

Appendix K – Written Approvals





BLOXAM BURNETT & OLLIVER

Level 4, 18 London Street
PO Box 9041, Hamilton 3240
New Zealand

+64 7 838 0144
consultants@bbo.co.nz
www.bbo.co.nz

22 July 2020

Job No. 145570.03

To whom it may concern,

Te Awamutu Residential Development – Plan change, retirement village and residential subdivision

Introduction

Sanderson Group Limited are lodging a plan change (Plan Change 12) with Waipa District Council requesting a rezoning of an area of land already zoned as future residential, located at the western extent of Te Awamutu. The purpose of the rezoning is to allow for a retirement village development and residential subdivision to occur to help meet the demands from the local community who currently have very limited retirement living options.

We have identified you as a potentially affected party as your property is near the subject site. As such, we wish to undertake consultation with you, and seek your written approval for the proposed development. This letter provides a summary of the site, the rezoning, the retirement village development and the residential subdivision.

Site and Locality

The Waipa District Plan identifies residential growth cells within each of the towns in the Waipa District, which are appropriate locations to accommodate future growth. These are split between two separate groups;

1. Growth cells which are intended to be opened and developed between now and 2035; and
2. Growth cells which are intended to be opened and developed after 2035.

The site subject to the plan change is Growth Cell T2, located at the western extent of Te Awamutu. It is allocated for development after 2035 . Refer to **Figure 1** below displaying the location of the site.



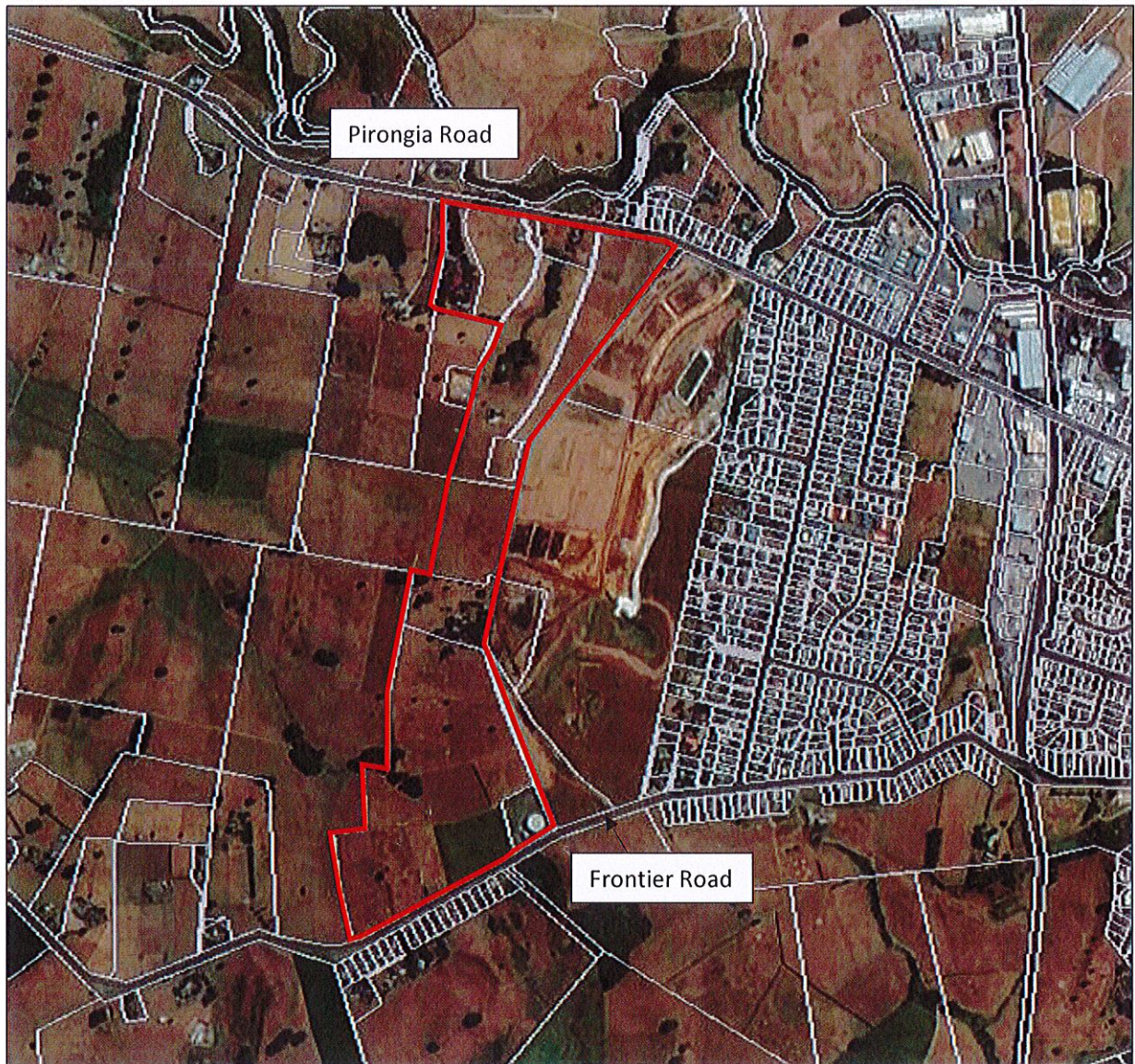


Figure 1: Site and locality (Growth Cell T2 outlined in red)

The site is 41ha in area. It is currently used for farming activities and contains farm buildings and dwellings located sporadically across the site.

Plan Change

Growth cell T2 is currently zoned 'Deferred Residential' in the Waipa District Plan, reflecting the intention to start residential development in this location after 2035. While Growth Cell T2 has been identified for development after 2035, the Waipa District Plan provides an opportunity to open up a growth cell for development earlier than originally anticipated. This is required to be done via a plan change to the Waipa District Plan. The plan change needs to include both a rezoning of the site from 'Deferred Residential' to 'Residential' and the insertion of a 'Structure Plan' into the District Plan. It needs to demonstrate that the site can be adequately serviced and environmental effects can be managed.

Sanderson Group propose to make use of the opportunity to undertake a plan change to rezone the site to Residential, allowing for residential development on the site to occur earlier than originally anticipated. Refer to **Attachment 1** of this letter which sets out the draft Structure Plan that will form part of the plan change.

As the site is already Deferred Residential, it has been investigated and has previously been determined to be appropriate for Residential development. As such, the only change will be to bring forward the expected timeframe of residential development on the site.

The purpose of the plan change is to allow for the proposed retirement village development and residential subdivision on the southern half of the growth cell to occur as soon as possible. The retirement village requires a large site of at least 9ha which is not readily available in existing zoned areas. The developments are set out in more detail below. There is no development currently proposed on the northern half of the growth cell.

Retirement Village and Residential subdivision

Sanderson Group are a family orientated, leading provider of high quality retirement villages in New Zealand. Sanderson are currently constructing a retirement village in Tamahere (Tamahere Country Club). The Waikato population has shown a strong interest for a Sanderson Group retirement village to be established in Te Awamutu. Therefore, Sanderson Group have been searching for an appropriate site for several months. The site located at 10 Frontier Road and 52 Frontier Road, at the western extent of Te Awamutu has been identified as an ideal location for the village.

It is proposed to construct and operate a retirement village on 9.45ha of their landholding at 10 and 52 Frontier Road and Sanderson Group have also entered into an agreement to sell the remaining land of 8.76ha to a developer who will subdivide the balance of the site into residential lots.

The retirement village will comprise the following:

- Approximately 98 standalone retirement villas;
- A care facility containing care suites and a dementia unit; and
- A club house, incorporating a café that will be open to the public; and
- A health spa and outdoor amenities including a bowls lawn and croquet green.

The residential subdivision will comprise the following:

- Approximately 105 residential lots; and
- A reserve, including a wetland area doubling as stormwater disposal, and a neighbourhood reserve including a playground.

Attachment 2 contains a plan outlining the retirement village layout and residential subdivision layout. The retirement village and residential subdivision plans are yet to be finalised. The attached plans provide a good indication of what is proposed on the site, however there may be some minor amendments.

Written Approval

The process of seeking written approvals in a resource consent process enables potentially affected parties to view the details of a proposed development and make a decision on whether or not to provide their written approval. If a party decides to provide their written approval for an activity, the Council will no longer be able to take into account any adverse effects on that party in deciding on whether or not to notify the application for submissions. If a party decides not to give their written approval, the Council will take into account any potential adverse effects on that party.

For a more detailed description on how written approvals work please refer to page two of the attached written approval form. If you decide to provide your written approval for Plan Change 12 and the associated resource consent applications, please sign this letter, the attached written approval form and each of the attached plans.



If you decide to provide your written approval, please return the signed documents to Brendon Russo at brendon@sandersongroup.co.nz. Alternatively, you can phone Brendon on 021 939 247 and he will come and collect them. If you have any questions around the proposal or the written approvals, please either email or phone Brendon or myself.

Attachments

- 1 Structure Plan for Growth Cell T2
- 2 Retirement Village and Residential Subdivision Layout
- 3 Written Approval Form

Yours sincerely

Bloxam Burnett & Olliver



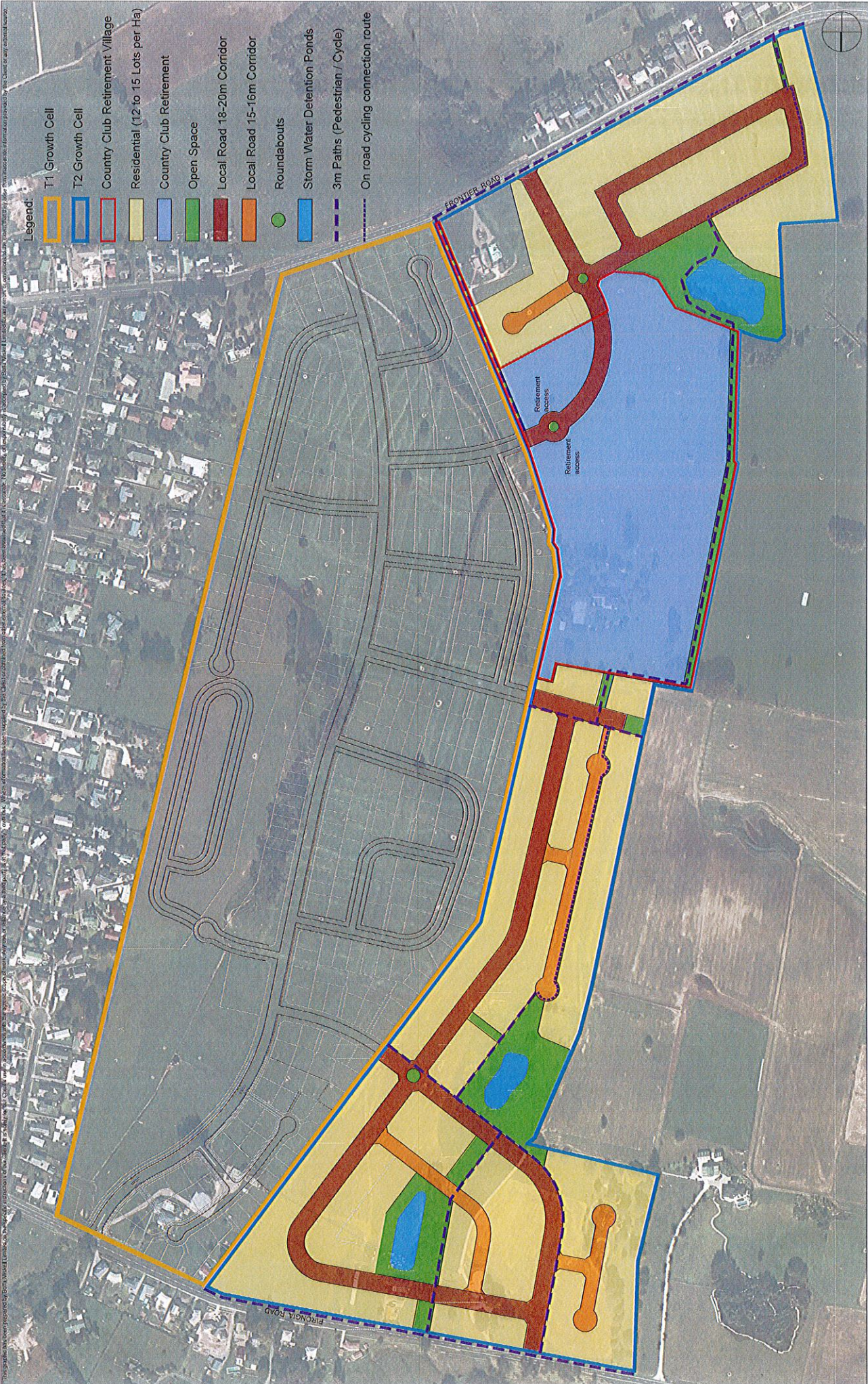
Emily Patterson
Intermediate Planner
0278454321
epatterson@bbo.co.nz

K:\145570 Sanderson Group Retirement Village\03 Te Awamutu Retirement Village\Consultation\Neighbour Consultation\Consultation Pack\Consultation Letter - Neighbours.docx



Attachment 1: Structure Plan for Growth Cell T2





- Legend:**
- T1 Growth Cell
 - T2 Growth Cell
 - Country Club Retirement / Village
 - Residential (12 to 15 Lots per Ha)
 - Country Club Retirement
 - Open Space
 - Local Road 18-20m Corridor
 - Local Road 15-16m Corridor
 - Roundabouts
 - Storm Water Detention Ponds
 - 3m Paths (Pedestrian / Cycle)
 - On road cycling connection route

Drawn: MHA
 Check: JSP
 Scale: 1:2000 @ A1
 1:4000 @ A3
 Date: 2/07/2020
 REVISION: J

T2 Structure Plan Concept
 BM200127_001

CLIENT: Sanderson Group
 CONSULTANTS: SPANTEC
 PROJECT: Maitland
Preliminary

REV	DATE	DESCRIPTION
A	20/04/20	Preliminary for Review
B	20/04/20	Preliminary for Review
C	20/04/20	Preliminary for Review
D	20/04/20	Structure Plan Concept
E	20/04/20	Structure Plan Concept
F	20/04/20	Structure Plan Concept
G	20/04/20	Structure Plan Concept
H	20/04/20	Structure Plan Concept
I	20/04/20	Structure Plan Concept
J	20/04/20	Structure Plan Concept



VB 2817

Attachment 2: Retirement Village and Residential Subdivision Layout





Te Awamutu Country Club
A 98 Villa
9.56 Hectare
Sanderson Group
Development



KOTARE WETLANDS
A 8.65 Hectare
105 RESIDENTIAL
LOT SUBDIVISION

DRAFT

Lot 3
DP 444190

LOT 110
1.3040 Ha
RESERVE
To Vest

Section 1
SO 456626
DRAFT



PROPERTY DETAILS:
LEGAL DESCRIPTION:
LOTS 1 & 2 DP 487281
- AREA: 18.2142 Ha
- COMPRISED IN 696840 / 696841
- WAIPA DISTRICT COUNCIL
- ZONING: RURAL

- NOTES:
1. HEIGHTS ARE IN TERMS OF MOTURIKI VERTICAL DATUM 1953
 2. DATUM MARK IB 1 SO 466626 RL=80.45
 3. CONTOUR INTERVAL 1.0m
 4. AREAS AND DIMENSIONS SHOWN ARE SUBJECT TO FINAL SURVEY.

