

# MINUTES

**TITLE:** Environment & Planning Subcommittee  
**DATE:** Monday, 22 February 2010  
**TIME:** 9.30 am  
**VENUE:** Motueka Service Centre, 7 Hickmott Place, Motueka

**PRESENT:** Crs N Riley (Chair), J L Edgar, E J Wilkins

**IN ATTENDANCE:** Co-ordinator Land Use Consents (J Andrew), Principal Resource Consents Advisor (J Butler), Executive Assistant (V M Gribble)

**1. NETWORK TASMAN LIMITED, SWAMP ROAD, RIWAKA - APPLICATION No. RM090826**

**Notice of Requirement for Designation for Electricity Substation Purposes (Application RM090826)**

The proposed works involve construction and operation of a 66kV electricity substation within a building up to 10 metres high.

The application seeks a lapsing period of 15 years after the date on which the designation is included in the Tasman Resource Management Plan.

The application site is located at 123 Swamp Road, Riwaka, being legally described as Lot 3 DP 19345, CT NL11C/1072.

This land is subject to subdivision consent RM070915 currently in the process of new title issue. The land is shown on LT406152 as Lot 5 comprising 16.76 hectares. The proposed substation site is 6330 square metres shown as Lot 1 on the designation plan.

The Committee proceeded to hear the application, presentation of submissions and staff reports as detailed in the following report and decision.

The Committee reserved its decision.

## **RESOLUTION TO EXCLUDE THE PUBLIC**

**Moved Crs Riley / Edgar  
EP10/02/22**

**THAT the public be excluded from the following parts of the proceedings of this meeting, namely:**

Network Tasman Ltd

**The general subject of the matter to be considered while the public is excluded, the reason for passing this resolution in relation to the matter, and the specific grounds**

under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for passing this resolution are as follows:

| <b>General subject of each matter to be considered</b> | <b>Reason for passing this resolution in relation to each matter</b> | <b>Ground(s) under Section 48(1) for the passing of this resolution</b>                |
|--|--|--|
| Network Tasman Ltd                                     | Consideration of a planning application                              | A right of appeal lies to the Environment Court against the final decision of Council. |

**CARRIED**

**Moved Crs Edgar / Wilkins  
EP10/02/23**

**THAT the open meeting be resumed and the business transacted during the time the public was excluded be adopted.**

**CARRIED**

**2. NETWORK TASMAN LIMITED, SWAMP ROAD, RIWAKA - APPLICATION No. RM090826**

**Moved Crs Riley / Wilkins  
EP10/02/24**

**THAT pursuant to Section 171(2) of the Act, the Committee recommend that the requiring authority CONFIRM the notice of requirement, subject to conditions.**

**CARRIED**

**Report and Recommendation of the Tasman District Council through its Hearings Committee**

**Meeting held in the Tasman Room, Richmond on 22 February 2010  
Site visit undertaken on 19 February 2010  
Hearing closed on 22 February 2010**

A Hearings Committee ("the Committee") of the Tasman District Council ("the Council") was convened to hear the Notice of Requirement ("NoR") lodged by Network Tasman Ltd ("the Applicant"), to designate a site at Swamp Road, Riwaka for electricity substation purposes. The NoR, made in accordance with the Resource Management Act 1991 ("the Act"), was lodged with the Council and referenced as RM090826.

**HEARING COMMITTEE:** Cr Noel Riley, Chair  
Cr Judene Edgar  
Cr Eileen Wilkins

- APPLICANT:** Mr Nigel McFadden (Counsel)  
Mr Murray Hendrickson (Network Manager)  
Mr Richard Inglis (Land Owner)  
Mr Gary Rae (Consultant Planner)
- CONSENT AUTHORITY:** **Tasman District Council**  
Mr Jack Andrew (Co-ordinator Land Use Consents)  
Mr Graham Caradus (Co-ordinator Environmental Health)
- SUBMITTERS:** Mr Steve and Mrs Kathryn Hendren  
Mr Kerry and Mrs Linda Hay
- IN ATTENDANCE:** Mr J Butler (Principal Resource Consents Adviser) –  
Assisting the Committee  
Ms V Gribble (Committee Secretary)

## 1. SUMMARY

The Committee has recommended to the requiring authority that it **CONFIRM** the requirement, subject to conditions.

