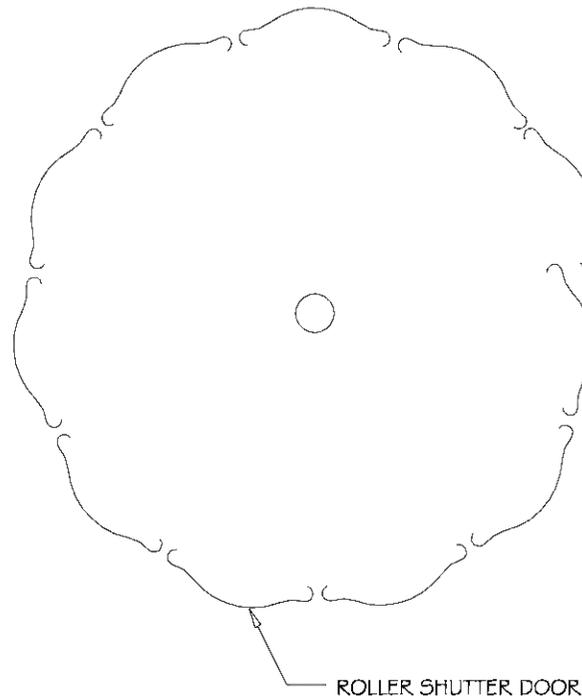
A TYPICAL RIDGE
- 1:5

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COMMERCIAL TRIMRIB ROLLER DOOR HEAD FOR VERTICAL CLADDING.

DETAIL NO. CTW090A
 DATE DRAWN 02/04/12
 FILE REFERENCE RI-CTW090A.DWG



NOTES:

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A ROLLER DOOR HEAD VERTICAL TRIMRIB
 1:5