NICKLIN CE
SURVEYING PLANNING ENGINEERING
Tel: (07)827-4945
www.nicklince.co.nz
6 Wilson Street
P.O. Box 754
Cambridge 3450

PROJECT TITLE **SUBDIVISION CONCEPT PLAN**
LOTS 1-115 BEING A SUBDIVISION
OF LOTS 1 & 2 DP 487281
AT 10 & 52 FRONTIER ROAD, TE AWAMUTU

ALTERATION	JOB	SHEET
	4500	03
CAD CPM	ORIGINAL SCALE AT A3	REV 15
DATE 16 JULY 2020	1:2000	

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C:\USERS\CARAN\NICKLIN CE\NICKLIN CE TEAM SITE - DOCUMENTS\4500 SANDERSON GROUP (52 FRONTIER ROAD, TE AWAMUTU)\4500-03 SUBDIVISION CONCEPT PLAN REV15.DWG

03 2817

Appendix 3: Written Approval Form



Written Approval of Affected Persons

Form 8a of the Resource Management Regulations 2003.

Affected persons written approval to an activity that is the subject of a resource consent application.

Note to affected person(s) signing written approval form:

Before asking for your written approval the applicant should fully explain the proposal to you. You should look at the application containing a description of the activity and the accompanying plans. If you decide to give written approval to this application, you must complete the form and sign the applicant's plans. You should only sign this form if you fully understand the proposal. You should seek expert or legal advice if you need the proposal or resource consent process explained to you. You may also contact Council for assistance.

Conditional written approval **cannot** be accepted. There is no obligation to sign this form, and no reasons need to be given. If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

To be completed by the applicant

To: Name of Council that is the consent authority for this application: **Waipa District Council**

Applicant Name

Full name:

Sanderson Group Limited

Contact daytime phone:

Brendon Russo: 021 939 247 or Nathan Sanderson: 021 628 365

Location of Proposed Activity

Please complete with as many details as you can, so the site for your proposal is clearly identifiable. Include details such as unit number, street number, street name and town.

Property address:

10, 52, Frontier Road and 1/51, 2/51, 65, 67 and 39 Pirongia Road

Legal description:

Lot 2 DPS 487281, Lot 1 DPS 487281, Lot 7 DPS 461400, Lot 2 DPS 534367, Lot 3 DPS 478844, Lot 1 DPS 534367, Lot 1 DPS 514120, Lot 1 DPS 327266, Lot 2 DPS 457600

Description of Proposed Activity

Please provide a brief description of your proposal, including which District Plan Rules or standards are infringed.

Plan Change to rezone the site, construction of a retirement village and residential subdivision, refer to attached letter for more detail.



VB
2817

To be completed by affected person:

Owner to Complete

I/we are also the occupier(s)

Full name of all property owners:

Victoria Beale

Being the owner/s of Street address:

36 Pirongia Road

Legal description:

- I/we have authority to sign on behalf of all of the owners of the property.
- I/we have read the full application for resource consent, the Assessment of Environmental Effects and any associated plans.
- I/we have signed and dated each page.
- Declaration: In signing this written approval, I/we understand that Council must decide that I/we are no longer an affected person, and Council must not have regard to any adverse effect on me/us.
- I/we understand that I/we may withdraw my/our written approval by giving written notice to Council before the hearing, if there is one, or, if there is not, before the application is determined.

Signed (All owners or authorised persons):

[Signature]

Date:

28/7/20

Fax/Email:

v6.beale@gmail.com

Contact Phone Number:

02108404085

Postal Address:

36 Pirongia Rd, Te Anau

Occupier to Complete

I/we are also the occupier(s)

Full name of all occupiers:

Being the occupiers of Street address:

Legal description:

- I/we have authority to sign on behalf of all of the occupiers of the property.
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Signed (All occupiers or authorised persons):

Date:

Fax/Email:

Contact Phone Number:

Postal Address:

22 July 2020

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29-7-20



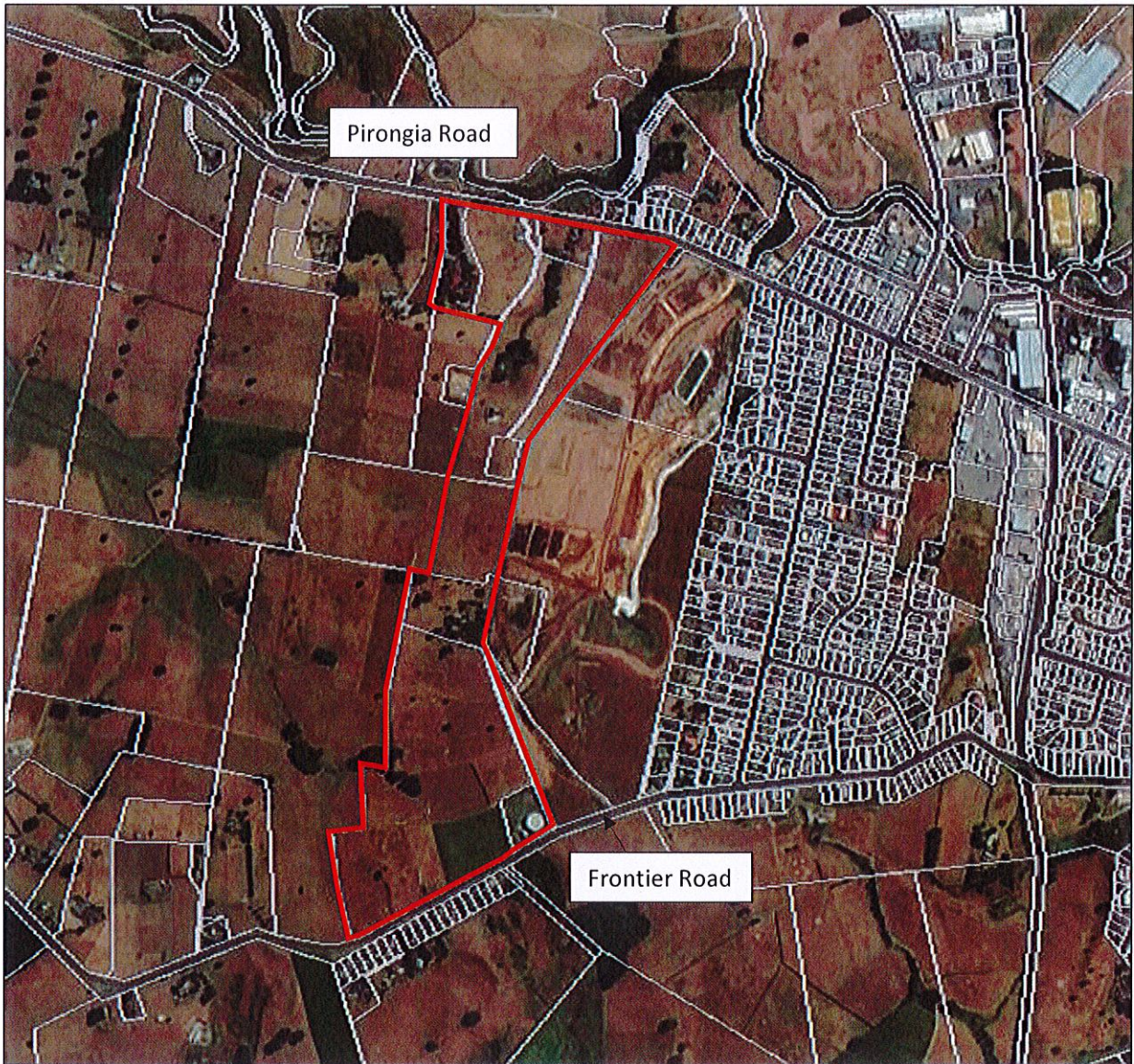


Figure 1: Site and locality (Growth Cell T2 outlined in red)

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29-7-20
[Handwritten signature]



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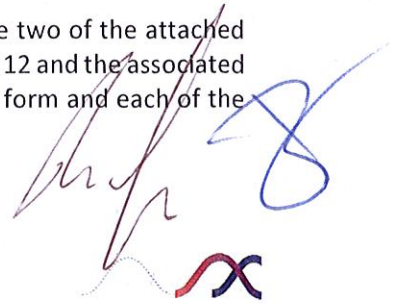
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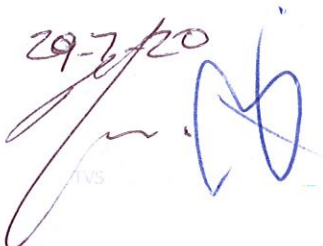
Yours sincerely

Bloxam Burnett & Olliver



Emily Patterson
Intermediate Planner
0278454321
epatterson@bbo.co.nz

K:\145570 Sanderson Group Retirement Village\03 Te Awamutu Retirement Village\Consultation\Neighbour Consultation\Consultation Pack\Consultation Letter - Neighbours.docx

29-7/20


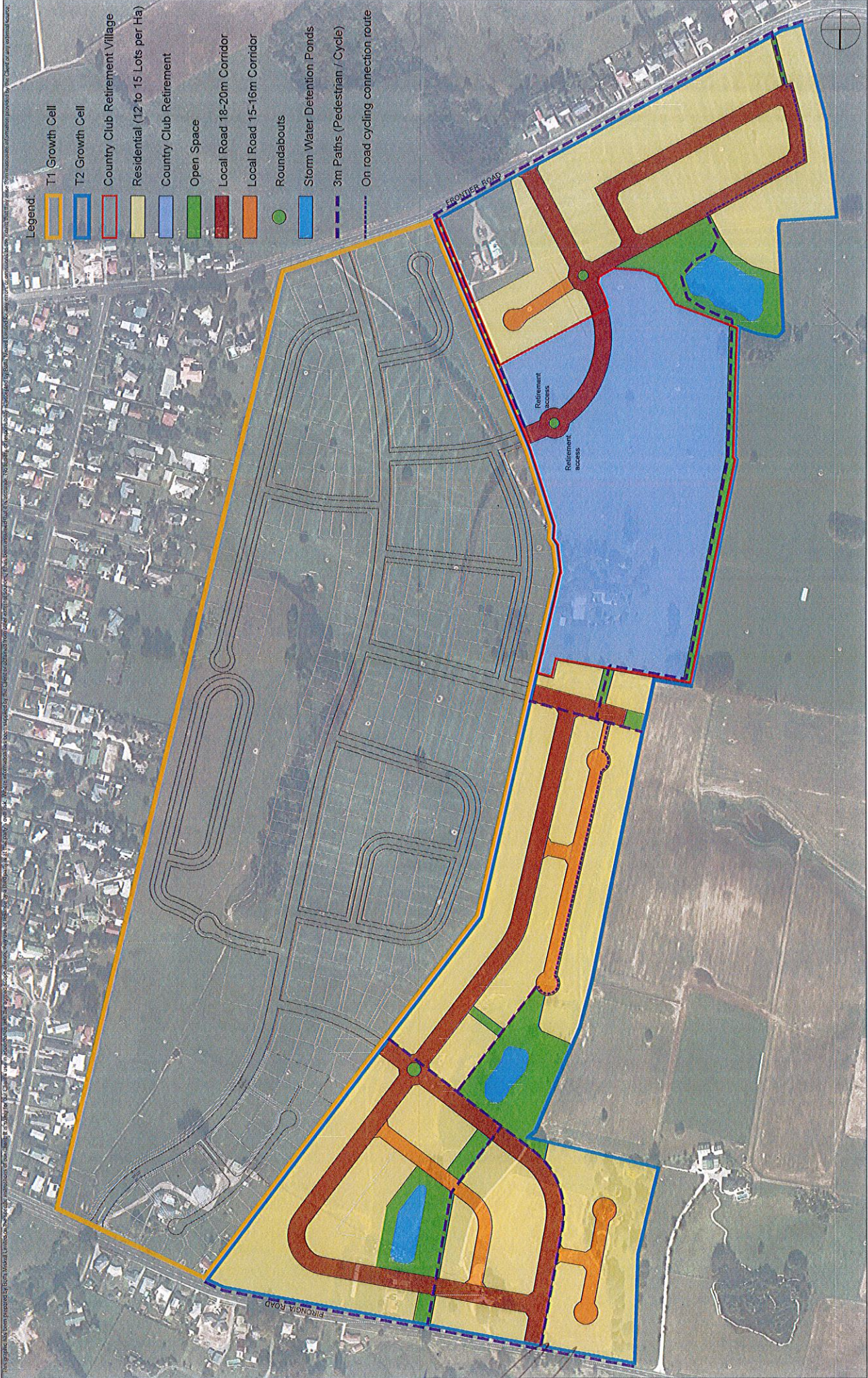


Attachment 1: Structure Plan for Growth Cell T2

29-7-20



A handwritten signature in blue ink, consisting of a stylized, cursive script.



- Legend:**
- T1 Growth Cell
 - T2 Growth Cell
 - Country Club Retirement Village
 - Residential (12 to 15 Lots per Ha)
 - Country Club Retirement
 - Open Space
 - Local Road 18-20m Corridor
 - Local Road 15-16m Corridor
 - Roundabouts
 - Storm Water Detention Ponds
 - 3m Paths (Pedestrian / Cycle)
 - On road cycling connection route

Design: MHA/MP/CS
 Check: JSE
 Date: 23/07/2020
 Scale: 1:5000 @ A1
 1:6000 @ A3

SHARON PO
 BM200127_001
 REVISION
 (J)

CLIENT: Sanderson Group
 CONSULTANTS: BBD, STANTEC, Mudge CE Ltd, Warrin Environmental

REV	DATE	DESCRIPTION
A	21/04/20	Preliminary for Review
B	23/04/20	Preliminary for Review
C	30/04/20	Preliminary for Review
D	19/05/20	Structure Plan Concept
E	19/05/20	Structure Plan Concept
F	19/05/20	Structure Plan Concept
G	19/05/20	Structure Plan Concept
H	21/07/20	Structure Plan Concept
I	21/07/20	Structure Plan Concept
J	23/07/20	Structure Plan Concept

APPROVED: MHA, MP, CS, JSE, WPK, WPK, WPK

PRELIMINARY

Te Awamutu Country Club

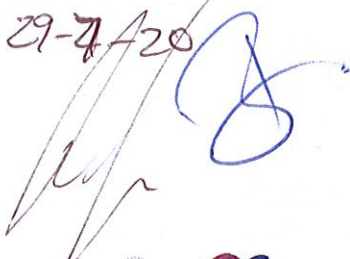

KOTARE PROPERTIES

Boffa Miskell

Handwritten signature and date: 29-7-20

This project has been prepared by Boffa Miskell Limited, a New Zealand company, in accordance with the Engineering Council of New Zealand (ECNZ) Code of Practice for Engineering. The information is provided for your information only. It is not intended to be used for any other purpose. The information is not to be used for any other purpose. The information is not to be used for any other purpose.