## 2. DESCRIPTION OF THE PROPOSED ACTIVITY

The application is a Notice of a Requirement to Designate land for Network Tasman for the construction and operation of a 66 kiloVolt (kV) electricity substation with associated underground power cables. Network Tasman's objectives are to meet its obligations under the Electricity Act to plan and provide for future electricity demands.

The 6,330 square metre site is a triangular shaped parcel currently held within a 10.7732ha property (Lot 3 DP 19345, CT NL11C/1072). This property (Lot 3 DP19345) is currently in the process of title issue after recent subdivision (RM070915). While this may be confusing for practical purposes the triangular shaped parcel comprising some 6,330 square metres is part of Lot 5 LT 406152. Network Tasman has an agreement to purchase this parcel and an application for subdivision will be made following the designation being confirmed.

The site is located approximately 250 metres south west of the intersection of Swamp Road and Factory Road at Riwaka.

Network Tasman proposes to house the substation equipment in a barn-style building. The building will be 600 square metres in area and have a maximum height of 10 metres (which is over the 7.5 metre permitted height restriction for the zone but within the 12.5 metre controlled activity building height). The building is to be finished in recessive colours with landscaping.

The substation building will be connected to two nearby 66kV electricity transmission lines by underground cables. The two 66kV transmission lines are owned by Transpower. One 66kV transmission line runs across the adjacent land to the south and west of the site and another across hills to the west of the site. The substation will step this voltage down to 11kV for connection by underground cable into the existing local distribution network.

The site is within the Rural 1 zone which is a working rural zone designed to provide for farming and horticultural activities. The area surrounding the site is used for intensive horticultural production and lifestyle/pastoral farming. The nearest dwellings are located on elevated sites to the west and south-west of the site. The nearest dwelling is the Hay's which is on an elevated site approximately 150 metres from the proposed substation while the nearest dwelling near the Factory Road/Swamp Road intersection is approximately 240 metres away (Humphries dwelling).

Network Tasman Limited is a Network Utility Operator as defined in Section 166 of the Act. Network Utility Operators may be approved by the Minister for the Environment as requiring authorities.

Network Tasman Limited was formerly known as Tasman Energy Limited. Tasman Energy Limited was made a requiring authority by the Minister for the Environment on 24 January 1995 and notice appeared in the New Zealand Gazette on 9 February 1995 (Gazette Ref. 12/391).

Network Tasman Limited has the legal status of a requiring authority and is able to issue a NoR pursuant to Section 168 of the Act for its proposed project of planning for a future Riwaka electricity substation.

### 3. TASMAN RESOURCE MANAGEMENT PLAN ("TRMP") ZONING AND AREAS

According to the TRMP the following apply to the subject property:

Zoning: Rural 1  
 Area(s): Land Disturbance Area 1

By way of background, the proposed 10 metre high building would be a controlled activity under Rule 17.5.3.2 of the TRMP. Relevant to this rule is the matter of control number (5) which, for buildings that exceed the permitted height (7.5 metres), allows control over the appearance and visual impact (including colour, materials, surface treatment and fenestration).

Notwithstanding the above, the construction of a substation in the Rural 1 zone, whether enclosed in a building or not, is a discretionary activity under 16.6.2.4 of the TRMP.

### 4. NOTIFICATION AND SUBMISSIONS RECEIVED

Prior to notification no written approvals were received.