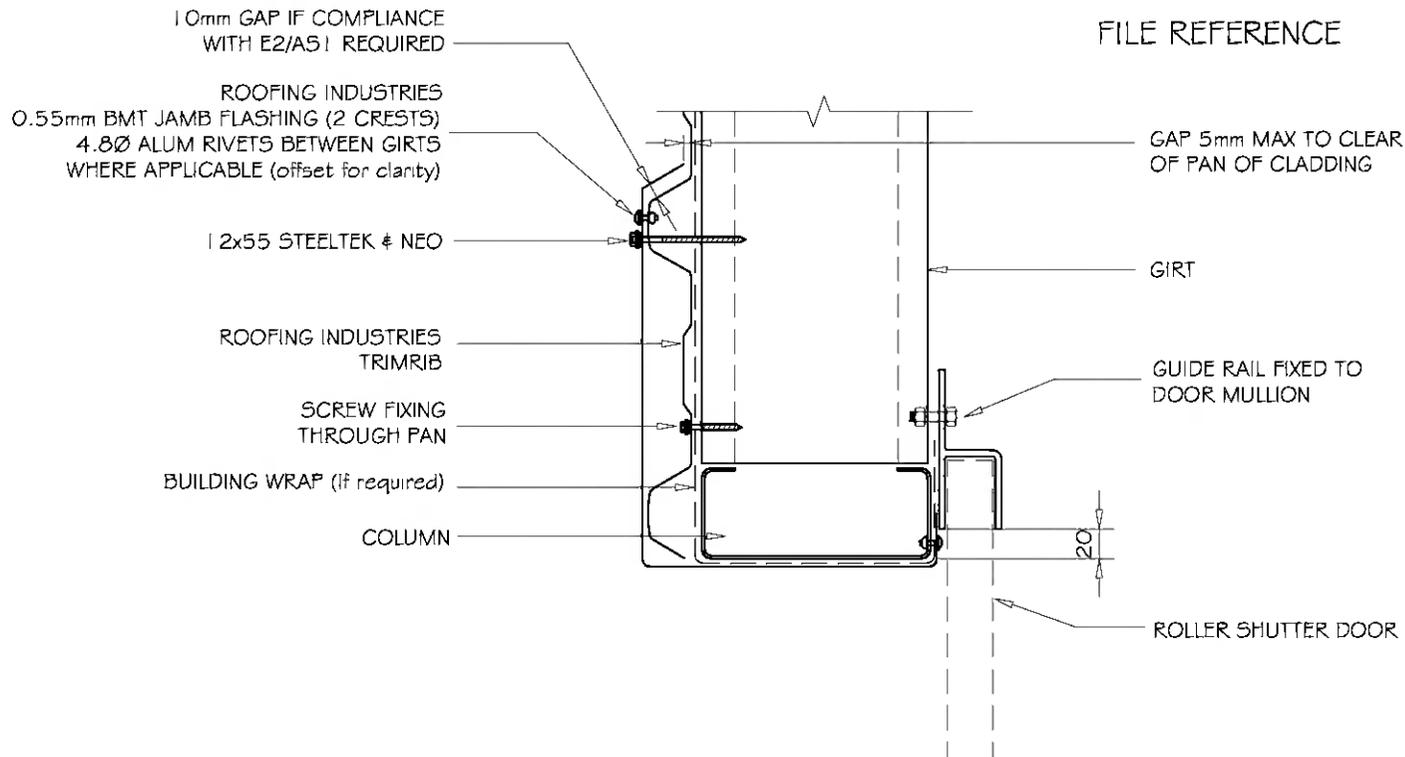


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COMMERCIAL TRIMRIB ROLLER DOOR JAMB FOR VERTICAL CLADDING.

DETAIL NO. CTW090B
 DATE DRAWN 02/04/12
 FILE REFERENCE RI-CTW090B.DWG



NOTES:

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- Where necessary adjust drawings for purlin battens or cavity battens.
- Details are for steel based materials, other substrate may require some changes.

A ROLLER DOOR JAMB VERTICAL TRIMRIB
 - 1:5



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COMMERCIAL WINDOW / DOOR JAMB FLASHING FOR TRIMRIB VERTICAL CLADDING (Recessed Window/Door)

DETAIL NO. CTWO | 2B
DATE DRAWN 16/08/12
FILE REFERENCE RI-CTWO | 2B.DWG

BUILDING WRAP DRESSED INTO
OPENING WITH 50mm RETURN
TO INSIDE OF FRAME WITH
WINDOW FLASHING TAPE
INSTALLED OVER
WRAP TO CORNERS

ROOFING INDUSTRIES BACK
TRAY* FLASHING RUN FROM
TOP OF HEAD FLASHING TO
GROUND OR EXIT POINT

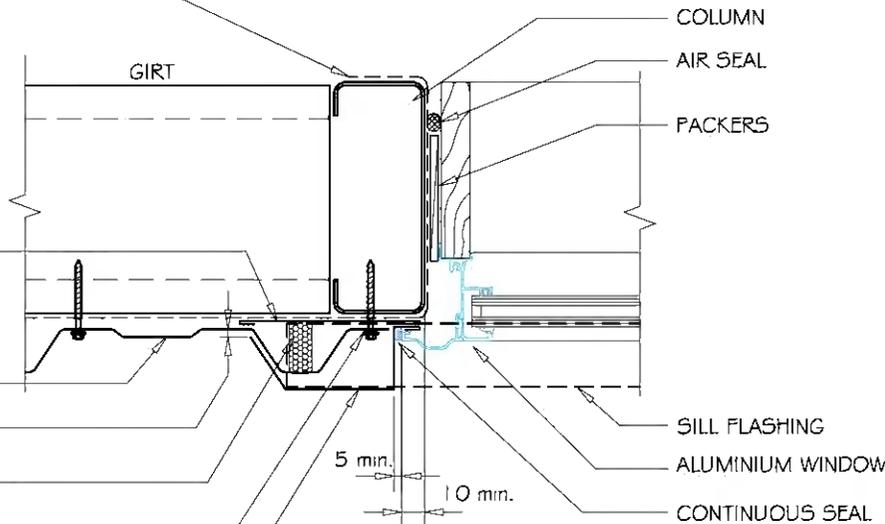
ROOFING INDUSTRIES
TRIMRIB

GAP 5mm MAX TO CLEAR
OF PAN OF CLADDING

CONTINUOUS COMPRESSIBLE
FOAM SEAL

SCREW FIXING

ROOFING INDUSTRIES JAMB
FLASHING



GENERAL NOTES:

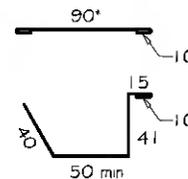
- (1) REFER TO E2/AS1 OR WANZ WIS FOR GENERAL WINDOW OPENING FOR WRAPPING OF FRAMED OPENING PRIOR TO WINDOW INSTALLATION.
- (2) WINDOW PROFILE TO BE SELECTED TO ACHIEVE COVER SHOWN IN DETAILS.
- (3) ARCHITRAVES ARE SHOWN FOR CONSISTENCY ONLY, DETAIL MAY BE USED WITH REBATED LINER.
- (4) WHERE SUPPORT BRACKETS ARE REQUIRED BY THE WINDOW MANUFACTURER TO CARRY THE FRAME AND GLAZING LOADS THEY MUST BE SUPPLIED AS AN INTEGRAL PART OF THE WINDOW MANUFACTURER'S RECOMMENDATIONS.
- (5) LIASE WITH WINDOW MANUFACTURER PRIOR TO INSTALLATION.