Attachment 2: Retirement Village and Residential Subdivision Layout

29-7-20





Te Awamutu Country Club

A 98 Villa
9.56 Hectare
Sanderson Group
Development



KOTARE WETLANDS A 8.65 Hectare 105 RESIDENTIAL LOT SUBDIVISION

DRAFT

Lot 3
DP 444190



DRAFT

DATUM:
IRON BOLT
RL: 60.45m

PROPERTY DETAILS:
LEGAL DESCRIPTION:
LOTS 1 & 2 DP 487281
- AREA: 18.2142 Ha
- COMPRISED IN 696840 / 696841
- WAIPA DISTRICT COUNCIL
- ZONING: RURAL

- NOTES:
1. HEIGHTS ARE IN TERMS OF MOTURIKI VERTICAL DATUM 1953
 2. DATUM MARK IB 1 SO 466626 RL=80.45
 3. CONTOUR INTERVAL 1.0m
 4. AREAS AND DIMENSIONS SHOWN ARE SUBJECT TO FINAL SURVEY.

NICKLIN CE
SURVEYING PLANNING ENGINEERING
Tel: (07)827-4945
www.nicklince.co.nz
6 Wilson Street
P.O. Box 754
Cambridge 3450

PROJECT TITLE **SUBDIVISION CONCEPT PLAN**
LOTS 1-115 BEING A SUBDIVISION
OF LOTS 1 & 2 DP 487281
AT 10 & 52 FRONTIER ROAD, TE AWAMUTU

ALTERATION	JOB	SHEET
	4500	03
CAD CPM	ORIGINAL SCALE AT A3	REV 15
DATE 16 JULY 2020	1:2000	

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C:\USERS\CARAN\NICKLIN CE\TEAM SITE - DOCUMENTS\4500 SANDERSON GROUP (52 FRONTIER ROAD, TE AWAMUTU)\4500-03 SUBDIVISION CONCEPT PLAN REV15.DWG

Appendix 3: Written Approval Form

29-7-20



A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke.

Written Approval of Affected Persons

Form 8a of the Resource Management Regulations 2003.

Affected persons written approval to an activity that is the subject of a resource consent application.

Note to affected person(s) signing written approval form:

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Conditional written approval **cannot** be accepted. There is no obligation to sign this form, and no reasons need to be given. If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

To be completed by the applicant

To: Name of Council that is the consent authority for this application: **Waipa District Council**

Applicant Name

Full name:

Sanderson Group Limited

Contact daytime phone:

Brendon Russo: 021 939 247 or Nathan Sanderson: 021 628 365

Location of Proposed Activity

Please complete with as many details as you can, so the site for your proposal is clearly identifiable. Include details such as unit number, street number, street name and town.

Property address:

10, 52, Frontier Road and 1/51, 2/51, 65, 67 and 39 Pirongia Road

Legal description:

Lot 2 DPS 487281, Lot 1 DPS 487281, Lot 7 DPS 461400, Lot 2 DPS 534367, Lot 3 DPS 478844, Lot 1 DPS 534367, Lot 1 DPS 514120, Lot 1 DPS 327266, Lot 2 DPS 457600

Description of Proposed Activity

Please provide a brief description of your proposal, including which District Plan Rules or standards are infringed.

Plan Change to rezone the site, construction of a retirement village and residential subdivision, refer to attached letter for more detail.



To be completed by affected person:

Owner to Complete

I/we are also the occupier(s)

Full name of all property owners:

ROSS PANIER MCGOWAN.

Being the owner/s of Street address:

24 PIRONGIA RD. TE AWAMUTU

Legal description:

LOT 3 DPS 15302.
LOT 2 DPS 81434
LOT 4 DPS 92516

Occupier to Complete

I/we are also the occupier(s)

Full name of all occupiers:

BEATRICE MCGOWAN

Being the occupiers of Street address:

24 - PIRONGIA RD - TE AWAMUTU.

Legal description:

LOT 3 DPS 15302
LOT 2 DPS 81434
LOT 4 DPS 92516

- I/we have authority to sign on behalf of all of the owners of the property.
- I/we have read the full application for resource consent, the Assessment of Environmental Effects and any associated plans.
- I/we have signed and dated each page.
- Declaration: In signing this written approval, I/we understand that Council must decide that I/we are no longer an affected person, and Council must not have regard to any adverse effect on me/us.
- I/we understand that I/we may withdraw my/our written approval by giving written notice to Council before the hearing, if there is one, or, if there is not, before the application is determined.

- I/we have authority to sign on behalf of all of the occupiers of the property.
- I/we have read the full application for resource consent, the Assessment of Environmental Effects and any associated plans.
- I/we have signed and dated each page.
- Declaration: In signing this written approval, I/we understand that Council must decide that I/we are no longer an affected person, and Council must not have regard to any adverse effect on me/us.
- I/we understand that I/we may withdraw my/our written approval by giving written notice to Council before the hearing, if there is one, or, if there is not, before the application is determined.

Signed (All owners or authorised persons):

[Signature]

Date:

29-7-20

Fax/Email:

rossmccgowan@xtra.co.nz

Contact Phone Number:

0274 484735

Postal Address:

24 PIRONGIA RD.
TE AWAMUTU
3800

Signed (All occupiers or authorised persons):

[Signature]

Date:

29.7.20.

Fax/Email:

← same

Contact Phone Number:

021 917 9846

Postal Address:

← same.

22 July 2020

Job No. 145570.03

To whom it may concern,

Te Awamutu Residential Development – Plan change, retirement village and residential subdivision

Introduction

Sanderson Group Limited are lodging a plan change (Plan Change 12) with Waipa District Council requesting a rezoning of an area of land already zoned as future residential, located at the western extent of Te Awamutu. The purpose of the rezoning is to allow for a retirement village development and residential subdivision to occur to help meet the demands from the local community who currently have very limited retirement living options.

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Site and Locality

The Waipa District Plan identifies residential growth cells within each of the towns in the Waipa District, which are appropriate locations to accommodate future growth. These are split between two separate groups;

1. Growth cells which are intended to be opened and developed between now and 2035; and
2. Growth cells which are intended to be opened and developed after 2035.

The site subject to the plan change is Growth Cell T2, located at the western extent of Te Awamutu. It is allocated for development after 2035 . Refer to **Figure 1** below displaying the location of the site.

L.M.P. 27/7/2020
L.M.P.

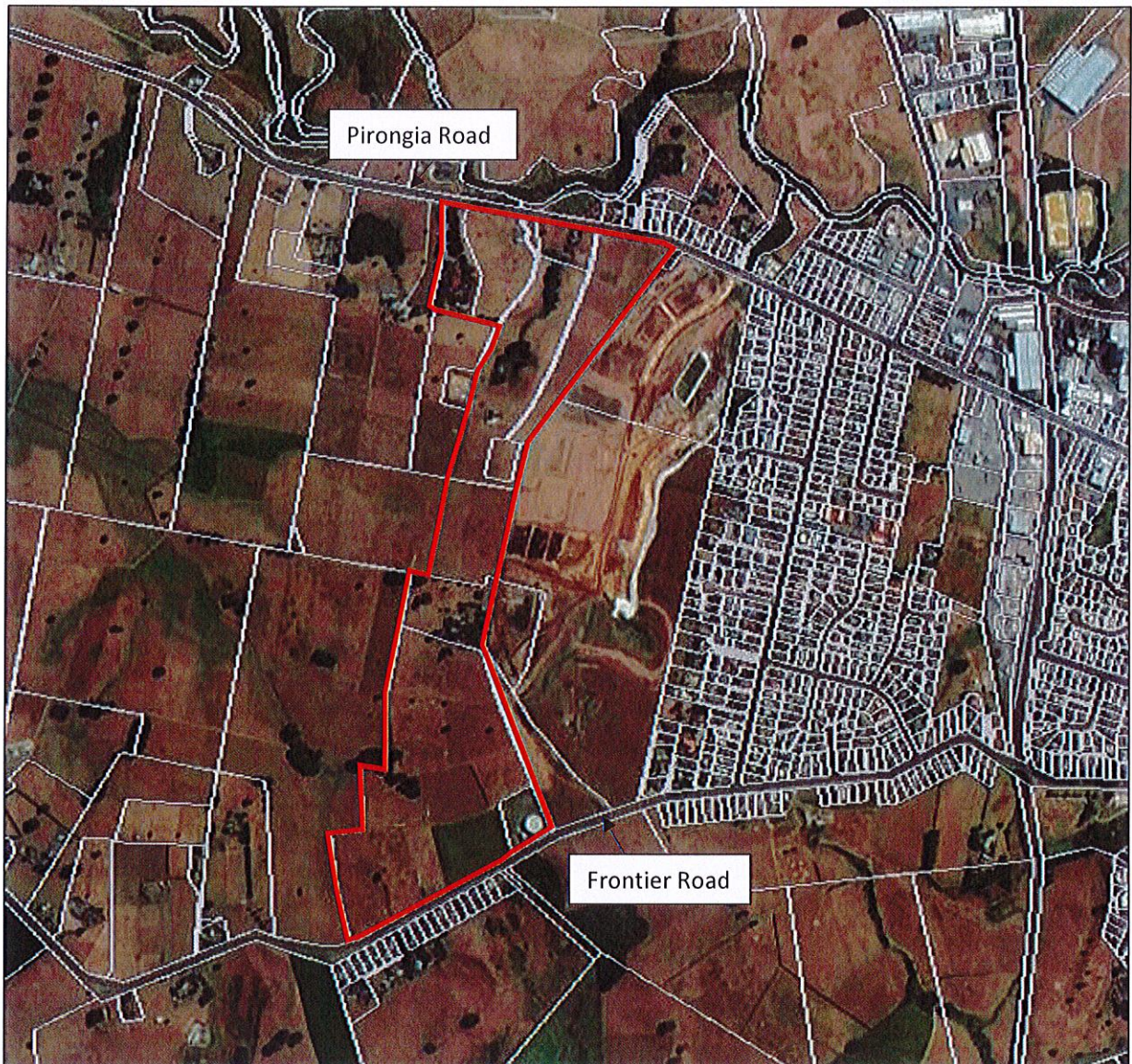


Figure 1: Site and locality (Growth Cell T2 outlined in red)

The site is 41ha in area. It is currently used for farming activities and contains farm buildings and dwellings located sporadically across the site.

Plan Change

Growth cell T2 is currently zoned 'Deferred Residential' in the Waipa District Plan, reflecting the intention to start residential development in this location after 2035. While Growth Cell T2 has been identified for development after 2035, the Waipa District Plan provides an opportunity to open up a growth cell for development earlier than originally anticipated. This is required to be done via a plan change to the Waipa District Plan. The plan change needs to include both a rezoning of the site from 'Deferred Residential' to 'Residential' and the insertion of a 'Structure Plan' into the District Plan. It needs to demonstrate that the site can be adequately serviced and environmental effects can be managed.

Sanderson Group propose to make use of the opportunity to undertake a plan change to rezone the site to Residential, allowing for residential development on the site to occur earlier than originally anticipated. Refer to **Attachment 1** of this letter which sets out the draft Structure Plan that will form part of the plan change.

LHC
LHP 27/7/2020

As the site is already Deferred Residential, it has been investigated and has previously been determined to be appropriate for Residential development. As such, the only change will be to bring forward the expected timeframe of residential development on the site.

The purpose of the plan change is to allow for the proposed retirement village development and residential subdivision on the southern half of the growth cell to occur as soon as possible. The retirement village requires a large site of at least 9ha which is not readily available in existing zoned areas. The developments are set out in more detail below. There is no development currently proposed on the northern half of the growth cell.

Retirement Village and Residential subdivision

Sanderson Group are a family orientated, leading provider of high quality retirement villages in New Zealand. Sanderson are currently constructing a retirement village in Tamahere (Tamahere Country Club). The Waikato population has shown a strong interest for a Sanderson Group retirement village to be established in Te Awamutu. Therefore, Sanderson Group have been searching for an appropriate site for several months. The site located at 10 Frontier Road and 52 Frontier Road, at the western extent of Te Awamutu has been identified as an ideal location for the village.

It is proposed to construct and operate a retirement village on 9.45ha of their landholding at 10 and 52 Frontier Road and Sanderson Group have also entered into an agreement to sell the remaining land of 8.76ha to a developer who will subdivide the balance of the site into residential lots.

The retirement village will comprise the following:

- Approximately 98 standalone retirement villas;
- A care facility containing care suites and a dementia unit; and
- A club house, incorporating a café that will be open to the public; and
- A health spa and outdoor amenities including a bowls lawn and croquet green.

The residential subdivision will comprise the following:

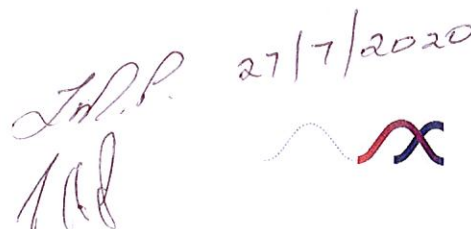
- Approximately 105 residential lots; and
- A reserve, including a wetland area doubling as stormwater disposal, and a neighbourhood reserve including a playground.

Attachment 2 contains a plan outlining the retirement village layout and residential subdivision layout. The retirement village and residential subdivision plans are yet to be finalised. The attached plans provide a good indication of what is proposed on the site, however there may be some minor amendments.

Written Approval

The process of seeking written approvals in a resource consent process enables potentially affected parties to view the details of a proposed development and make a decision on whether or not to provide their written approval. If a party decides to provide their written approval for an activity, the Council will no longer be able to take into account any adverse effects on that party in deciding on whether or not to notify the application for submissions. If a party decides not to give their written approval, the Council will take into account any potential adverse effects on that party.

For a more detailed description on how written approvals work please refer to page two of the attached written approval form. If you decide to provide your written approval for Plan Change 12 and the associated resource consent applications, please sign this letter, the attached written approval form and each of the attached plans.

J.P.P. 27/7/2020
J.P.P.


If you decide to provide your written approval, please return the signed documents to Brendon Russo at brendon@sandersongroup.co.nz. Alternatively, you can phone Brendon on 021 939 247 and he will come and collect them. If you have any questions around the proposal or the written approvals, please either email or phone Brendon or myself.