The application was notified on 9 December 2009 pursuant to Section 93 of the Act. A total of four submissions were received. The following is a summary of the written submissions received and the main issues raised:

Neutral submissions

| Submitter                                       | Reasons   |
|---|---|
| 1.<br>New Zealand Historic Places Trust (NZHPT) | Advice note in case of archaeological discovery   |
| 2.<br>Little Sydney Mining                      | Affected by cables being located within the Company's property. Note: the proposed cables are permitted |

|             |  |
|-------------|--|
| Company Ltd | activities under the TRMP. Access easements, compensation etc are beyond the scope of the Council's jurisdiction under the RMA1991 |
|-------------|--|

Submissions in opposition

| Submitter           | Reasons  |
|---------------------|--|
| 3.<br>S & K Hendren | Property valuation, noise and visual impacts, and better alternative locations |
| 4.<br>K & L Hay     | Property valuation, noise and visual impacts, and better alternative locations |

## 5. PROCEDURAL MATTERS

There were no procedural matters that required consideration or a ruling by the Committee.

## 6. EVIDENCE HEARD

We heard evidence from the applicant, expert witnesses, submitters, and the Council's reporting officer. The following is a summary of the evidence heard at the hearing.

### 6.1 Applicant's Evidence

#### Mr Nigel McFadden (Counsel)

Mr McFadden outlined the designation process and stated that the Committee must consider the effects of the NoR with regard to the relevant plans and whether the work and designation are reasonably necessary, as well as any other matter that may be reasonably considered. He stated that the final decision is made by the requiring authority.

Mr McFadden addressed the submissions and considered that the amenity and noise effects on the Hendrens and Hays will be minimal.

#### Mr Murray Hendrickson (Network Manager)

Mr Hendrickson explained the power reticulation system and the need for another substation in Riwaka. He said that the designation process allows the applicant to put a flag out as early as possible. He addressed a range of alternatives but found that none were as suitable as the subject site. He said that the approach of enclosing substations in buildings that suit the surrounds broke new ground and would be continued on this site.

Mr Hendrickson said that a hum can be heard from unenclosed transformers. In this case the building will limit sound and the encasement of the transformer will be sound proofed. Dr Jeremy Trevathan of Acoustic Engineering Services has found that the facility will easily meet the requirements of the TRMP.

Mr Hendrickson disagreed that the substation will have very high visual impacts as the building will fit into the rural environment and will be of a size that could be built as a controlled activity. He confirmed that Network Tasman are happy to do some landscaping but said that they would rather do the landscaping after the building has been completed so as to remove the chance that the plants will be damaged or destroyed during construction. Instead Mr Hendrickson offered to plant larger (2 metre high) young trees after construction is complete.

#### **Mr Richard Inglis (Land Owner)**

Mr Inglis confirmed the reasons why the land in question is of low productive value given its lack of sunshine during winter and corresponding high frost occurrence.

#### **Mr Gary Rae (Consultant Planner)**

Mr Rae evaluated the NoR under Section 171 of the Act and considered that the proposal is consistent with the relevant statutory plans.

He also considered the noise evidence from Dr Jeremy Trevathan and found that the noise and amenity effects will be very low.

Mr Rae confirmed that an assessment of alternatives is only required if the requiring authority does not have an interest in the land or the adverse effects will be significant. In his opinion, neither apply in this case.

Mr Rae assessed the proposal under Part 2 of the Act. He stated that matters in Section 6 are not relevant and the amenity matters in Section 7 will not be adversely affected.

Mr Rae recommended that we confirm the requirement subject to the conditions in the officer's report and as amended by his proposed amended Condition 6.

## **6.2 Submitters Evidence**

Ms Hendren spoke on behalf of the Hendrens and Hays. She said that Network Tasman has not demonstrated a need as there is an existing substation 6.5 kilometres away which could be upgraded and used.

They considered that the height and uniformity of the building will make it unlike any other rural building within their view, and not in keeping with the area. They believed that the building could be improved by adding features like verandahs, windows and doors. Natural timbers could also be used. They said that it does not have to be a square box.

They agreed that planting will reduce the visual impact but they should begin immediately, not wait until the substation is completed. They sought a mixture of deciduous and evergreen species.

They sought that a negative recommendation be made by the Council but that if it is confirmed conditions should be imposed to break up the building, relocate the building to the north and minimise the effects of construction.