REFERENCE FLASHINGS:
NZ METAL ROOF AND WALL CLADDING
CODE OF PRACTICE NZMRM.
WANZ WIS.
DIMENSIONS ARE INDICATIVE ONLY

B WINDOW JAMB VERTICAL TRIMRIB
1:5

NOTES:

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- This drawing is the copyright of 'Roofing Industries' and can only be copied or reproduced with their permission.
- Further information can be obtained from the NZ Metal Roof & Wall Cladding Code of Practice www.metaloofers.org.nz & www.roof.co.nz
- Where necessary adjust drawings for purlin battens or cavity battens.
- Details are for steel based materials, other substrate may require some changes.



* Back tray size may require to increase to ensure coverage at ends of head flashings. (Dimensions are indicative only)
Turn down end of head flashing

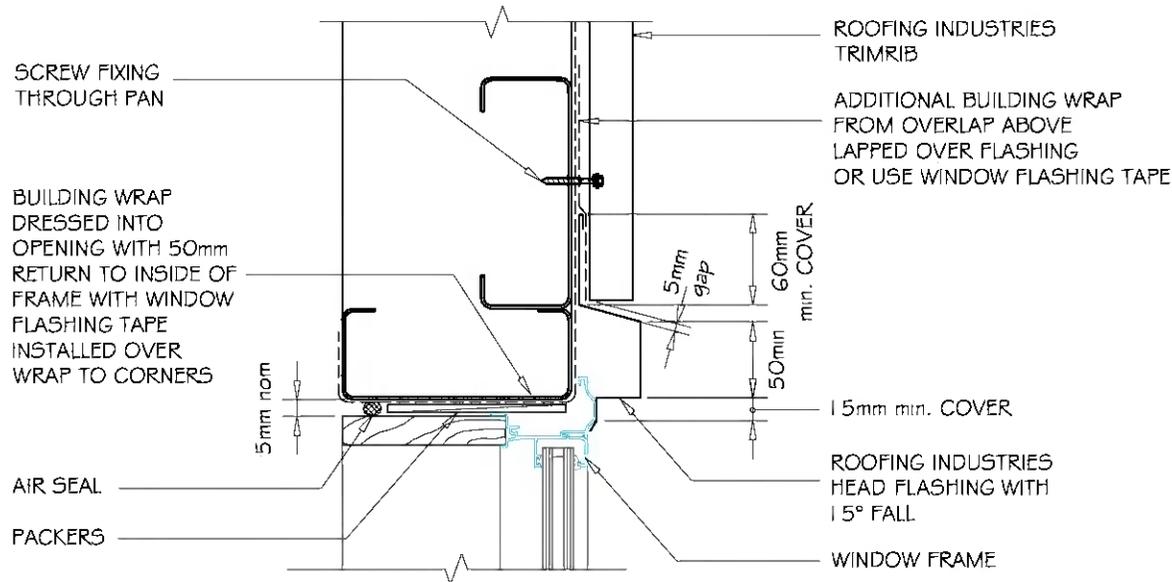


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COMMERCIAL WINDOW / DOOR HEAD FLASHING FOR TRIMRIB VERTICAL CLADDING. (Recessed Window/Door)

DETAIL NO. CTWO12A
DATE DRAWN 16/08/12
FILE REFERENCE RI-CTWO12A.DWG



A
WINDOW HEAD VERTICAL TRIMRIB
1:5

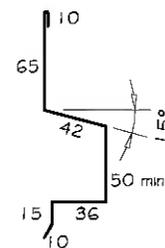
GENERAL NOTES:

- (1) REFER TO E2/AS1 OR WANZ WIS FOR GENERAL WINDOW OPENING FOR WRAPPING OF FRAMED OPENING PRIOR TO WINDOW INSTALLATION.
- (2) WINDOW PROFILE TO BE SELECTED TO ACHIEVE COVER SHOWN IN DETAILS.
- (3) ARCHITRAVES ARE SHOWN FOR CONSISTENCY ONLY, DETAIL MAY BE USED WITH REBATED LINER.
- (4) WHERE SUPPORT BRACKETS ARE REQUIRED BY THE WINDOW MANUFACTURER TO CARRY THE FRAME AND GLAZING LOADS THEY MUST BE SUPPLIED AS AN INTEGRAL PART OF THE WINDOW MANUFACTURER'S RECOMMENDATIONS.
- (5) LIASE WITH WINDOW MANUFACTURER PRIOR TO INSTALLATION.

REFERENCE FLASHINGS:
NZ METAL ROOF AND WALL CLADDING
CODE OF PRACTICE NZMRM.
WANZ WIS.
DIMENSIONS ARE INDICATIVE ONLY

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- Underlay selection and building wrap types are the responsibility of the designer. Alternative support to galvanised netting should be used in severe coastal environments including when aluminium is used.
- These details are for Roofing Industries profiles as nominated and may not be applicable to other profiles.
- This drawing is the copyright of 'Roofing Industries' and can only be copied or reproduced with their permission.
- Further information can be obtained from the NZ Metal Roof & Wall Cladding Code of Practice www.metalroofer.org.nz & www.roof.co.nz
- Where necessary adjust drawings for purlin battens or cavity battens.
- Details are for steel based materials, other substrate may require some changes.