Attachments

- 1 Structure Plan for Growth Cell T2
- 2 Retirement Village and Residential Subdivision Layout
- 3 Written Approval Form


Yours sincerely

Bloxam Burnett & Olliver



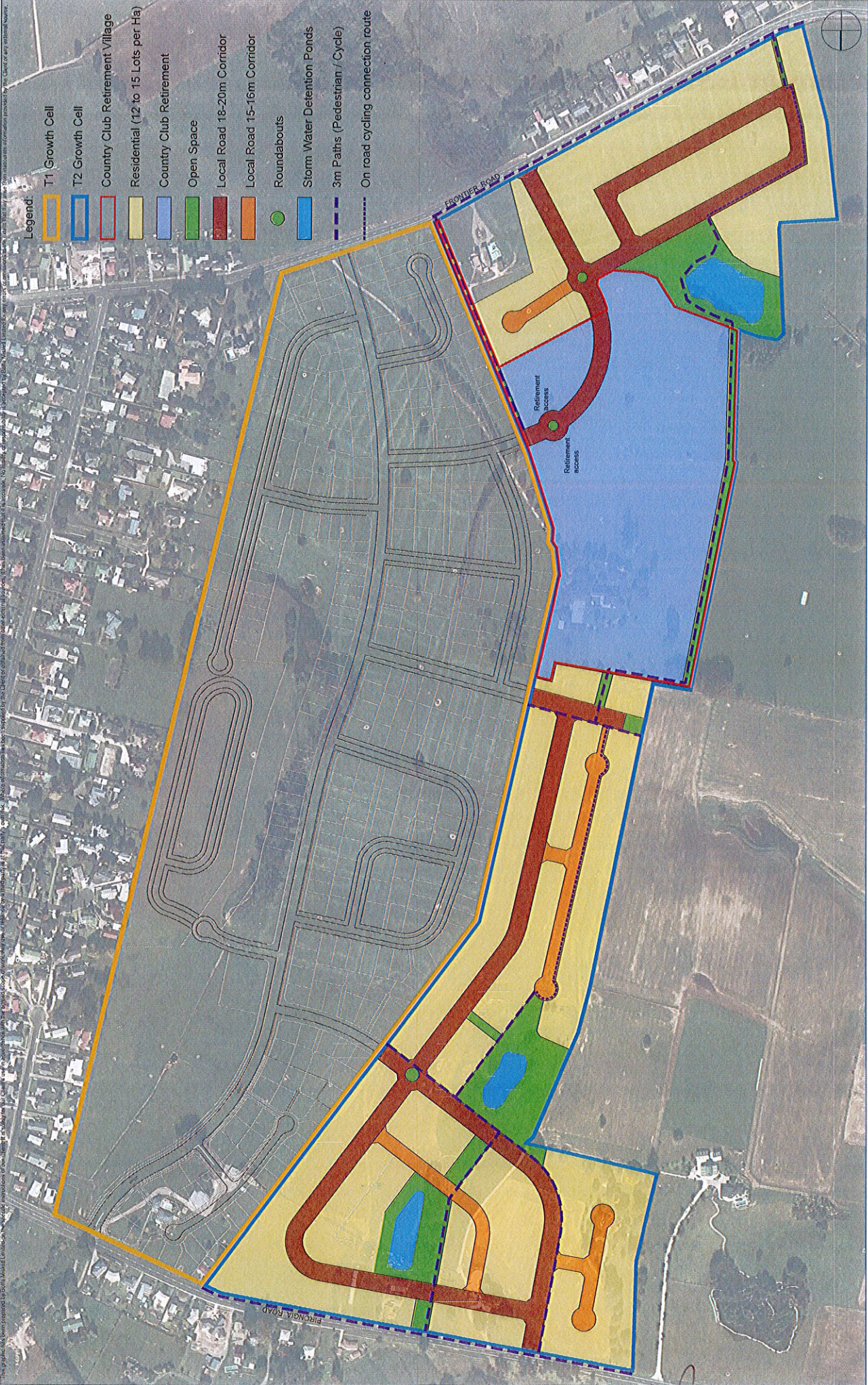
Emily Patterson
Intermediate Planner
0278454321
epatterson@bbo.co.nz

K:\145570 Sanderson Group Retirement Village\03 Te Awamutu Retirement Village\Consultation\Neighbour Consultation\Consultation Pack\Consultation Letter - Neighbours.docx

L. P. Perberton
27/7/2020
L.P. 

Attachment 1: Structure Plan for Growth Cell T2





- Legend**
- T1 Growth Cell
 - T2 Growth Cell
 - Country Club Retirement Village
 - Residential (12 to 15 Lots per Ha)
 - Country Club Retirement
 - Open Space
 - Local Road 18-20m Corridor
 - Local Road 15-16m Corridor
 - Roundabouts
 - Storm Water Detention Ponds
 - 3m Paths (Pedestrian / Cycle)
 - On road cycling connection route

T2 Structure Plan Concept

Design	Mhu	Scale	Date
Check	JSD	1:4000 @ A3	20/07/2020
Drawn by	Mhu		
Reviewed by	JSD		
Drawn by	Mhu		
Reviewed by	JSD		
Drawn by	Mhu		
Reviewed by	JSD		
Drawn by	Mhu		
Reviewed by	JSD		
Drawn by	Mhu		
Reviewed by	JSD		
Drawn by	Mhu		
Reviewed by	JSD		

CLIENT: Sanderson Group

CONSULTANTS: BBO, RTANTIC

DESIGNER: Mhu, JSD

DATE: 20/07/2020

Preliminary

REV	DATE	DESCRIPTION
A	21/04/20	Preliminary for Review
B	23/04/20	Preliminary for Review
C	30/04/20	Structure Plan Concept
D	05/05/20	Structure Plan Concept
E	19/05/20	Structure Plan Concept
F	26/05/20	Structure Plan Concept
G	02/06/20	Structure Plan Concept
H	16/06/20	Structure Plan Concept
I	21/07/20	Structure Plan Concept
J	23/07/20	Structure Plan Concept

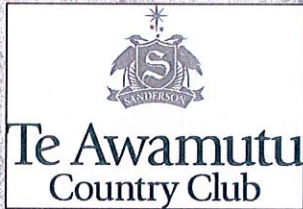
J.D. Parkerton 27/7/2020



Printed 24/07/2020 9:56:11 AM

Attachment 2: Retirement Village and Residential Subdivision Layout





Te Awamutu Country Club
 A 98 Villa
 9.56 Hectare
 Sanderson Group
 Development



KOTARE WETLANDS
 A 8.65 Hectare
 105 RESIDENTIAL
 LOT SUBDIVISION

DRAFT

Lot 3
 DP 444190

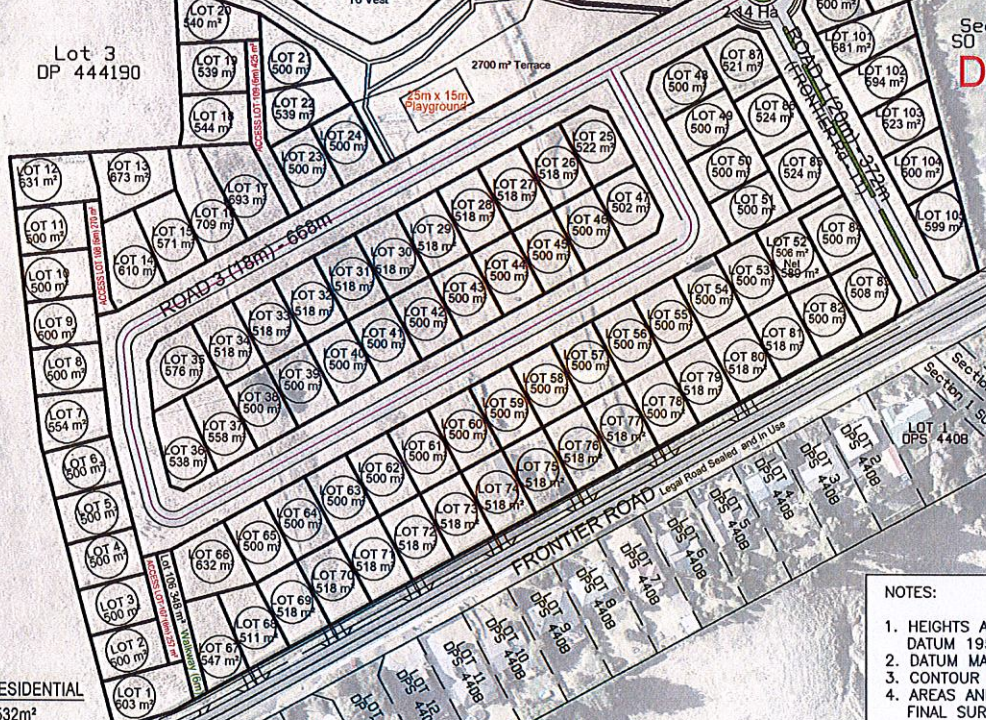
LOT 110
 1.3040 Ha
 RESERVE
 To Vest

LOT 112
 TE AWAMUTU COUNTRY CLUB
 0.82 Ha Net
 0.93 Ha Gross

Section 1
 SO 466626
DRAFT

DATUM:
 IRON BOLT
 RL 80.45m

Pt Allot 228
 Mangapiko Psh



AVERAGE RESIDENTIAL
 LOT SIZE = 532m²

PROPERTY DETAILS:
 LEGAL DESCRIPTION:
 LOTS 1 & 2 DP 487281
 - AREA: 18.2142 Ha
 - COMPRISED IN 696840 / 696841
 - WAIPA DISTRICT COUNCIL
 - ZONING: RURAL

NOTES:

- HEIGHTS ARE IN TERMS OF MOTURIKI VERTICAL DATUM 1953
- DATUM MARK IB 1 SO 466626 RL=80.45
- CONTOUR INTERVAL 1.0m
- AREAS AND DIMENSIONS SHOWN ARE SUBJECT TO FINAL SURVEY.



PROJECT TITLE **SUBDIVISION CONCEPT PLAN**
 LOTS 1-115 BEING A SUBDIVISION
 OF LOTS 1 & 2 DP 487281
 AT 10 & 52 FRONTIER ROAD, TE AWAMUTU

ALTERATION	JOB	SHEET
	4500	03
CAD CPM	ORIGINAL SCALE AT A3	REV 15
DATE	16 JULY 2020	1:2000

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C:\USERS\CARPAN\NICKLIN CE\TEAM SITE - DOCUMENTS\4500-03 SUBDIVISION CONCEPT PLAN REV15.DWG

LSP *8/10* *27/7/2020*

Appendix 3: Written Approval Form



Written Approval of Affected Persons

Form 8a of the Resource Management Regulations 2003.

Affected persons written approval to an activity that is the subject of a resource consent application.

Note to affected person(s) signing written approval form:

Before asking for your written approval the applicant should fully explain the proposal to you. You should look at the application containing a description of the activity and the accompanying plans. If you decide to give written approval to this application, you must complete the form and sign the applicant's plans. You should only sign this form if you fully understand the proposal. You should seek expert or legal advice if you need the proposal or resource consent process explained to you. You may also contact Council for assistance.

Conditional written approval **cannot** be accepted. There is no obligation to sign this form, and no reasons need to be given. If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

To be completed by the applicant

To: Name of Council that is the consent authority for this application: **Waipa District Council**

Applicant Name

Full name:

Sanderson Group Limited

Contact daytime phone:

Brendon Russo: 021 939 247 or Nathan Sanderson: 021 628 365

Location of Proposed Activity

Please complete with as many details as you can, so the site for your proposal is clearly identifiable. Include details such as unit number, street number, street name and town.

Property address:

10, 52, Frontier Road and 1/51, 2/51, 65, 67 and 39 Pirongia Road

Legal description:

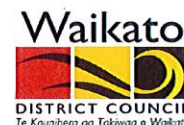
Lot 2 DPS 487281, Lot 1 DPS 487281, Lot 7 DPS 461400, Lot 2 DPS 534367, Lot 3 DPS 478844, Lot 1 DPS 534367, Lot 1 DPS 514120, Lot 1 DPS 327266, Lot 2 DPS 457600

Description of Proposed Activity

Please provide a brief description of your proposal, including which District Plan Rules or standards are infringed.

Plan Change to rezone the site, construction of a retirement village and residential subdivision, refer to attached letter for more detail.

NSP 27/7/2020



To be completed by affected person:

Owner to Complete

I/we are also the occupier(s)

Full name of all property owners:

Colin + Lynn Pinkerton

Being the owner/s of Street address:

73 Pirongia Road

Legal description:

[Empty box for legal description]

- I/we have authority to sign on behalf of all of the owners of the property.
- I/we have read the full application for resource consent, the Assessment of Environmental Effects and any associated plans.
- I/we have signed and dated each page.
- Declaration: In signing this written approval, I/we understand that Council must decide that I/we are no longer an affected person, and Council must not have regard to any adverse effect on me/us.
- I/we understand that I/we may withdraw my/our written approval by giving written notice to Council before the hearing, if there is one, or, if there is not, before the application is determined.

Signed (All owners or authorised persons):

[Handwritten signatures of Colin and Lynn Pinkerton]

Date:

27-7-2020

Fax/Email:

lyncol.pinkerton@gmail.com

Contact Phone Number:

07871 3554

Postal Address:

73 Pirongia Road
R.D. 6
Te Awamutu 3876

Occupier to Complete

I/we are also the occupier(s)

Full name of all occupiers:

[Empty box for full name of all occupiers]

Being the occupiers of Street address:

[Empty box for being the occupiers of street address]

Legal description:

[Empty box for legal description]

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Signed (All occupiers or authorised persons):

[Empty box for signed occupiers]

Date:

[Empty box for date]

Fax/Email:

[Empty box for fax/email]

Contact Phone Number:

[Empty box for contact phone number]

Postal Address:

[Empty box for postal address]

22 July 2020

Job No. 145570.03

To whom it may concern,

Te Awamutu Residential Development – Plan change, retirement village and residential subdivision

Introduction

Sanderson Group Limited are lodging a plan change (Plan Change 12) with Waipa District Council requesting a rezoning of an area of land already zoned as future residential, located at the western extent of Te Awamutu. The purpose of the rezoning is to allow for a retirement village development and residential subdivision to occur to help meet the demands from the local community who currently have very limited retirement living options.

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The Waipa District Plan identifies residential growth cells within each of the towns in the Waipa District, which are appropriate locations to accommodate future growth. These are split between two separate groups;

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2. Growth cells which are intended to be opened and developed after 2035.