Mr Andrew mentioned a hop kiln shape and Mrs Hendren agreed that, if designed properly, it could have the effect of an old style hop kiln with suitable planting.

### **6.3 Council's Reporting Officer's Report and Evidence**

Mr Andrew said that all parties need to be aware that the Council's ability to influence the development is limited. He said that it is hard to get a site that suits everyone.

He said that the conditions proposed confine the size and location of the building which gives more certainty. He agreed that landscaping was desirable around the building. He agreed with Network Tasman's proposal of leaving the planting until after the development is complete and then planting larger trees.

Mr Andrew said that he is happy with the amended condition proposed by Mr Rae. Repositioning the building is difficult to comment on as it was chosen after geotechnical investigations.

Cr Riley sought clarification that the designation is for the whole parcel of land, not just the building site. Mr Andrew agreed but stated that the substation is within the building so the entire area cannot be used for the substation but landscaping can be undertaken.

Mr Caradus said that he has no experience with 66kV sites which is the reason behind the report being sought from Acoustic Engineering Services. He based his comments on contents of that report. He is confident that there will not be a problem because of the very low level of noise.

Cr Wilkins asked if a different style of building could be required. Mr Andrew said that as a landowner would normally be able to construct a building such as the one proposed (as a controlled activity) such a requirement may more appropriately be suggested as an advice note.

Cr Edgar asked what the sound levels from the Mapua substation are. Mr Caradus said that he has not taken readings, but walking around the building there are places where it is more obvious. He said that the noise cannot be measured accurately at this time of the year due to other environmental noises such as traffic and cicadas making any results worthless.

### **6.4 Applicant's Right of Reply**

Mr McFadden reminded us that we are not considering a resource consent application and it is a public work, not a private work. He said that in the rural zone one expects to see rural buildings. The purpose of the building is to provide a structure around a transformer.

He said that when considering a designation there is no obligation to put forward much detail at all. All the committee needs to know and question is: is designation and the works reasonably necessary to achieve the objective of the requiring authority? If yes, the recommendation should be to confirm the designation. Plantings can be evergreen and other species; that is not a concern to the requiring authority.

With regard to noise, Mr McFadden said that Mr Andrew is correct that we can not impose conditions that are more restrictive than what is permitted by the TRMP. He said that we are looking at the effects of the work and notice of requirements, not the effects of activity. He said that an outline plan will be lodged with the Council at the proper time.

## **7. PRINCIPAL ISSUES AND OUR MAIN FINDINGS**

The principal issues that were in contention and our main findings on these issues are:

**a) To what extent will the designation and the proposed substation have an adverse effect on the amenity of the local residents, specifically the Hendrens and the Hays?**

We consider that on its own, without the volunteered landscape planting, the proposed building will have minor to moderate impacts on the visual amenity from the submitters' properties. Without any landscape planting we do not consider that the effects will be significant as the views from the houses takes in a wide range of rural land including other similar barn structures, albeit the other structures are not as high and are more variable in form than that proposed. Nevertheless, the landscape is certainly rural and we are mindful of the controlled activity standard for such a building (12.5 metres).

With the landscape planting volunteered around the boundary we consider that within several years of the 2 metre plants being established the building will be very well integrated into the landscape and the impact will be minor. We consider the proposed mix of evergreen native plants and exotic deciduous plants will be well suited to the landscape and will provide visual appeal through the seasons.

We consider that there is scope to improve the building by making it more variable and by breaking up its lines and faces. However, the planting proposed is also an effective way of achieving this.

**b) To what extent will the proposal result in objectionable noise?**

From the evidence of Mr Jeremy Trevathan and Mr Graham Caradus we are satisfied that the noise impacts of the substation will be minimal. The separation distances and the nature of the construction are such that even a substantial facility such as the one proposed will result in the hum produced from the transformers to be more or less obviated.