(Dimensions are indicative only)
Turn down end of head flashing

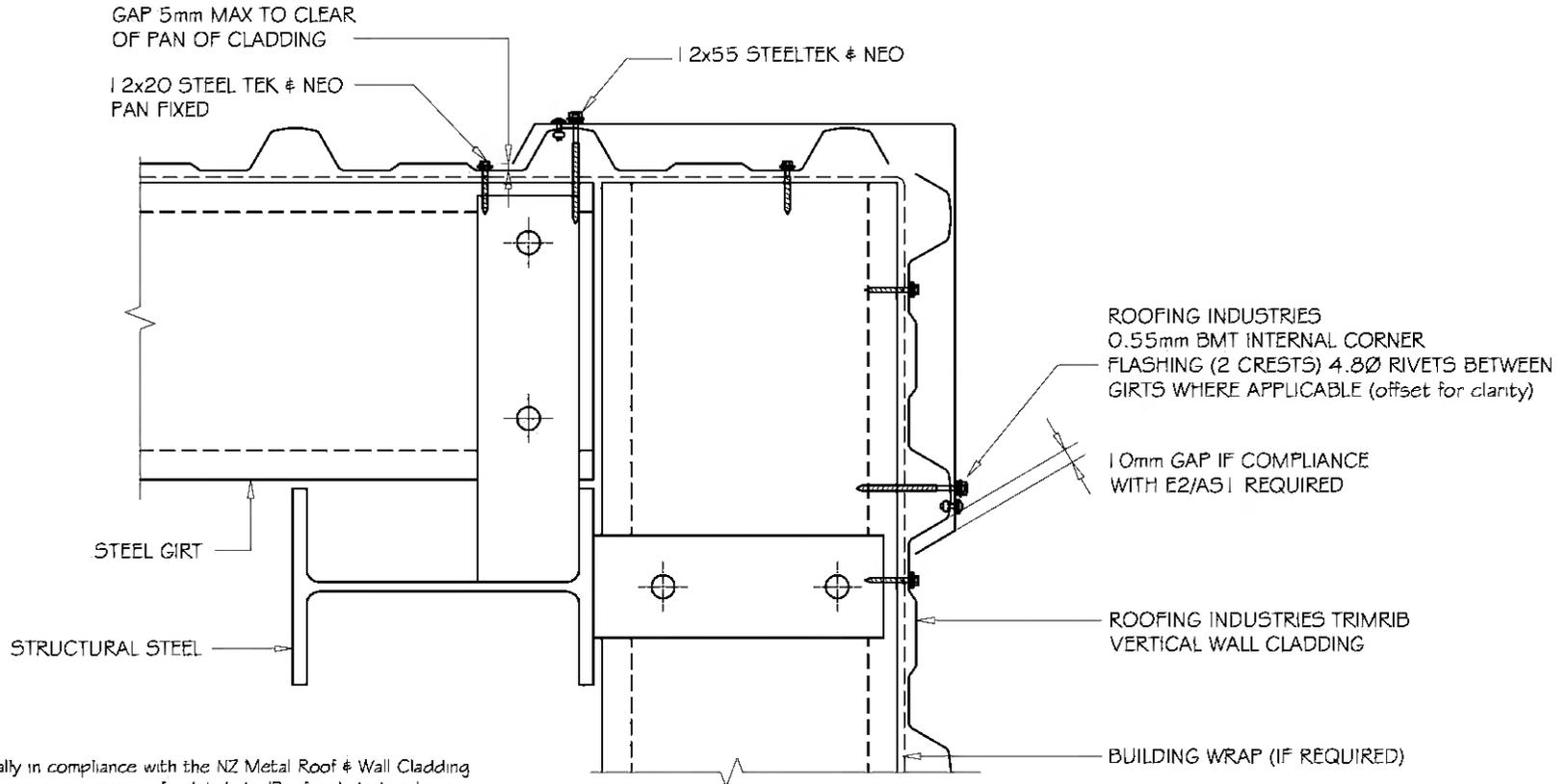


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COMMERCIAL TRIMRIB WALL CLADDING EXTERNAL CORNER VERTICAL CLADDING DETAIL

DETAIL NO. CTW001A
DATE DRAWN 02/04/12
FILE REFERENCE RI-CTW001A.DWG



NOTES:

- These details are generally in compliance with the NZ Metal Roof & Wall Cladding Code of Practice and in some cases specific details by 'Roofing Industries'.
- The building designer is ultimately responsible to ensure that details used meet the requirements of the NZ Building Code for the specific project.
- Details of the supporting structure are indicative only and are the responsibility of the building designer.
- Thermal break or cavity battens may be required in some circumstances.
- Underlay selection and building wrap types are the responsibility of the designer. Alternative support to galvanised netting should be used in severe coastal environments including when aluminium is used.
- These details are for Roofing Industries profile/s as nominated and may not be applicable to other profiles.
- This drawing is the copyright of 'Roofing Industries' and can only be copied or reproduced with their permission.
- Further information can be obtained from the NZ Metal Roof & Wall Cladding Code of Practice www.metaloofers.org.nz & www.roof.co.nz
- Where necessary adjust drawings for purlin battens or cavity battens.
- Details are for steel based materials, other substrate may require some changes.