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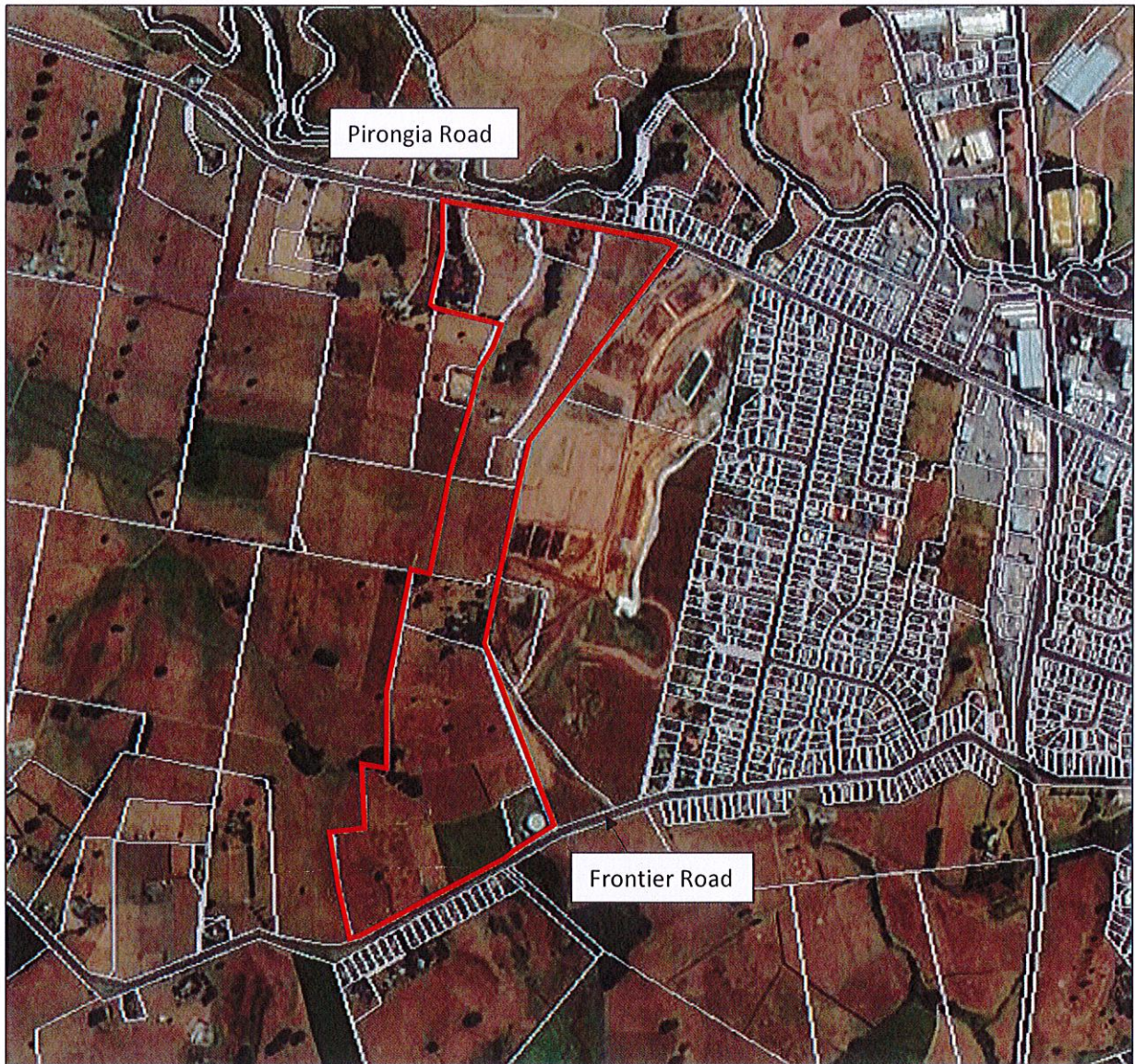


Figure 1: Site and locality (Growth Cell T2 outlined in red)

The site is 41ha in area. It is currently used for farming activities and contains farm buildings and dwellings located sporadically across the site.

Plan Change

Growth cell T2 is currently zoned 'Deferred Residential' in the Waipa District Plan, reflecting the intention to start residential development in this location after 2035. While Growth Cell T2 has been identified for development after 2035, the Waipa District Plan provides an opportunity to open up a growth cell for development earlier than originally anticipated. This is required to be done via a plan change to the Waipa District Plan. The plan change needs to include both a rezoning of the site from 'Deferred Residential' to 'Residential' and the insertion of a 'Structure Plan' into the District Plan. It needs to demonstrate that the site can be adequately serviced and environmental effects can be managed.

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ES
28/7/20



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Attachments

- 1 Structure Plan for Growth Cell T2
- 2 Retirement Village and Residential Subdivision Layout
- 3 Written Approval Form

Yours sincerely

Bloxam Burnett & Olliver



Emily Patterson
Intermediate Planner
0278454321
epatterson@bbo.co.nz

K:\145570 Sanderson Group Retirement Village\03 Te Awamutu Retirement Village\Consultation\Neighbour Consultation\Consultation Pack\Consultation Letter - Neighbours.docx

ES
28/7/20

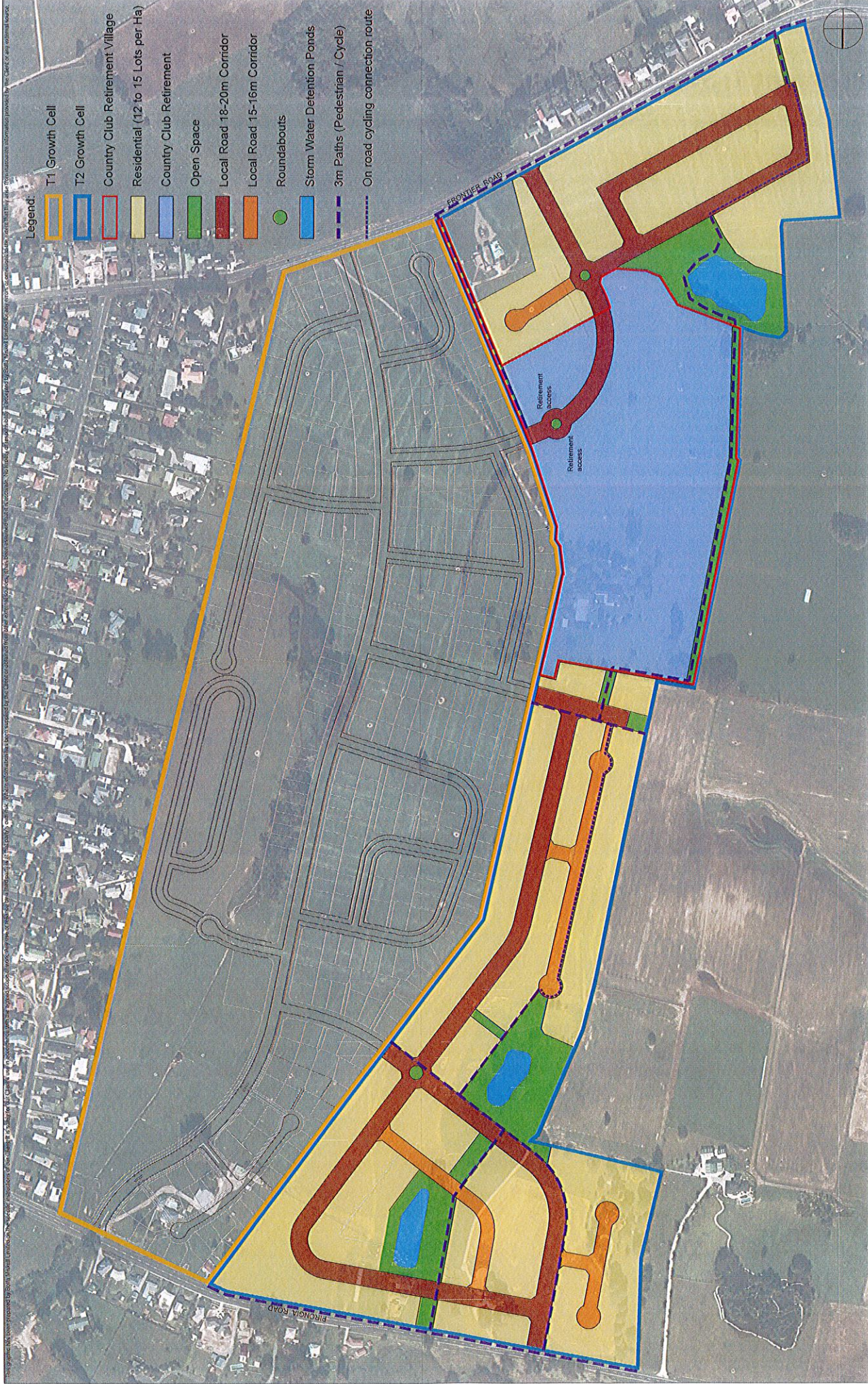


Attachment 1: Structure Plan for Growth Cell T2

ES



28/7/20



Legend:

- T1 Growth Cell
- T2 Growth Cell
- Country Club Retirement Village
- Residential (12 to 15 Lots per Ha)
- Country Club Retirement
- Open Space
- Local Road 18-20m Corridor
- Local Road 15-16m Corridor
- Roundabouts
- Storm Water Detention Ponds
- 3m Paths (Pedestrian / Cycle)
- On road cycling connection route

T2 Structure Plan Concept

CLIENT: Sanderson Group
 CONSULTANTS: BDO RTAFITEC
 PROJECT: Waimā Environmental
Preliminary

REV	DATE	DESCRIPTION
A	21/04/20	Preliminary for Review
B	23/05/20	Preliminary for Review
C	30/05/20	Preliminary for Review
D	30/05/20	Structure Plan Concept
E	13/06/20	Structure Plan Concept
F	13/06/20	Structure Plan Concept
G	19/07/20	Structure Plan Concept
H	21/07/20	Structure Plan Concept
I	21/07/20	Structure Plan Concept
J	23/07/20	Structure Plan Concept

APPROVED	DATE
MHu	
JSB	
JSB	
JSB	
MPH	
MPH	

DESIGN	SCALE	DATE
MHu	1:200 @ A1	20/07/2020
JSB	1:400 @ A3	

DRAWING NO.	REVISION
BM200127_001	J

Boffa Miskell
 Te Awamutu Country Club
 KOTARE PROPERTIES

Attachment 2: Retirement Village and Residential Subdivision Layout





Te Awamutu Country Club

A 98 Villa
9.56 Hectare
Sanderson Group
Development

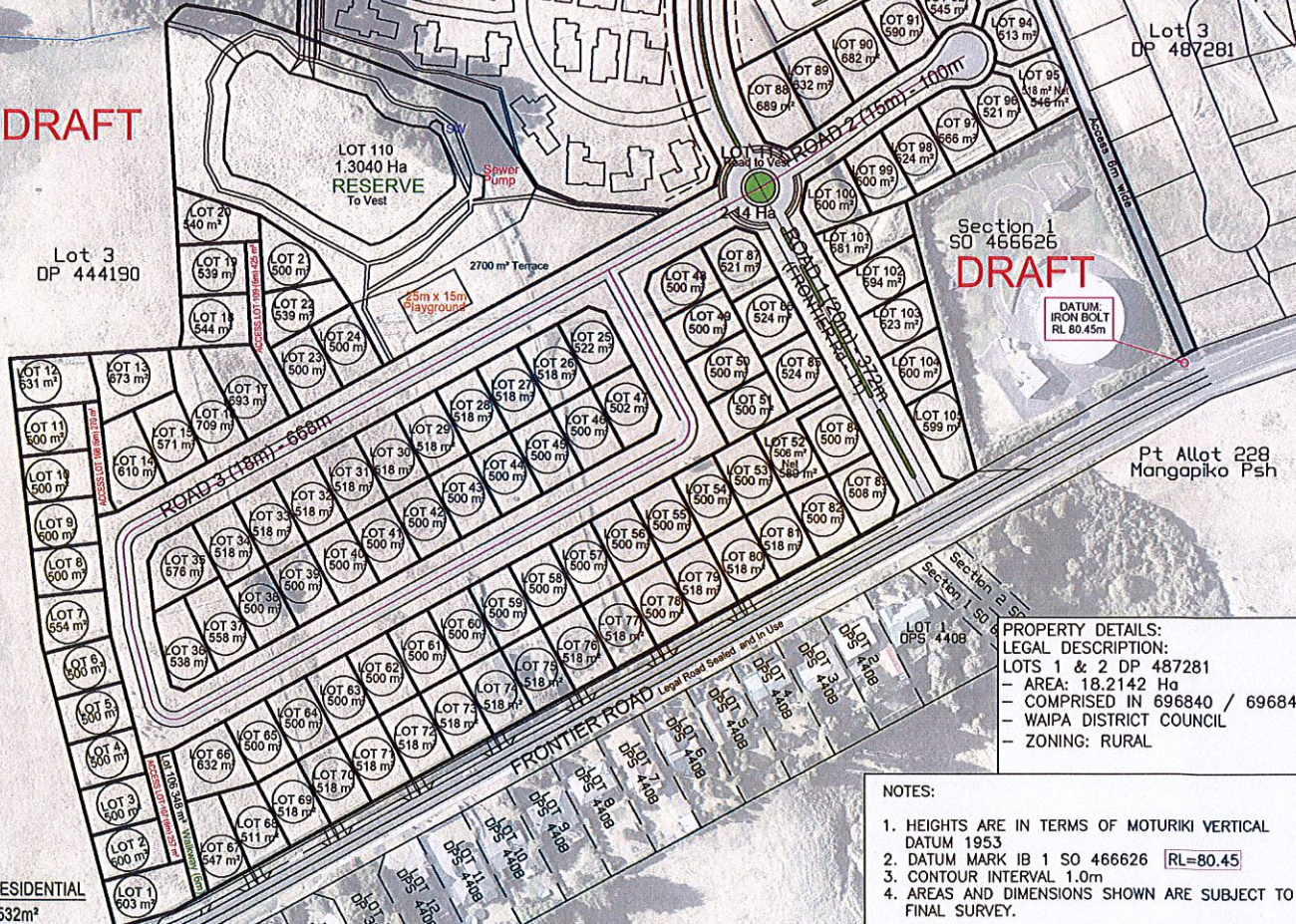


KOTARE WETLANDS

A 8.65 Hectare
105 RESIDENTIAL
LOT SUBDIVISION

DRAFT

Lot 3
DP 444190



DRAFT

PROPERTY DETAILS:
LEGAL DESCRIPTION:
LOTS 1 & 2 DP 487281
- AREA: 18.2142 Ha
- COMPRISED IN 696840 / 696841
- WAIPA DISTRICT COUNCIL
- ZONING: RURAL

NOTES:

- HEIGHTS ARE IN TERMS OF MOTURIKI VERTICAL DATUM 1953
- DATUM MARK IB 1 SO 466626 RL=80.45
- CONTOUR INTERVAL 1.0m
- AREAS AND DIMENSIONS SHOWN ARE SUBJECT TO FINAL SURVEY.

AVERAGE RESIDENTIAL
LOT SIZE = 532m²



Tel: (07)827-4945
www.nicklince.co.nz
6 Wilson Street
P.O. Box 754
Cambridge 3450

PROJECT TITLE **SUBDIVISION CONCEPT PLAN**

LOTS 1-115 BEING A SUBDIVISION
OF LOTS 1 & 2 DP 487281
AT 10 & 52 FRONTIER ROAD, TE AWAMUTU

ALTERATION	JOB	SHEET
CAD CPM	4500	03
DATE 16 JULY 2020	ORIGINAL SCALE AT A3 1:2000	REV 15

28/7/20 ES

COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS OF THE INFORMATION SHOWN ON THIS PLAN REMAIN THE PROPERTY OF NICKLIN CE LTD. IT MAY NOT BE REPRODUCED WITHOUT THE PRIOR CONSENT OF NICKLIN CE LTD.