## **8. RELEVANT STATUTORY PROVISIONS**

### **8.1 Policy Statements and Plan Provisions**

In considering this application, we have had regard to the matters outlined in Section 171 of the Act. In particular, we have had regard to the relevant provisions of the following planning documents:

- a) Tasman Regional Policy Statement (TRPS); and
- b) the Tasman Resource Management Plan (TRMP).



## 8.2 Section 171

Mr McFadden stated that we, as a Committee, are limited to considering the effects on the environment of allowing the requirement as opposed, presumably, to any resource management effects as per a resource consent assessment. We are not aware of an arbitrary line between the effects of just the public works described in the requirement and any other effects. The Act provides no guidance on where that line would be drawn.

The designation is as proposed in the requirement and we must consider it on its merits. For example, if no building was proposed around the substation or the building was coloured bright pink we would have considered those factors relevant in considering our recommendation and conditions.

## 8.3 Part 2 Matters

In considering this application, we have taken into account the relevant principles outlined in Sections 6, 7 and 8 of the Act, as well as the overall purpose of the Act as presented in Section 5.

## 9. RECOMMENDATION

Pursuant to Section 171(2) of the Act, we recommend that the requiring authority **CONFIRM** the notice of requirement, subject to conditions.

## 10. REASONS FOR THE DECISION

We are satisfied that the effects of the proposal will be minor. We are satisfied that the building will be largely in keeping with the rural environment although some enhancements could be made and these are further discussed below. After a short amount of time, and with landscape planting, the facility will be readily assimilated into the landscape as it is viewed from the submitters' houses.

We understand that the facility was sited according to directions from geotechnical investigations. While relocation of the facility might further reduce the effects it is not warranted given the geotechnical constraints of the site.

We were also satisfied that the noise of the facility will be very minor and will not cause any adverse effects on the submitters.

We were also satisfied that the facility will not be removing highly productive land from productivity due to the lack of sunlight and the high frost incidence on the site. It appears to be a good use of the land.

We are satisfied that pursuant to Section 171(1)(c) of the Act that the work is reasonably necessary. This was confirmed to us by the evidence of Mr Hendrickson.

Adopting a broad overall judgement approach to the purpose of the Act, we are satisfied that the proposal is consistent with Part 2 and achieves sustainable management of natural and physical resources as set out in Section 5 of the Act.

## 11. OUTLINE PLAN

Section 176A requires that an outline plan be provided for a public work be submitted to the territorial authority unless (1) the proposed work has been otherwise approved under the Act, or (2) the details of the proposed work are incorporated into the designation.

In this case no other approval has been provided under the Act and sufficient details to satisfy clause (3) of that section have not, in our opinion, been provided. Therefore, it is intended that an outline plan will be required prior to commencement of construction. This is even more important given the relatively long lapsing period recommended.

## 12. LAPSING OF DESIGNATION

Pursuant to Section 184(1) of the Act, designations, by default, lapse in five years unless they are given effect to it before then.

A period of 15 years was requested by the applicant and we accept this as appropriate.

Issued this 12<sup>th</sup> day of March 2010

A handwritten signature in black ink, appearing to read 'Noel Riley', is written over a light grey rectangular background.

Noel Riley  
**Chair of Hearings Committee**



## REQUIREMENT RECOMMENDATION

**NOTICE OF REQUIREMENT NUMBER:** RM081025

Pursuant to Section 171 of the Resource Management Act 1991 (“the Act”), the Tasman District Council (“the Council”) hereby recommends that the following requiring authority **CONFIRM** the notice of requirement, subject to conditions:

**Network Tasman Ltd**  
(hereinafter referred to as “the requiring authority”)

### ACTIVITY AUTHORISED BY THIS NOTICE OF REQUIREMENT:

To designate land for the construction and operation of a 66kV electricity substation with associated underground power cables.

