

8 December 2015

CKL  
PO Box 171  
Waikato Mail Centre  
Hamilton 3240

Attn: Anastasia Blignaut  
Your Ref: S1113

Dear Sir/Madam

**SUBJECT: Subdivision Resource Consent 011.2015.00006138.001 for redevelopment of existing Unit Titles – two additional PU's and six additional AU's at at 53 Ulster Street Whitiara 3200**

I wish to advise that after consideration of the information and plans submitted with the application, I advise that Council's decision is as follows:

*That pursuant to Sections 104 and 104B of the Resource Management Act 1991, and the Hamilton City Operative District Plan and Proposed District Plan (Appeals Version), Council grants resource consent to the application by Titoki Farms Ltd (being resource consent 011.2015.00006138.001) to undertake a subdivision to create 2 additional Principal Units and 6 additional Accessory Units, and the alteration of boundaries between two Principal Units and an Accessory Unit under a Unit Title subdivision, being a subdivision of Lot 1 DPS 88259, located at 22 Ulster Street, Hamilton, subject to the following condition being met at the consent holder's expense:*

- (1) That the subdivision be in general accordance with the information received on 5<sup>th</sup> November 2015 and amended by the plan received on 26<sup>th</sup> November 2015 (approved copy attached).*

#### **Advisory notes**

- All operations affecting in-service Hamilton City Council water, wastewater or stormwater pipelines are to be carried out by Hamilton City Council staff (City Delivery Unit) unless specific approval is given as outlined in the HCC Infrastructure Technical Specifications.*
- The property address for the additional Principal Units will be provided prior to certification under s223 RMA.*
- If this property is on-sold to a new owner(s), please ensure that a copy of this resource consent is forwarded to the new owner(s).*

### Reasons for Decisions

- i. *Subject to the above condition, the proposal is not contrary to the relevant objectives and policies of the Hamilton City Operative District Plan and the Proposed District Plan (Appeals Version).*

### Objections:

Pursuant to section 357 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. If you do so, then:

- (a) A survey plan, pursuant to section 223 Resource Management Act 1991, may not be able to be approved, and/or
- (b) A completion certificate, pursuant to section 224 Resource Management Act 1991, may not be able to be issued until the objection or appeal is resolved.

### Lapsing of Consent

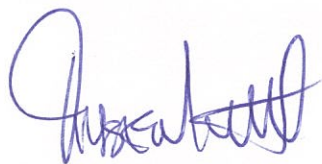
This resource consent lapses 5 years after the commencement of the consent, unless the consent is given effect to by the end of that period.

The commencement date of a resource consent is determined by section 116 of the Resource Management Act 1991. If none of the circumstances contained in section 116 apply, this resource consent commences from the date of this letter.

### Other Notes

1. A survey plan, to be lodged with the District Land Registrar, can (pursuant to section 223 Resource Management Act) be approved by Council (per the Planning Guidance Manager), and later, when the conditions of the consent have been met, an application may be made for a section 224 Certificate.
2. Pursuant to section 224(f) Resource Management Act 1991, a certificate confirming compliance with section 116(2)(a) Building Act 2004 will be required before the survey plan can be deposited.

Yours faithfully



**FRASER MCNUTT**  
**ACTING PLANNING GUIDANCE MANAGER**

For more information please contact:

**Gillian Cockerell**

Council Offices

Garden Place, Hamilton

Phone: 07 838 6699

Fax: 07 838 6819

Email: [gillian.cockerell@hcc.govt.nz](mailto:gillian.cockerell@hcc.govt.nz)

# APPLICATION PLAN

Applicant: Titoki Farms Ltd

Comprised in:

Local Authority: Hamilton City

Total Area: 1.2545ha

Scale:(A3 Original) 1:750

Date: November 2015

**Note:**

AU24 to be held with PU18 & PU19

AU25 to be held with PU's 18, 19 & 20

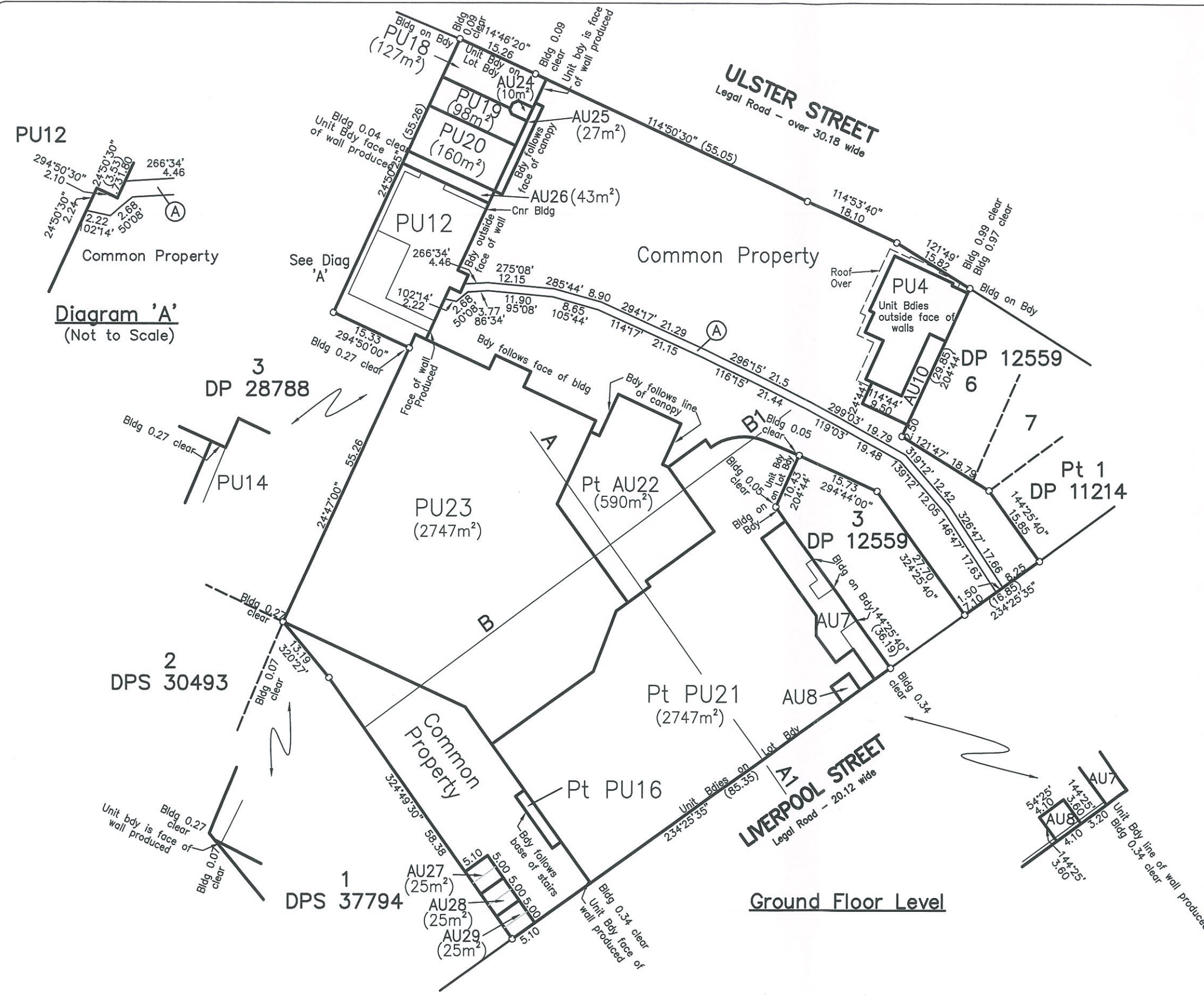
AU26 to be held with PU's 12, 18, 19 & 20

AU27 to be held with PU18

AU28 to be held with PU19

AU29 to be held with PU20

**FINAL APPROVED**  
**RESOURCE CONSENT PLANS**  
 File # 11-2015-6138-001  
 Date of Consent 8-12-15



- Notes:**
- Changes may occur to the layout of the proposal shown as a result of the Resource Consent Conditions.
  - Areas and dimensions on this plan may be subject to change following field survey.
  - The copyright and intellectual property rights for the information shown on this plan remain the property of CKL Surveys Ltd.
  - This plan has been prepared only for the purpose of illustrating an application for resource consent. It should not be used for any other purpose.