C:\USERS\CARRYN\NICKLIN CE\TEAM SITE - DOCUMENTS\4500 SANDERSON GROUP (52 FRONTIER ROAD, TE AWAMUTU) 4500-03 SUBDIVISION CONCEPT PLAN REV15.DWG

Appendix 3: Written Approval Form



Written Approval of Affected Persons

Form 8a of the Resource Management Regulations 2003.

Affected persons written approval to an activity that is the subject of a resource consent application.

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To be completed by the applicant

To: Name of Council that is the consent authority for this application: **Waipa District Council**

Applicant Name

Full name:

Sanderson Group Limited

Contact daytime phone:

Brendon Russo: 021 939 247 or Nathan Sanderson: 021 628 365

Location of Proposed Activity

Please complete with as many details as you can, so the site for your proposal is clearly identifiable. Include details such as unit number, street number, street name and town.

Property address:

10, 52, Frontier Road and 1/51, 2/51, 65, 67 and 39 Pirongia Road

Legal description:

Lot 2 DPS 487281, Lot 1 DPS 487281, Lot 7 DPS 461400, Lot 2 DPS 534367, Lot 3 DPS 478844, Lot 1 DPS 534367, Lot 1 DPS 514120, Lot 1 DPS 327266, Lot 2 DPS 457600

Description of Proposed Activity

Please provide a brief description of your proposal, including which District Plan Rules or standards are infringed.

Plan Change to rezone the site, construction of a retirement village and residential subdivision, refer to attached letter for more detail.



ES
28/7/20

To be completed by affected person:

Owner to Complete

I/we are also the occupier(s)

Full name of all property owners:

Emma Spiers


Being the owner/s of Street address:

35 Pirongia Road

Legal description:

- I/we have authority to sign on behalf of all of the owners of the property.
- I/we have read the full application for resource consent, the Assessment of Environmental Effects and any associated plans.
- I/we have signed and dated each page.
- Declaration: In signing this written approval, I/we understand that Council must decide that I/we are no longer an affected person, and Council must not have regard to any adverse effect on me/us.
- I/we understand that I/we may withdraw my/our written approval by giving written notice to Council before the hearing, if there is one, or, if there is not, before the application is determined.

Signed (All owners or authorised persons):



Date:

28/07/2020

Fax/Email:

Contact Phone Number:

027 5447954

Postal Address:

Occupier to Complete

I/we are also the occupier(s)

Full name of all occupiers:

Being the occupiers of Street address:

Legal description:

- I/we have authority to sign on behalf of all of the occupiers of the property.
- I/we have read the full application for resource consent, the Assessment of Environmental Effects and any associated plans.
- I/we have signed and dated each page.
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Signed (All occupiers or authorised persons):

Date:

Fax/Email:

Contact Phone Number:

Postal Address:

22 July 2020

Job No. 145570.03

To whom it may concern,

Te Awamutu Residential Development – Plan change, retirement village and residential subdivision

Introduction

Sanderson Group Limited are lodging a plan change (Plan Change 12) with Waipa District Council requesting a rezoning of an area of land already zoned as future residential, located at the western extent of Te Awamutu. The purpose of the rezoning is to allow for a retirement village development and residential subdivision to occur to help meet the demands from the local community who currently have very limited retirement living options.

We have identified you as a potentially affected party as your property is near the subject site. As such, we wish to undertake consultation with you, and seek your written approval for the proposed development. This letter provides a summary of the site, the rezoning, the retirement village development and the residential subdivision.

Site and Locality

The Waipa District Plan identifies residential growth cells within each of the towns in the Waipa District, which are appropriate locations to accommodate future growth. These are split between two separate groups;

1. Growth cells which are intended to be opened and developed between now and 2035; and
2. Growth cells which are intended to be opened and developed after 2035.

The site subject to the plan change is Growth Cell T2, located at the western extent of Te Awamutu. It is allocated for development after 2035 . Refer to **Figure 1** below displaying the location of the site.

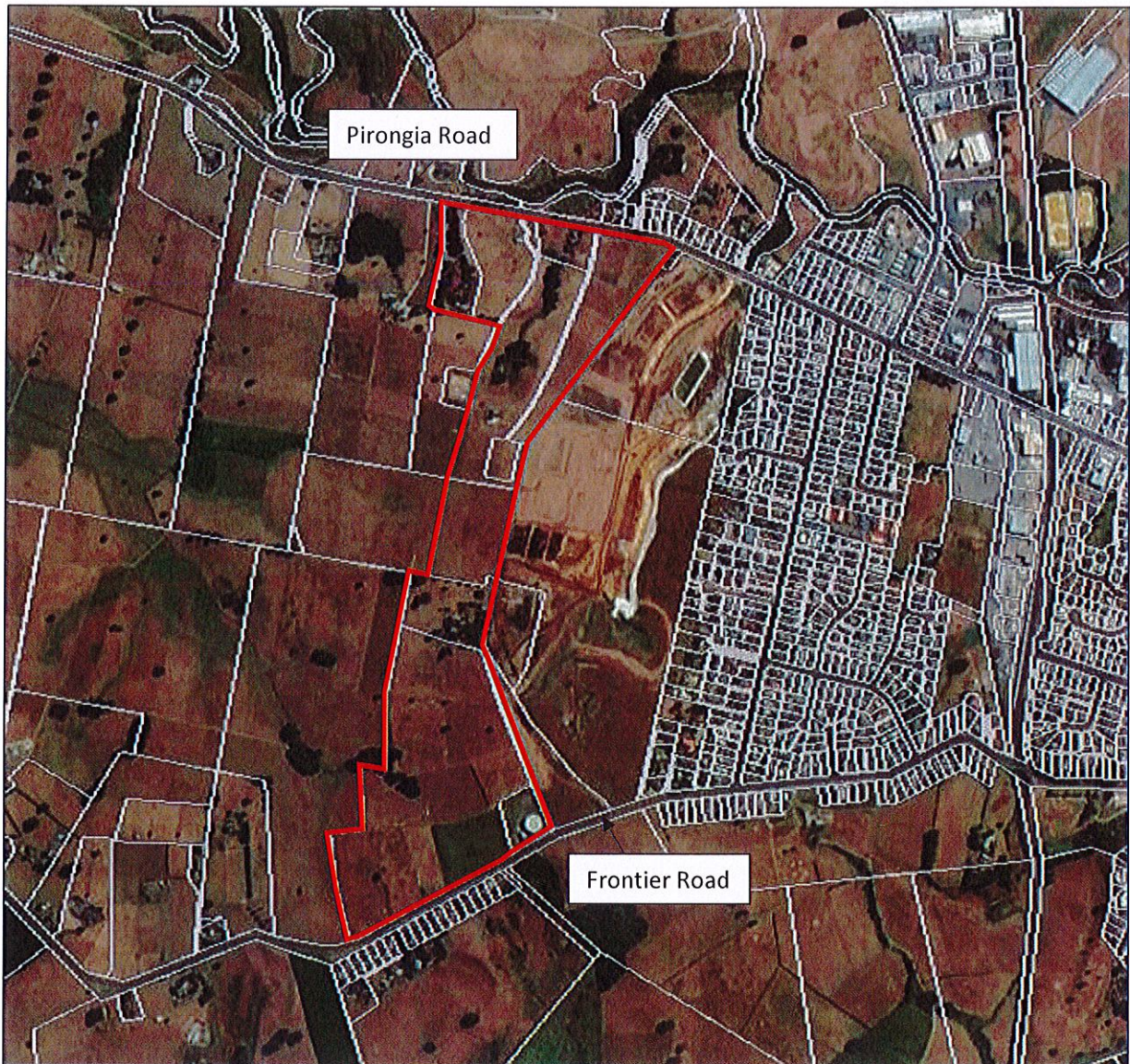


Figure 1: Site and locality (Growth Cell T2 outlined in red)

The site is 41ha in area. It is currently used for farming activities and contains farm buildings and dwellings located sporadically across the site.

Plan Change

Growth cell T2 is currently zoned 'Deferred Residential' in the Waipa District Plan, reflecting the intention to start residential development in this location after 2035. While Growth Cell T2 has been identified for development after 2035, the Waipa District Plan provides an opportunity to open up a growth cell for development earlier than originally anticipated. This is required to be done via a plan change to the Waipa District Plan. The plan change needs to include both a rezoning of the site from 'Deferred Residential' to 'Residential' and the insertion of a 'Structure Plan' into the District Plan. It needs to demonstrate that the site can be adequately serviced and environmental effects can be managed.

Sanderson Group propose to make use of the opportunity to undertake a plan change to rezone the site to Residential, allowing for residential development on the site to occur earlier than originally anticipated. Refer to **Attachment 1** of this letter which sets out the draft Structure Plan that will form part of the plan change.

As the site is already Deferred Residential, it has been investigated and has previously been determined to be appropriate for Residential development. As such, the only change will be to bring forward the expected timeframe of residential development on the site.

The purpose of the plan change is to allow for the proposed retirement village development and residential subdivision on the southern half of the growth cell to occur as soon as possible. The retirement village requires a large site of at least 9ha which is not readily available in existing zoned areas. The developments are set out in more detail below. There is no development currently proposed on the northern half of the growth cell.

Retirement Village and Residential subdivision

Sanderson Group are a family orientated, leading provider of high quality retirement villages in New Zealand. Sanderson are currently constructing a retirement village in Tamahere (Tamahere Country Club). The Waikato population has shown a strong interest for a Sanderson Group retirement village to be established in Te Awamutu. Therefore, Sanderson Group have been searching for an appropriate site for several months. The site located at 10 Frontier Road and 52 Frontier Road, at the western extent of Te Awamutu has been identified as an ideal location for the village.

It is proposed to construct and operate a retirement village on 9.45ha of their landholding at 10 and 52 Frontier Road and Sanderson Group have also entered into an agreement to sell the remaining land of 8.76ha to a developer who will subdivide the balance of the site into residential lots.

The retirement village will comprise the following:

- Approximately 98 standalone retirement villas;
- A care facility containing care suites and a dementia unit; and
- A club house, incorporating a café that will be open to the public; and
- A health spa and outdoor amenities including a bowls lawn and croquet green.

The residential subdivision will comprise the following:

- Approximately 105 residential lots; and
- A reserve, including a wetland area doubling as stormwater disposal, and a neighbourhood reserve including a playground.

Attachment 2 contains a plan outlining the retirement village layout and residential subdivision layout. The retirement village and residential subdivision plans are yet to be finalised. The attached plans provide a good indication of what is proposed on the site, however there may be some minor amendments.

Written Approval

The process of seeking written approvals in a resource consent process enables potentially affected parties to view the details of a proposed development and make a decision on whether or not to provide their written approval. If a party decides to provide their written approval for an activity, the Council will no longer be able to take into account any adverse effects on that party in deciding on whether or not to notify the application for submissions. If a party decides not to give their written approval, the Council will take into account any potential adverse effects on that party.

For a more detailed description on how written approvals work please refer to page two of the attached written approval form. If you decide to provide your written approval for Plan Change 12 and the associated resource consent applications, please sign this letter, the attached written approval form and each of the attached plans.

The image shows a logo consisting of a stylized 'X' shape formed by two overlapping curved lines, one red and one blue. Below the logo are two handwritten signatures in black ink.

If you decide to provide your written approval, please return the signed documents to Brendon Russo at brendon@sandersongroup.co.nz. Alternatively, you can phone Brendon on 021 939 247 and he will come and collect them. If you have any questions around the proposal or the written approvals, please either email or phone Brendon or myself.

Attachments

- 1 Structure Plan for Growth Cell T2
- 2 Retirement Village and Residential Subdivision Layout
- 3 Written Approval Form

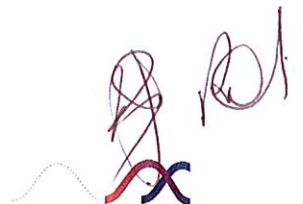
Yours sincerely

Bloxam Burnett & Olliver

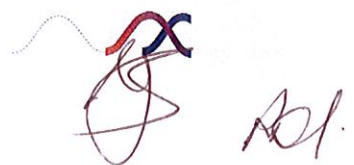


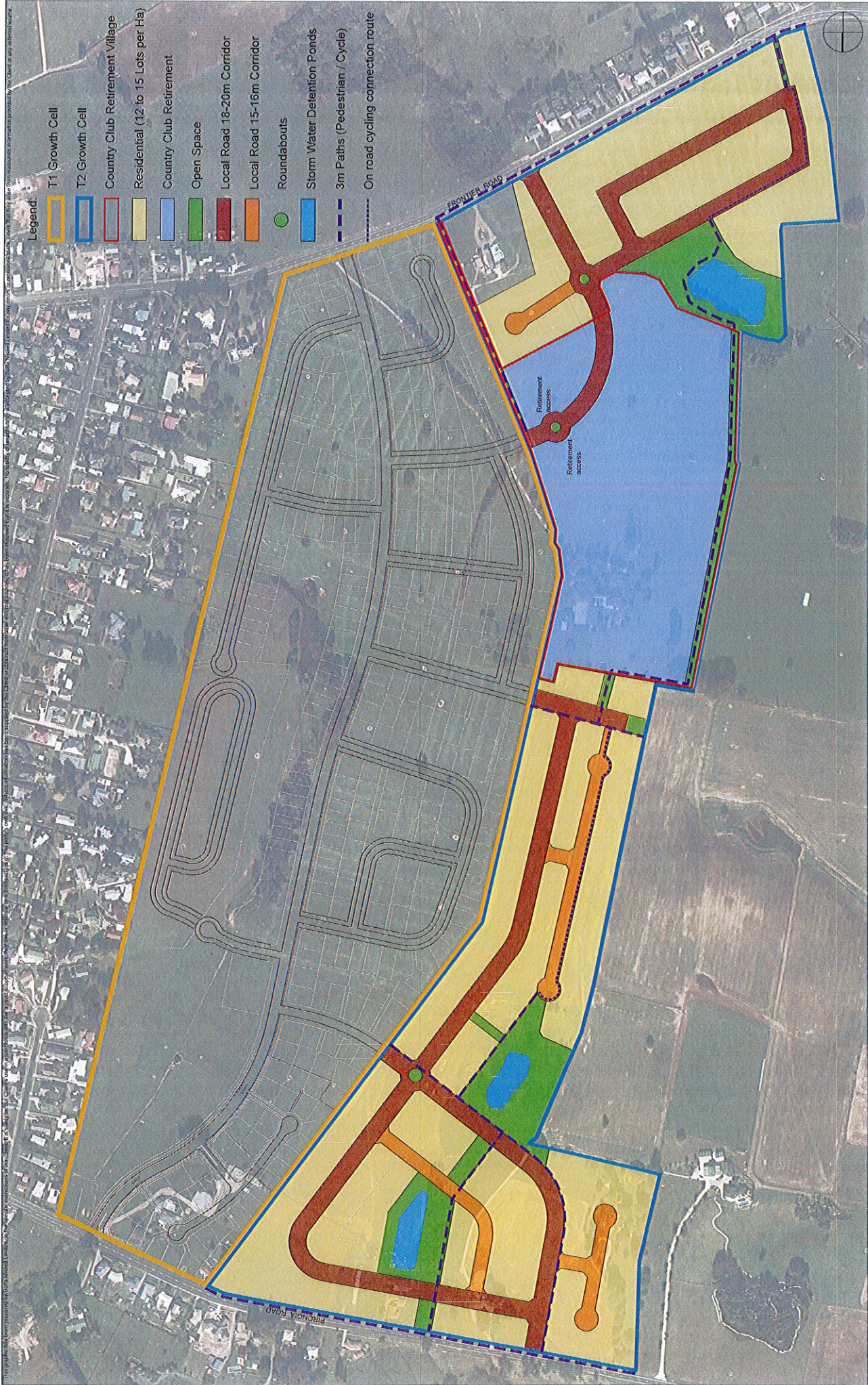
Emily Patterson
Intermediate Planner
0278454321
epatterson@bbo.co.nz