### LOCATION DETAILS:

|                       |                       |
|-----------------------|-----------------------|
| Address of property:  | 657 Main Road, Riwaka |
| Legal description:    | Lot 3 DP 19345        |
| Certificate of title: | NL11C/1072            |
| Valuation number:     | 1933012000            |
| Easting and Northing: | 2508272E 6014350N     |

Pursuant to Section 171(2) of the Act, this recommendation is issued subject to the following conditions:

### CONDITIONS

#### General

1. The designation shall be undertaken in general accordance with the project description outlined in the Notice of Requirement dated 19 November 2009.
2. The electricity substation shall be placed entirely within a farm-style building as depicted in the photographic illustrations in Attachment 3 of the Notice of Requirement, prepared by Ultraspec Building Systems.

#### Advice Note

It is recommended that the requiring authority reconsider the design of the building to break up the lines and faces of the building and to include more visual interest in its design. This may be done by mirroring other large packing sheds, hop kilns or horticultural buildings in the area.

#### Building Bulk and Location

3. The maximum height of the building shall be 10 metres.
4. The building shall be located on the proposed site generally as shown in the Site Plan in the Geo-Logic Limited Report, in Attachment 4 and attached as Plan A dated 22 February 2010.

### **Colour**

5. Only recessive colours (e.g. green) are to be used for the walls and roof of the proposed building.

### **Planting**

6. The "Planting Area" shown on Plan B shall be planted in a mix of deciduous and native evergreen trees to help soften the visual appearance of the proposed building as viewed from the nearby houses on Lots 2 and 4 DP17734. The trees to be planted shall be not less than two metres in height.

The planting shall be completed in the first planting season (spring or autumn) following the completion of the facility. The planting shall be done in accordance with best practice for establishing such trees. Any trees which die shall be replaced in the next planting season. The trees shall be appropriately maintained.

#### **Advice Note**

It is anticipated that there is room for some depth of trees to be planted. i.e. at least two lines of trees with some staggering, so that there is not just a line of trees along the boundary.

### **Noise**

7. The transformers shall be housed in an enclosure which provides a minimum noise attenuation of 10dBA to transformer noise.
8. Any doors are to be solid core and fitted with seals.
9. Ventilation openings or penetration shall be designed so as not to degrade the overall level of sound insulation of the enclosure, and/or any active ventilation components should be selected and designed to ensure compliance with the TRMP, when combined with transformer noise.

#### **Advice Note**

The above three conditions were recommended by Dr Jeremy Trevathan in his report.

10. Noise generated by the electricity substation, when measured at or within the notional boundary of any dwelling shall not exceed:

|                  | <b>Day</b> | <b>Night</b> |
|------------------|------------|--------------|
| L <sub>10</sub>  | 55 dBA     | 40 dBA       |
| L <sub>max</sub> |            | 70 dBA       |

Note:

Day = 7.00 am to 9.00 pm, Monday to Friday inclusive and 7.00 am to 6.00 pm Saturday (but excluding public holidays).

Night = all other times, including public holidays.

Noise must be measured and assessed in accordance with the provisions of NZS 6801:1991, Measurement of Sound and NZS 6802:1991, Assessment of Environmental Sound.

For the avoidance of doubt, the Tasman Resource Management Plan defines notional boundary as:

*Notional Boundary – in relation to noise, means:*

- (a) *line 20 metres from the facade of any rural dwelling that is most exposed to the noise source; or*
- (b) *the legal boundary of the site of the dwelling, where this is closer to the dwelling than (a).*

## **Electric and Magnetic Fields**

11. Electric and magnetic fields associated with the electricity substation and transmission network shall meet the International Commission on Non-Ionising Radiation Protection Guidelines for limiting exposure to time varying electric magnetic fields (up to 300GHz) (Health Physics, 1998, 74(4):494-522) and recommendations from the World Health Organisation monograph Environmental Health Criteria (No 238, June 2007) or if a revision is in place when the electricity substation is relocated and built then compliance with that replacement standard shall be met.

## **Engineering Design**

12. A qualified engineer, experienced in foundation design, shall supervise a sub-surface investigation to determine soil strength parameters and quantify liquefaction potential for design. That engineer shall provide written confirmation that this has been done at the time a building consent application for the substation building is submitted to the Council.
13. The site development shall be carried out under the supervision of a qualified engineer, experienced in foundation design, with review by an appropriately qualified geotechnical engineer. Written confirmation of the above shall be provided to Council's Coordinator Compliance Monitoring.

