

11 December 2014

Titoki Farms Limited
C/O CKL Survey Ltd
P O Box 171
Hamilton 3240

Attention: Andrew Wood

Dear Sir

**RE: LAND USE RESOURCE CONSENT 010.2014.7961.001 TO CONSTRUCT
ADDITIONS AND ALTERATIONS TO EXISTING BUILDINGS AT 13 ULSTER STREET,
HAMILTON**

I wish to advise that consent for the above mentioned application was granted under delegated authority and subject to the following conditions being completed to the satisfaction of the Council:

*That pursuant to the provisions of sections 104 and 104C of the Resource Management Act 1991, the Hamilton City Operative District Plan and the Hamilton City Proposed District Plan (Appeals Version), Council **grants consent** to a Restricted Discretionary Activity resource consent application by Titoki Farms Limited to, being Resource Consent number 010.2014.7961.001 to carry out additions and alterations to existing buildings at 13 Ulster Street, Hamilton and legally described as Lot 1 DPS 88259, subject to the following conditions:*

General Use

1. *That the development be in general accordance with information and plans submitted on 21 November 2014.*

***Reasons for the Decision
Legislation/District Plan***

- a. *Subject to the above conditions, the proposal is not contrary to the relevant objectives and policies of the Hamilton City Operative Plan and the Hamilton City Proposed District Plan (Appeals Version).*
- b. *Having regard to section 104(1)(a) of the Act, the actual and potential adverse effects on the environment of granting consent will be able to be avoided, remedied, or mitigated by the imposition of the above conditions.*
- c. *The design and form of the additions will integrate with existing development in the area.*
- d. *Sufficient carparks exist onsite to cater for the parking demand of the activities on the site and there are clear visibilities to and from the existing crossings to enable safe and efficient vehicle movement in and out of the site.*

- e. *The area is served with public potable water, wastewater and stormwater systems. Stormwater from the site will be channelled into the reticulated public water system in the area.*

INFORMATION

Advisory Notes

- That compliance in all other respects with Council Bylaws, all relevant Acts, Regulations, and rules of law be met.
- If this property is on-sold, please ensure that a copy of this resource consent is forwarded to the new landowner(s).
- **This is not a Building Consent.** A Building Consent will be required before giving effect to this Resource Consent. Please contact Council's Building Unit on 838 6677 for information on Building Consent matters.
- Your resource consent permits the land use to be established at the site as long as the activity complies with the stated conditions on an ongoing basis.
- Sec. 35 of the Act requires Council to monitor your consent and this process may involve site visits. Should Council discover any non-compliance with your resource consent appropriate enforcement action may follow.
- This resource consent lapses five [5] years after the date of this decision letter *unless* the activity has been established and is in full compliance with all conditions of this consent.
- Any development contributions payable will be calculated and communicated to the applicant by Council Development Contribution Officer.

Objections

Pursuant to section 357(2) of the Resource Management Act 1991, if you disagree with this decision or any conditions of consent, you may lodge, in writing to Council an objection within **15 working days** after the receipt of this letter.

Compliance and Monitoring

This resource consent allows the land use to be carried out at the site specified in the consent, provided the conditions of the consent are met. Under section 35 of the Resource Management Act 1991, Council will monitor and enforce compliance with resource consents it has granted.

Pursuant to section 127 of the Resource Management Act 1991, consent conditions may be amended or cancelled on application to Council if there has been a change in circumstances making the conditions unnecessary or inappropriate.

Lapse of Consent

This resource consent lapses on **the expiry of five years** after the date of this letter, unless the consent is given effect to by the end of that period.

The commencement date of the resource consent is determined by section 116 of the Resource Management Act 1991.

Yours faithfully,



DEBRA STAN-BARTON
PLANNING GUIDANCE MANAGER

For more information please ask for:

Lawrence Njoku

Senior Planner

Municipal Offices

Garden Place, Hamilton

Phone 07 838 6611

Fax 07 838 6819

Email: lawrence.njoku@hcc.govt.nz