K:\145570 Sanderson Group Retirement Village\03 Te Awamutu Retirement Village\Consultation\Neighbour Consultation\Consultation Pack\Consultation Letter - Neighbours.docx



Attachment 1: Structure Plan for Growth Cell T2





- Legend:**
- T1 Growth Cell
 - T2 Growth Cell
 - Country Club Retirement Village
 - Residential (12 to 15 Lots per Ha)
 - Country Club Retirement
 - Open Space
 - Local Road 18-20m Corridor
 - Local Road 15-16m Corridor
 - Roundabouts
 - Storm Water Detention Ponds
 - 3m Paths (Pedestrian / Cycle)
 - On road cycling connection route

T2 Structure Plan Concept

Client: Sanderson Group

CONSULTANTS: STANTEC

Scale: 1:2000 @ A1
1:4000 @ A3

Drawn: MHA/MPA
Check: JSB

DATE: 23/07/2020

REVISIONS:

DATE: 23/07/2020

BY: [Signature]

PROJECT NO: BM200127_001

FILE NO: 01\2001\BM200127_001_Sanderson_Group_T2_Awarua_Maps_ADM200127_T2_SP_Map2_200127.dwg

REV	DATE	DESCRIPTION
A	21/04/20	Preliminary for Review
B	21/04/20	Preliminary for Review
C	30/04/20	Preliminary for Review
D	15/05/20	Structure Plan Concept
E	15/05/20	Structure Plan Concept
F	19/06/20	Structure Plan Concept
G	19/06/20	Structure Plan Concept
H	23/07/20	Structure Plan Concept
I	23/07/20	Structure Plan Concept
J	23/07/20	Structure Plan Concept

APPROVED: [Signatures]

CLIENT: Sanderson Group

CONSULTANTS: STANTEC

Scale: 1:2000 @ A1
1:4000 @ A3

Drawn: MHA/MPA
Check: JSB

DATE: 23/07/2020

REVISIONS:

DATE: 23/07/2020

BY: [Signature]

PROJECT NO: BM200127_001

FILE NO: 01\2001\BM200127_001_Sanderson_Group_T2_Awarua_Maps_ADM200127_T2_SP_Map2_200127.dwg

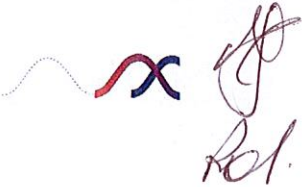
Preliminary

Boffa Miskell

Te Awamutu Country Club

KOTARE PROPERTIES

**Attachment 2: Retirement Village and Residential Subdivision
Layout**





Te Awamutu Country Club

A 98 Villa
9.56 Hectare
Sanderson Group
Development



KOTARE PROPERTIES

KOTARE WETLANDS

A 8.65 Hectare
105 RESIDENTIAL
LOT SUBDIVISION

DRAFT

Lot 3
DP 444190

LOT 110
1.3040 Ha
RESERVE
To Vest

Spwer Pump

2700 m² Terrace

23m x 15m
Playground

Section 1
SO 466626
DRAFT

DATUM:
IRON BOLT
RL 80.45m

Pt Allot 228
Mangapiko Psh

PROPERTY DETAILS:
LEGAL DESCRIPTION:
LOTS 1 & 2 DP 487281
- AREA: 18.2142 Ha
- COMPRISED IN 696840 / 696841
- WAIPA DISTRICT COUNCIL
- ZONING: RURAL

- NOTES:
1. HEIGHTS ARE IN TERMS OF MOTURIKI VERTICAL DATUM 1953
 2. DATUM MARK IB 1 SO 466626 RL=80.45
 3. CONTOUR INTERVAL 1.0m
 4. AREAS AND DIMENSIONS SHOWN ARE SUBJECT TO FINAL SURVEY.

AVERAGE RESIDENTIAL
LOT SIZE = 532m²

NICKLIN CE
SURVEYING PLANNING ENGINEERING

Tel: (07)827-4945
www.nicklince.co.nz
claron@nicklince.co.nz

6 Wilson Street
P.O. Box 754
Cambridge 3450

PROJECT TITLE **SUBDIVISION CONCEPT PLAN**

LOTS 1-115 BEING A SUBDIVISION
OF LOTS 1 & 2 DP 487281
AT 10 & 52 FRONTIER ROAD, TE AWAMUTU

ALTERATION	JOB	SHEET
	4500	03
CAD CPM	ORIGINAL SCALE AT A3	REV 15
DATE	1:2000	
16 JULY 2020		

Handwritten signatures and initials

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C:\USERS\CARAN\NICKLIN CE\NICKLIN CE TEAM SITE - DOCUMENTS\4500 SANDERSON GROUP (52 FRONTIER ROAD, TE AWAMUTU)\4500-03 SUBDIVISION CONCEPT PLAN REV15.DWG

Appendix 3: Written Approval Form

Handwritten signature and initials in black ink, with a red and blue flourish above the signature.

Written Approval of Affected Persons

Form 8a of the Resource Management Regulations 2003.

Affected persons written approval to an activity that is the subject of a resource consent application.

Note to affected person(s) signing written approval form:

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Conditional written approval **cannot** be accepted. There is no obligation to sign this form, and no reasons need to be given. If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

To be completed by the applicant

To: Name of Council that is the consent authority for this application: **Waipa District Council**

Applicant Name

Full name:

Sanderson Group Limited

Contact daytime phone:

Brendon Russo: 021 939 247 or Nathan Sanderson: 021 628 365

Location of Proposed Activity

Please complete with as many details as you can, so the site for your proposal is clearly identifiable. Include details such as unit number, street number, street name and town.

Property address:

10, 52, Frontier Road and 1/51, 2/51, 65, 67 and 39 Pirongia Road

Legal description:

Lot 2 DPS 487281, Lot 1 DPS 487281, Lot 7 DPS 461400, Lot 2 DPS 534367, Lot 3 DPS 478844, Lot 1 DPS 534367, Lot 1 DPS 514120, Lot 1 DPS 327266, Lot 2 DPS 457600

Description of Proposed Activity

Please provide a brief description of your proposal, including which District Plan Rules or standards are infringed.

Plan Change to rezone the site, construction of a retirement village and residential subdivision, refer to attached letter for more detail.



To be completed by affected person:

Owner to Complete

I/we are also the occupier(s)

Full name of all property owners:

RODNEY JAMES + RAEWYN DALE SPIERS

Being the owner/s of Street address:

10 FRONTIER RD, RDB
TE AWAMUTU

Legal description:

[Empty box for legal description]

- I/we have authority to sign on behalf of all of the owners of the property.
- I/we have read the full application for resource consent, the Assessment of Environmental Effects and any associated plans.
- I/we have signed and dated each page.
- Declaration: In signing this written approval, I/we understand that Council must decide that I/we are no longer an affected person, and Council must not have regard to any adverse effect on me/us.
- I/we understand that I/we may withdraw my/our written approval by giving written notice to Council before the hearing, if there is one, or, if there is not, before the application is determined.

Signed (All owners or authorised persons):

Rodney James

Date:

27/7/2020

Fax/Email:

r.d.spiers@xtra.co.nz

Contact Phone Number:

07 8714207
027 4864969

Postal Address:

10 FRONTIER RD
RDB, TE AWAMUTU

Occupier to Complete

I/we are also the occupier(s)

Full name of all occupiers:

[Empty box for full name of all occupiers]

Being the occupiers of Street address:

[Empty box for being the occupiers of street address]

Legal description:

[Empty box for legal description]

- I/we have authority to sign on behalf of all of the occupiers of the property.
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Signed (All occupiers or authorised persons):

Rodney James

Date:

27/07/2020

Fax/Email:

r.d.spiers@xtra.co.nz

Contact Phone Number:

0274864969

Postal Address:

10 FRONTIER RD RDB
TE AWAMUTU

Rodney James

22 July 2020

Job No. 145570.03

To whom it may concern,

Te Awamutu Residential Development – Plan change, retirement village and residential subdivision

Introduction

Sanderson Group Limited are lodging a plan change (Plan Change 12) with Waipa District Council requesting a rezoning of an area of land already zoned as future residential, located at the western extent of Te Awamutu. The purpose of the rezoning is to allow for a retirement village development and residential subdivision to occur to help meet the demands from the local community who currently have very limited retirement living options.

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2. Growth cells which are intended to be opened and developed after 2035.

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28/7/20
EAS.
[Handwritten initials]



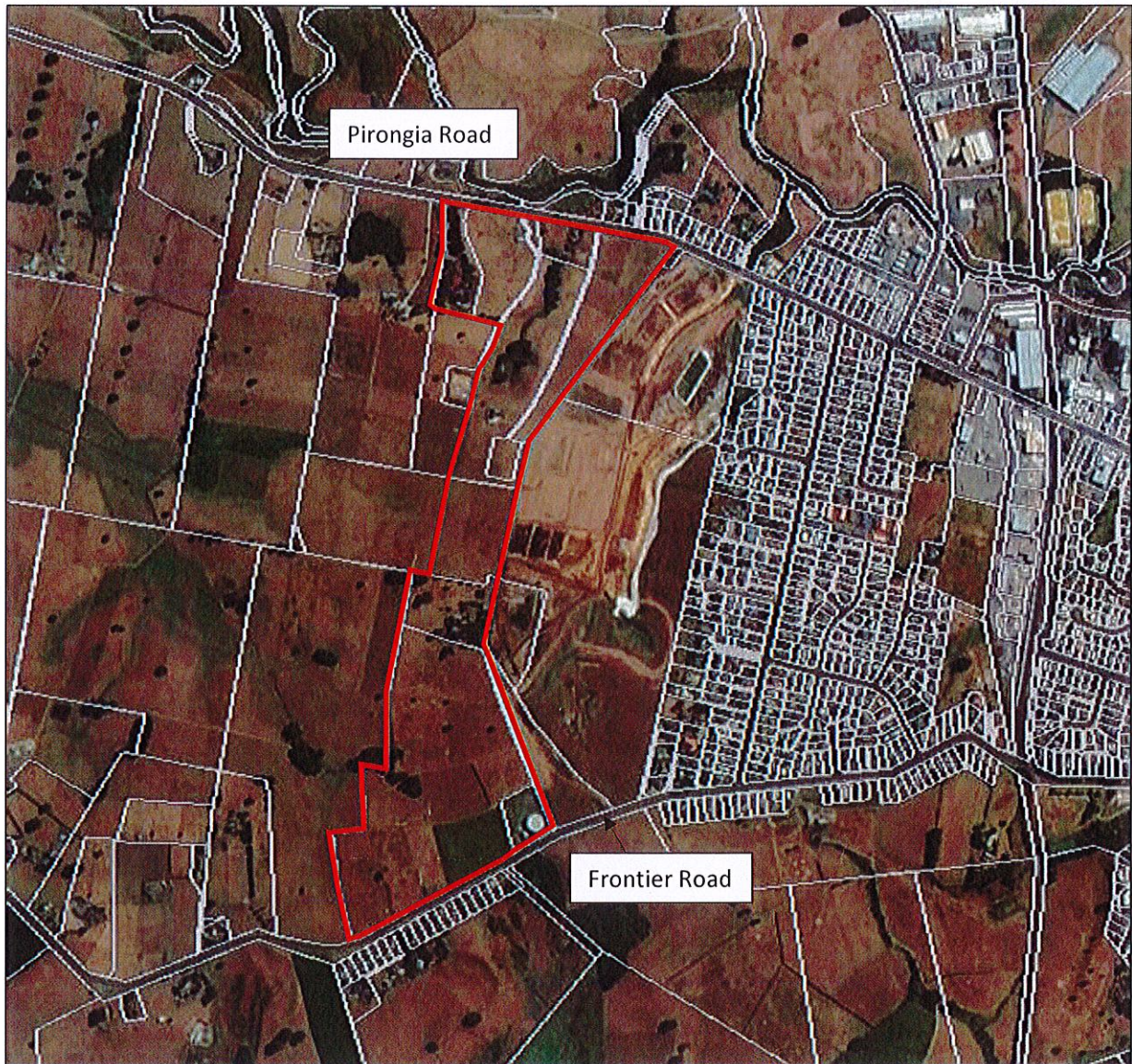


Figure 1: Site and locality (Growth Cell T2 outlined in red)

The site is 41ha in area. It is currently used for farming activities and contains farm buildings and dwellings located sporadically across the site.

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28/7/20
RA
eag.