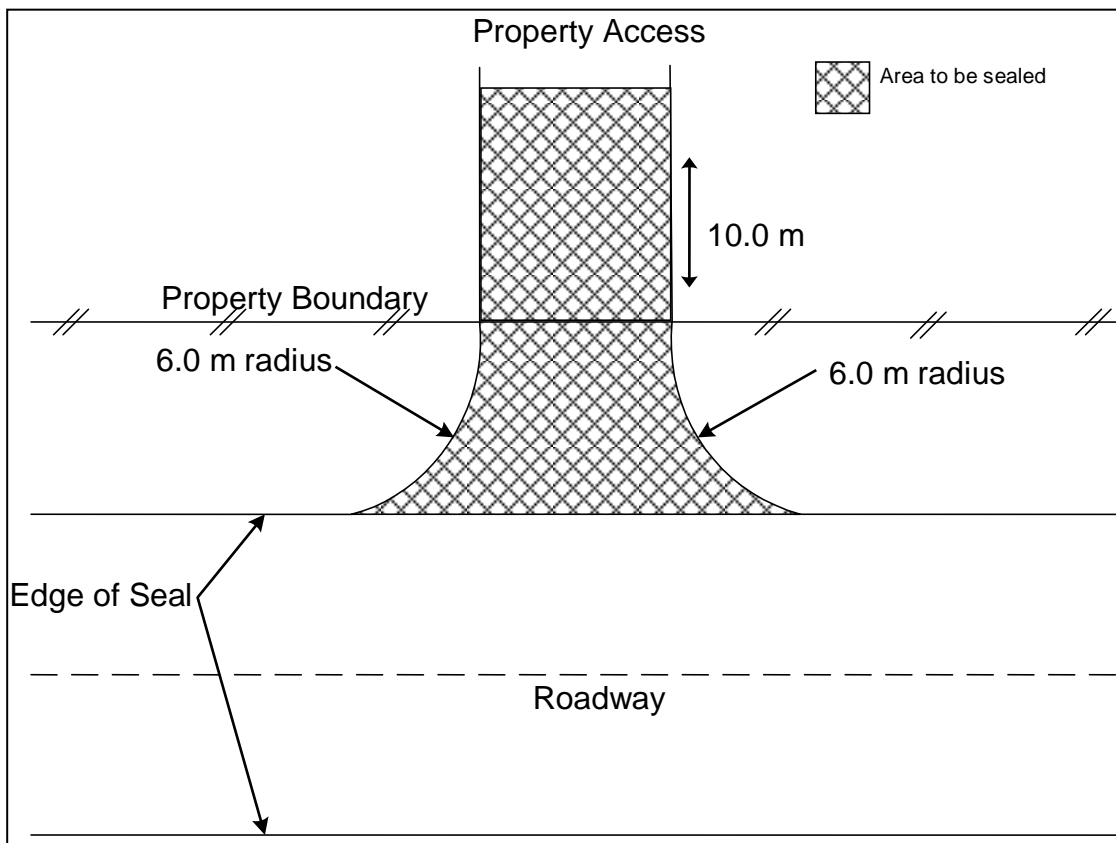
### **Advice Note**

The two conditions above cover the recommendations from Geologic Limited.

## **Vehicle Crossing**

14. The requiring authority shall form and seal the access to the subject property from Swamp Road before construction of the substation commences or earlier in the event of the property being subdivided. The seal shall extend from the existing sealed road edge to a distance of at least 10 metres inside the subject property. The design shall be in accordance with Appendix A below.

Note: All cost associated with the access upgrade is to be met by the requiring authority and a vehicle access crossing permit is required to be obtained through Council's Engineering Department.



### Lapse Period

15. This designation shall lapse 15 years after the date that it is confirmed by the requiring authority unless (a) the designation is given effect to; or (b) the Council determines that substantial progress or effort has been made towards giving effect to the designation and a longer term is fixed.

