

Enquiries to:

C Miles

Reference:

Phone: 8850786

050004

Puketirau Road, Tirau

12 July 2005

S & S Clothier
24 Bear Street
TIRAU

COPY

Dear Sheryn & Steven

NOTICE OF DECISION
SHERYN & STEVEN CLOTHIER
PUKETIRAU ROAD, TIRAU

I hereby advise that pursuant to delegated authority the following decision has been made:

"That pursuant to Section 108 and having considered the matters contained within Section 104 and 104B of the Resource Management Act 1991, the South Waikato District Council grants its consent to Sheryn and Steven Clothier to operate "Corrugated Creations" and "MercWorxs" non-rural businesses from Sec 22 BLK 1 Patetere North SD for the following reasons and subject to the following conditions;

REASONS FOR DECISION

1. The proposed activity is considered to be not inconsistent with the objectives and policies of the South Waikato District Plan.
2. Any adverse effects resulting from granting the consent will be no more than minor if conditions of consent are complied with.
3. The written approval from potentially affected parties has been received.

CONDITIONS

1. That the proposal be undertaken in general accordance with the information submitted by Sheryn and Steven Clothier on 16/05/2005 and the further information provided by Steven Clothier on 29/06/05.
2. That an accessway 4.5 metres wide with a 2.5 metre wide dust-free carriageway be formed as per Council's Code of Practice Subdivision and Development to the satisfaction of the Director Asset Management and at the consent holder's expense.

3. That four dust-free car parking spaces be formed as per Council's Code of Practice for Subdivision and Development to the satisfaction of the Director Asset Management and at the consent holder's expense.
4. That the outdoor car yard be screened in such a way as to remedy potential adverse effects of the yard on State Highway users. This condition shall be undertaken to the satisfaction of the Environmental Development Group Manager and at the consent holder's expense.

Note: The fence proposed by the applicant to surround the yard may not be sufficient to adequately screen the yard by itself. Additional works such as vegetation plantings may also be necessary to provide a satisfactory screen.

ADVICE NOTES

1. The operation should not create any health nuisance in terms of the Health Act 1956.
2. An adequate potable water supply in accordance with Councils Code of Practice for Subdivision and Development will be required for the property once it is subdivided or a building consent is applied for to erect a dwelling.
3. The applicant should develop and maintain an ongoing insect and vermin control programme to reduce the potential adverse effects of insects and vermin on the environment.
4. Landscaping is encouraged to provide screening and enhance the visual amenity of the site.
5. Any signage to be erected must be in accordance with the South Waikato District Plan.
6. The consent holder shall ensure that should any human remains or archaeological items be exposed during development that such works will cease immediately. The New Zealand Historic Places Trust, the Police, South Waikato District Council and Kaumatua representing the local Tangata Whenua shall be contacted and work shall not recommence in the affected area until any necessary statutory authorisations or consents have been obtained."

You are further advised that you have the right of objection to Council pursuant to Section 357 of the Resource Management Act 1991 in respect of the above decision, within 15 working days of the receipt of this decision. Should you wish to object to this decision, please advise in writing to this office, setting out the reasons for the objection within the above time.

The applicant is also advised, pursuant to Section 125 of the Resource Management Act 1991, that this consent will lapse on the expiry of five years after the date of commencement of the consent unless the consent is given effect to within that period.

The actual costs of processing this application were \$787.50. Your initial deposit was \$430.00, which includes a \$100.00 fee towards monitoring of your compliance with consent conditions.

Therefore the outstanding fee for assessing the application is \$457.50, which you will be invoiced for shortly.

Please note that the hourly charge out rate for processing resource consent applications was \$50.00 per hour when we initially discussed this proposal. This rate was amended to \$90.00 per hour in January 2005, therefore my initial indication about the possible fee has become outdated.

Please note the signage and noise standards from the District Plan for the Rural Zone are enclosed for your information.

Please do not hesitate to contact me if you have any queries.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Chris Miles', written in a cursive style.

Chris Miles
PLANNER