Designed:		
Drawn:	RM	24.11.15
Checked:		
Job No:	Revision:	Page No:
<b>S1113</b>	<b>S5</b>	<b>1 of 2</b>



**Auckland Office:**  
 A: 8 Manukau Road Newmarket  
 P: 09 524 7029  
**Hamilton Office**  
 A: 58 Church Road Hamilton  
 P: 07 849 9921  
**Te Awamutu Office**  
 A: 103 Market Street Te Awamutu  
 P: 07 871 6144

## REDEVELOPMENT OF UNITS ON LOT 1 DPS 88259 (Ulster Street, Hamilton)

# APPLICATION PLAN

Applicant: Titoki Farms Ltd

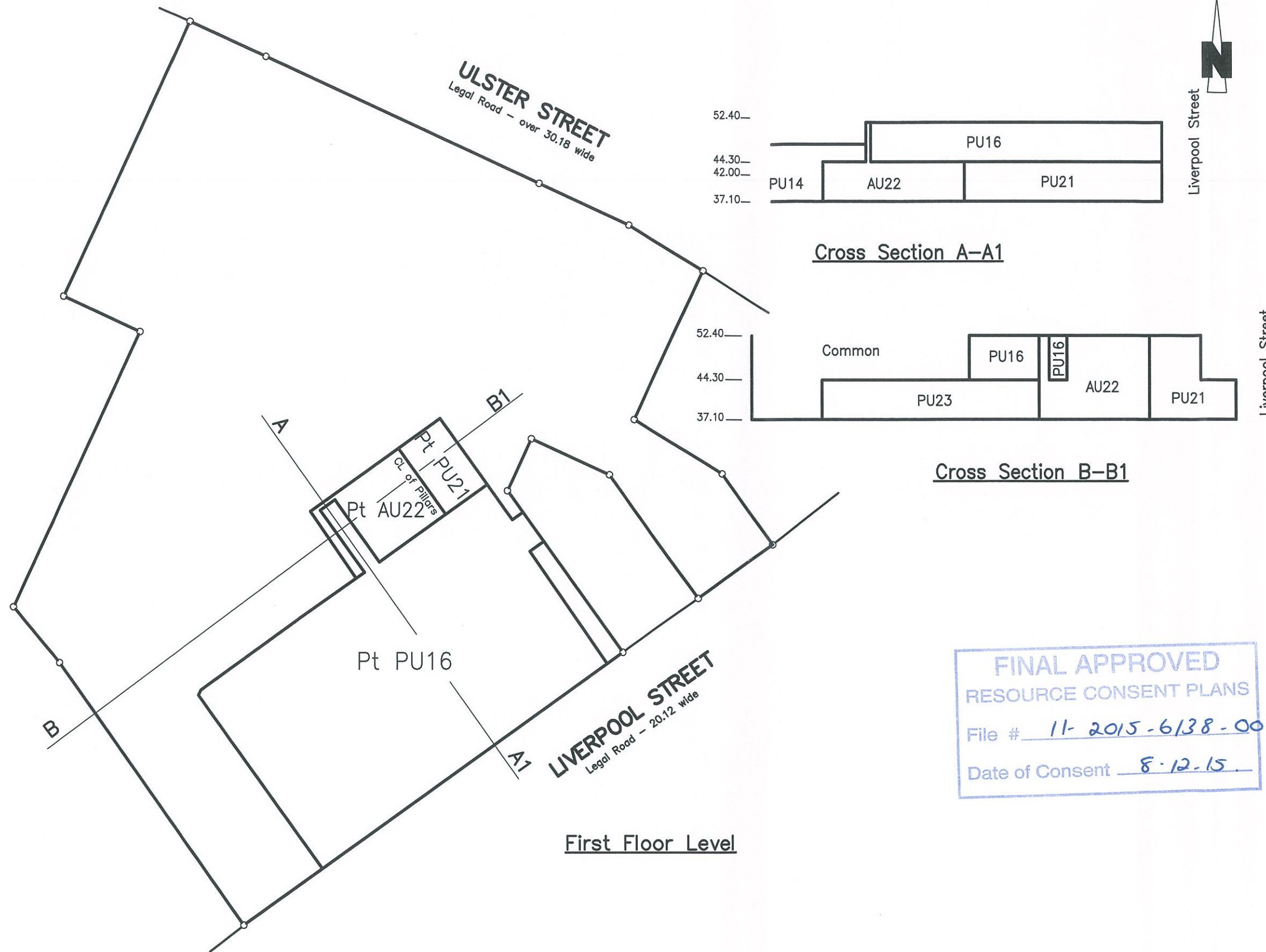
Comprised in:

Local Authority: Hamilton City

Total Area: 1.2545ha

Scale: (A3 Original) 1:750

Date: November 2015



**FINAL APPROVED**  
**RESOURCE CONSENT PLANS**  
 File # 11-2015-6138-001  
 Date of Consent 8-12-15

First Floor Level

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