### ADVICE NOTES

1. In terms of the Historic Places Act 1993, in the event of discovering an archaeological find during the earthworks (e.g. shell, midden, hangi or ovens, garden soils, pit depressions, occupation evidence, burials, taonga, etc) you are required under the Historic Places Act 1993 to cease the works immediately until, or unless, authority is obtained from the New Zealand Historic Places Trust under Section 14 of the Historic Places Act 1993.
2. This designation only authorises the activity described above. Separate consent will be required for subdivision and in the event of the subdivision not proceeding then the land if subdivided shall be amalgamated back into the original 10.7732 hectare property (being described as Lot 3 DP19345 at the time of this requirement decision).
3. The Designation Holder is liable to pay a development contribution in accordance with the Development Contributions Policy found in the Long Term Council Community Plan (LTCCP). The amount to be paid will be in accordance with the

requirements that are current at the time the relevant development contribution is paid.

Council will not issue a Code Compliance Certificate until all development contributions have been paid in accordance with Council's Development Contributions Policy under the Local Government Act 2002.

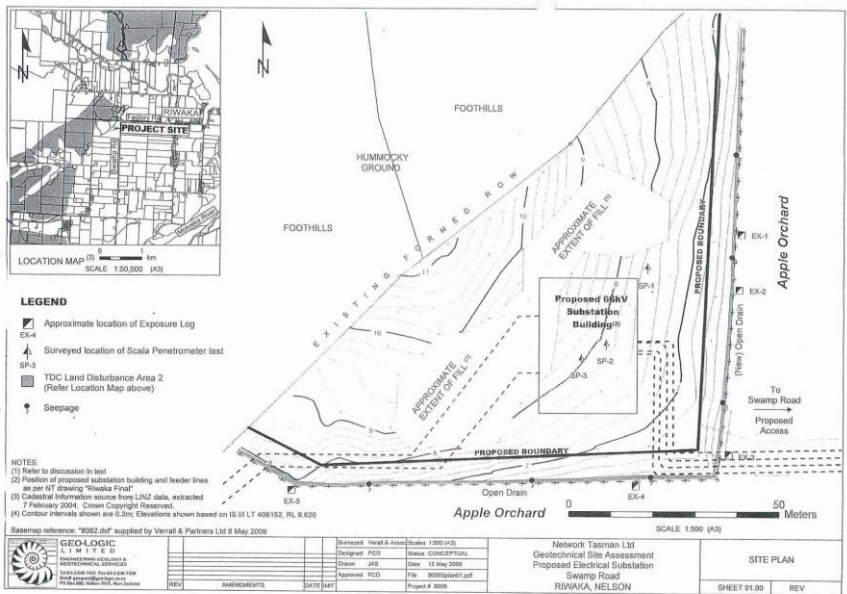
4. Monitoring of this designation will be undertaken by the Council as provided for by Section 35 of the Act and a one-off fee has already been charged for this monitoring. Should the monitoring costs exceed this fee, the Council reserves the right to recover these additional costs from the Designation Holder. Costs can be minimised by consistently complying with conditions, thereby reducing the necessity and/or frequency of Council staff visits.
5. The Designation Holder should note that this designation does not override any registered interest on the property title.
6. This is not a building consent and the Designation Holder shall meet the requirements of Council with regard to all Building and Health Bylaws, Regulations and Acts.
7. A Vehicle Crossing Permit will need to be obtained from the Council's Engineering Department to authorize the upgrade to the vehicle crossing. Please contact the Council's Engineering Department for more information. It is also noted that the landowner representative Mr R Inglis volunteered to surrender an existing access at the time an application is made for the new crossing place. That voluntary surrender should be noted in the application for the new (replacement) crossing place.

Issued this 12<sup>th</sup> day of March 2010



Noel Riley  
**Chair of Hearings Committee**

**RM090826 PLAN A**  
**22 February 2010**



**RM090826 PLAN B**  
**12 May 2009**



**Date Confirmed:**

**Chair:**