A
- EXTERNAL CORNER - PLAN VIEW
1:5



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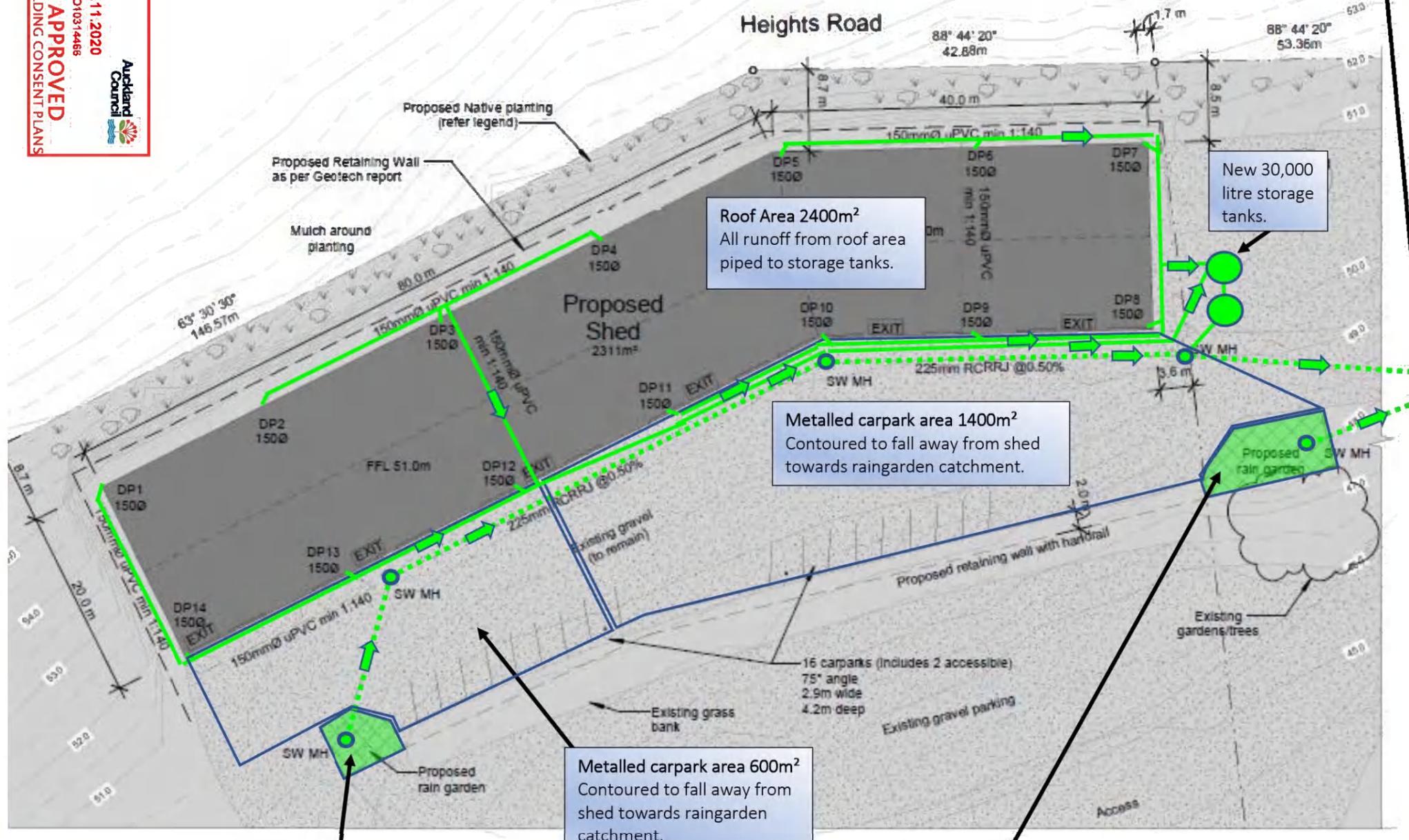


New stormwater system

All downpipes are 150mm PVC. Each 150mm pipe system takes 50% of the roof area.
Main stormwater pipe system and overflow from raingardens and are 225mm RCRRJ.

New storage tank system

All runoff from the roof area will be piped to the storage tanks. 29.6m³ detention volume will be attenuated through a 25mm orifice into the overflow pipe. Overflow will be piped to the new main stormwater pipe system. New pipe system will be connected to the existing stormwater infrastructure which discharges into a local watercourse.



Roof Area 2400m²
All runoff from roof area piped to storage tanks.

Metalled carpark area 1400m²
Contoured to fall away from shed towards raingarden catchment.

Metalled carpark area 600m²
Contoured to fall away from shed towards raingarden catchment.

New 30,000 litre storage tanks.

Raingarden: Area = 22m², WQV = 11m³.
Servicing 600m² area, (west end of carpark).
Raingarden manhole overflow to new stormwater system.

Raingarden: Area = 52m², WQV = 26m³.
Servicing 1,400m² area, (east end of carpark).
Raingarden manhole overflow to new stormwater system.



Drawn by: John Blundell

J. Blundell

TILSLEY ENGINEERING LIMITED
27 Roulston Street, Pukekohe
PO Box 392, Pukekohe
Tel: 09 238 3245
Info@teng.co.nz

R. Dilsley

Sign # D261

SW Plan
33 Heights Road,
Paerata

Date: 25/05/2020

Scale 1:500 @ A3

30 November 2020

Gbar Properties Limited
C/O Geoffrey Barry Shuker
Heights Road
Pukekohe
Auckland 2340

Dear Sir/Madam

Building consent number: BCO10314466
Address: 33 Heights Road Pukekohe Auckland 2676
Description: Storage Shed and retaining wall.
Area Office: Manukau

Building consent approved

We are pleased to advise that your building consent has been approved; an invoice for the balance of fees outstanding is attached. Once payment is received, you will be able to start work and book inspections.

Please pay the balance of fees on or before the 20th of the month following invoice.

If you have any further queries regarding this matter, please contact the undersigned on (09) 301 0101 or email quoting the above building consent number.

Yours faithfully

Maureen Tyrell
Regulatory Support Officer
BUILDING CONTROL
Email: MAUREEN.TYRELL@AUCKLANDCOUNCIL.GOVT.NZ