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28/7/20
EAS

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Attachments

- 1 Structure Plan for Growth Cell T2
- 2 Retirement Village and Residential Subdivision Layout
- 3 Written Approval Form

Yours sincerely

Bloxam Burnett & Olliver



Emily Patterson
Intermediate Planner
0278454321
epatterson@bbo.co.nz

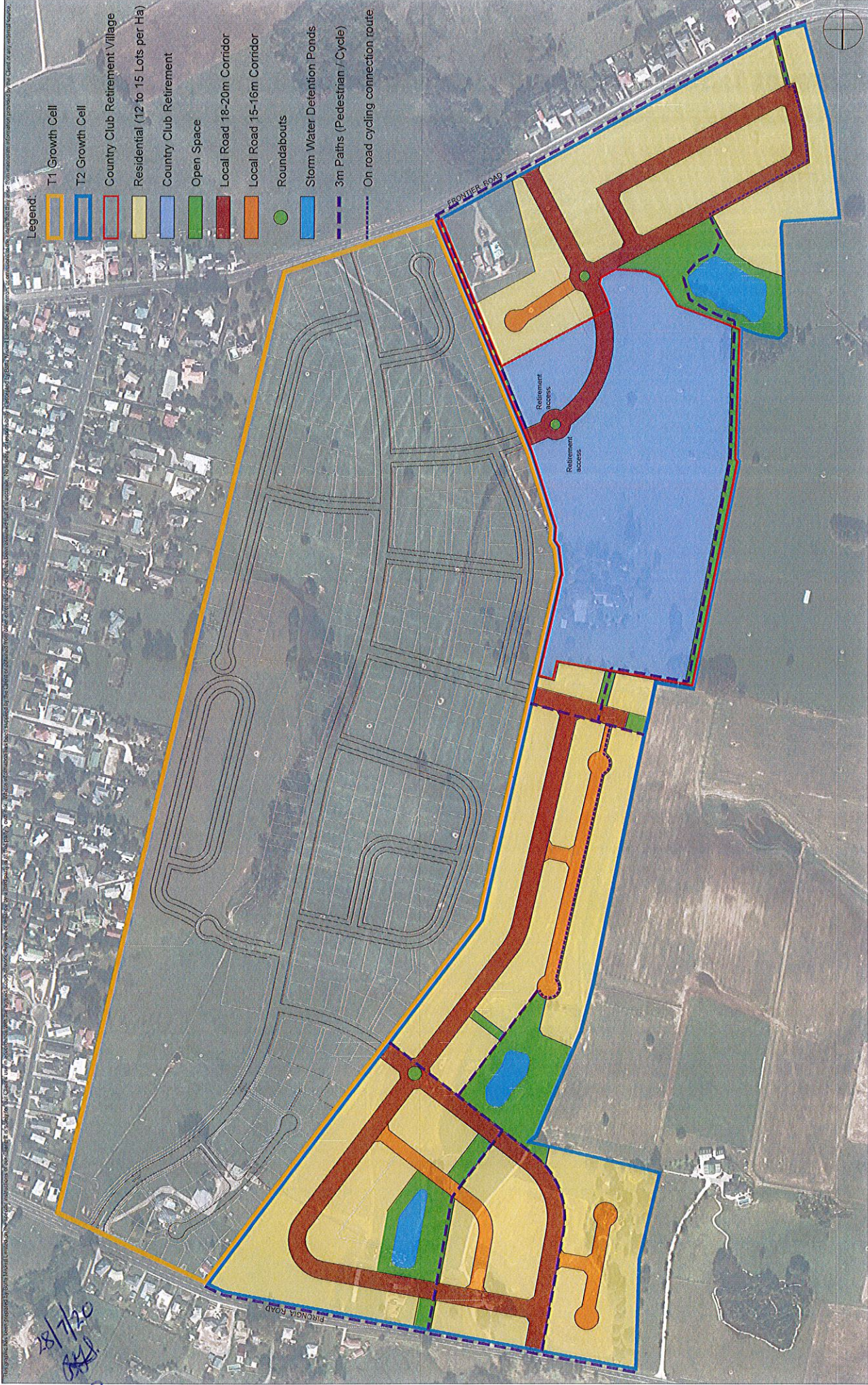
K:\145570 Sanderson Group Retirement Village\03 Te Awamutu Retirement Village\Consultation\Neighbour Consultation\Consultation Pack\Consultation Letter - Neighbours.docx

28/7/20
EAS



Attachment 1: Structure Plan for Growth Cell T2

28/7/20
[Signature]
ECS



Legend:

- T1 Growth Cell
- T2 Growth Cell
- Country Club Retirement Village
- Residential (12 to 15 Lots per Ha)
- Country Club Retirement
- Open Space
- Local Road 18-20m Corridor
- Local Road 15-16m Corridor
- Roundabouts
- Storm Water Detention Ponds
- 3m Paths (Pedestrian / Cycle)
- On road cycling connection route

T2 Structure Plan Concept

Drawn: MHA
Check: JSE
Scale: 1:2000 @ A1
Date: 2/07/2020

DRAWING NO: **BMP200127_001**

REVISION: **J**

USER: \ADMIN\2017\JSE\Drawings\Subarea\BMP200127_001_Map_2000A1.dwg

REV	DATE	DESCRIPTION
A	27/04/20	Preliminary for Review
B	28/04/20	Preliminary for Review
C	28/04/20	Structure Plan Concept
D	28/04/20	Structure Plan Concept
E	28/04/20	Structure Plan Concept
F	28/04/20	Structure Plan Concept
G	28/04/20	Structure Plan Concept
H	28/04/20	Structure Plan Concept
I	28/04/20	Structure Plan Concept
J	28/04/20	Structure Plan Concept

CLIENT: Sanderson Group

CONSULTANTS: BBO

STAFF: JSE, MHA, WKA, WKA

ADDRESS: L1 - Manual Environmental

Preliminary

3003
28/7/20
JSE

Boffa Miskell

KOTARE PROPERTIES

Te Awamutu Country Club

24/07/2020 9:56:11 AM

Attachment 2: Retirement Village and Residential Subdivision Layout

28/7/20
[Signature]
EAG





Te Awamutu Country Club

A 98 Villa
9.56 Hectare
Sanderson Group
Development



KOTARE WETLANDS

A 8.65 Hectare
105 RESIDENTIAL
LOT SUBDIVISION

DRAFT

Lot 3
DP 444190

LOT 110
1.3040 Ha
RESERVE
To Vest

Sewer Pump

2700 m² Terrace

25m x 15m
Playground

LOT 111
TE AWAMUTU COUNTRY CLUB
8.12 Ha

LOT 112
TE AWAMUTU COUNTRY CLUB
0.82 Ha Net
1.93 Ha Gross

Section 1
SO 466626

DRAFT

DATUM:
IRON BOLT
RL 80.45m

Pt Allot 228
Mangapiko Psh



AVERAGE RESIDENTIAL
LOT SIZE = 532m²

PROPERTY DETAILS:
LEGAL DESCRIPTION:
LOTS 1 & 2 DP 487281
- AREA: 18.2142 Ha
- COMPRISED IN 696840 / 696841
- WAIPA DISTRICT COUNCIL
- ZONING: RURAL

NOTES:

- HEIGHTS ARE IN TERMS OF MOTURIKI VERTICAL DATUM 1953
- DATUM MARK IB 1 SO 466626 RL=80.45
- CONTOUR INTERVAL 1.0m
- AREAS AND DIMENSIONS SHOWN ARE SUBJECT TO FINAL SURVEY.



Tel: (07)827-4945
www.nicklince.co.nz
6 Wilson Street
P.O. Box 754
Cambridge 3450

PROJECT TITLE SUBDIVISION CONCEPT PLAN

LOTS 1-115 BEING A SUBDIVISION
OF LOTS 1 & 2 DP 487281
AT 10 & 52 FRONTIER ROAD, TE AWAMUTU

ALTERATION	JOB	SHEET
	4500	03
CAD CPM	ORIGINAL SCALE AT A3	REV 15
DATE	16 JULY 2020	1:2000

COPYRIGHT: THE COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS OF THE INFORMATION SHOWN ON THIS PLAN REMAIN THE PROPERTY OF NICKLIN CE LTD. IT MAY NOT BE REPRODUCED WITHOUT THE PRIOR CONSENT OF NICKLIN CE LTD.

C:\USERS\GARAN\NICKLIN CE\NICKLIN CE TEAM SITE - DOCUMENTS\4500 SANDERSON GROUP (52 FRONTIER ROAD, TE AWAMUTU)\4500-03 SUBDIVISION CONCEPT PLAN REV15.DWG

Appendix 3: Written Approval Form

28/7/20
~~28/7/20~~
EAS



Written Approval of Affected Persons

Form 8a of the Resource Management Regulations 2003.

Affected persons written approval to an activity that is the subject of a resource consent application.

Note to affected person(s) signing written approval form:

Before asking for your written approval the applicant should fully explain the proposal to you. You should look at the application containing a description of the activity and the accompanying plans. If you decide to give written approval to this application, you must complete the form and sign the applicant's plans. You should only sign this form if you fully understand the proposal. You should seek expert or legal advice if you need the proposal or resource consent process explained to you. You may also contact Council for assistance.

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To be completed by the applicant

To: Name of Council that is the consent authority for this application: **Waipa District Council**

Applicant Name

Full name:

Sanderson Group Limited

Contact daytime phone:

Brendon Russo: 021 939 247 or Nathan Sanderson: 021 628 365

Location of Proposed Activity

Please complete with as many details as you can, so the site for your proposal is clearly identifiable. Include details such as unit number, street number, street name and town.

Property address:

10, 52, Frontier Road and 1/51, 2/51, 65, 67 and 39 Pirongia Road

Legal description:

Lot 2 DPS 487281, Lot 1 DPS 487281, Lot 7 DPS 461400, Lot 2 DPS 534367, Lot 3 DPS 478844, Lot 1 DPS 534367, Lot 1 DPS 514120, Lot 1 DPS 327266, Lot 2 DPS 457600

Description of Proposed Activity

Please provide a brief description of your proposal, including which District Plan Rules or standards are infringed.

Plan Change to rezone the site, construction of a retirement village and residential subdivision, refer to attached letter for more detail.



28/7/20
B.S.
E.A.S.

To be completed by affected person:

Owner to Complete

I/we are also the occupier(s)

Full name of all property owners:

BLENDYNN THOMAS STERLING
Elizabeth Ann Sterling

Being the owner/s of Street address:

39 PIKONGIA ROAD

Legal description:

LOT 1 DP 327266 BLK 11 PUNIU SD

- I/we have authority to sign on behalf of all of the owners of the property.
- I/we have read the full application for resource consent, the Assessment of Environmental Effects and any associated plans.
- I/we have signed and dated each page.
- Declaration: In signing this written approval, I/we understand that Council must decide that I/we are no longer an affected person, and Council must not have regard to any adverse effect on me/us.
- I/we understand that I/we may withdraw my/our written approval by giving written notice to Council before the hearing, if there is one, or, if there is not, before the application is determined.

Signed (All owners or authorised persons):

Elizabeth A. Sterling

Date:

28-7-2020

Fax/Email:

llosterling@xtra.co.nz

Contact Phone Number:

07-8716937

Postal Address:

39 PIKONGIA RD 3800

Occupier to Complete

I/we are also the occupier(s)

Full name of all occupiers:

Being the occupiers of Street address:

Legal description:

- I/we have authority to sign on behalf of all of the occupiers of the property.
- I/we have read the full application for resource consent, the Assessment of Environmental Effects and any associated plans.
- I/we have signed and dated each page.
- Declaration: In signing this written approval, I/we understand that Council must decide that I/we are no longer an affected person, and Council must not have regard to any adverse effect on me/us.
- I/we understand that I/we may withdraw my/our written approval by giving written notice to Council before the hearing, if there is one, or, if there is not, before the application is determined.

Signed (All occupiers or authorised persons):

Date:

Fax/Email:

Contact Phone Number:

Postal Address:



BLOXAM BURNETT & OLLIVER

Level 4, 18 London Street
PO Box 9041, Hamilton 3240
New Zealand

+64 7 838 0144
consultants@bbo.co.nz
www.bbo.co.nz

22 July 2020

Job No. 145570.03

To whom it may concern,

Te Awamutu Residential Development – Plan change, retirement village and residential subdivision

Introduction

Sanderson Group Limited are lodging a plan change (Plan Change 12) with Waipa District Council requesting a rezoning of an area of land already zoned as future residential, located at the western extent of Te Awamutu. The purpose of the rezoning is to allow for a retirement village development and residential subdivision to occur to help meet the demands from the local community who currently have very limited retirement living options.

We have identified you as a potentially affected party as your property is near the subject site. As such, we wish to undertake consultation with you, and seek your written approval for the proposed development. This letter provides a summary of the site, the rezoning, the retirement village development and the residential subdivision.

Site and Locality

The Waipa District Plan identifies residential growth cells within each of the towns in the Waipa District, which are appropriate locations to accommodate future growth. These are split between two separate groups;

1. Growth cells which are intended to be opened and developed between now and 2035; and
2. Growth cells which are intended to be opened and developed after 2035.

The site subject to the plan change is Growth Cell T2, located at the western extent of Te Awamutu. It is allocated for development after 2035 . Refer to **Figure 1** below displaying the location of the site.

[Handwritten signatures and initials]



Figure 1: Site and locality (Growth Cell T2 outlined in red)

The site is 41ha in area. It is currently used for farming activities and contains farm buildings and dwellings located sporadically across the site.

Plan Change

Growth cell T2 is currently zoned 'Deferred Residential' in the Waipa District Plan, reflecting the intention to start residential development in this location after 2035. While Growth Cell T2 has been identified for development after 2035, the Waipa District Plan provides an opportunity to open up a growth cell for development earlier than originally anticipated. This is required to be done via a plan change to the Waipa District Plan. The plan change needs to include both a rezoning of the site from 'Deferred Residential' to 'Residential' and the insertion of a 'Structure Plan' into the District Plan. It needs to demonstrate that the site can be adequately serviced and environmental effects can be managed.

Sanderson Group propose to make use of the opportunity to undertake a plan change to rezone the site to Residential, allowing for residential development on the site to occur earlier than originally anticipated. Refer to **Attachment 1** of this letter which sets out the draft Structure Plan that will form part of the plan change.

As the site is already Deferred Residential, it has been investigated and has previously been determined to be appropriate for Residential development. As such, the only change will be to bring forward the expected timeframe of residential development on the site.

The purpose of the plan change is to allow for the proposed retirement village development and residential subdivision on the southern half of the growth cell to occur as soon as possible. The retirement village requires a large site of at least 9ha which is not readily available in existing zoned areas. The developments are set out in more detail below. There is no development currently proposed on the northern half of the growth cell.

Retirement Village and Residential subdivision

Sanderson Group are a family orientated, leading provider of high quality retirement villages in New Zealand. Sanderson are currently constructing a retirement village in Tamahere (Tamahere Country Club). The Waikato population has shown a strong interest for a Sanderson Group retirement village to be established in Te Awamutu. Therefore, Sanderson Group have been searching for an appropriate site for several months. The site located at 10 Frontier Road and 52 Frontier Road, at the western extent of Te Awamutu has been identified as an ideal location for the village.

It is proposed to construct and operate a retirement village on 9.45ha of their landholding at 10 and 52 Frontier Road and Sanderson Group have also entered into an agreement to sell the remaining land of 8.76ha to a developer who will subdivide the balance of the site into residential lots.

The retirement village will comprise the following:

- Approximately 98 standalone retirement villas;
- A care facility containing care suites and a dementia unit; and
- A club house, incorporating a café that will be open to the public; and
- A health spa and outdoor amenities including a bowls lawn and croquet green.

The residential subdivision will comprise the following:

- Approximately 105 residential lots; and
- A reserve, including a wetland area doubling as stormwater disposal, and a neighbourhood reserve including a playground.

Attachment 2 contains a plan outlining the retirement village layout and residential subdivision layout. The retirement village and residential subdivision plans are yet to be finalised. The attached plans provide a good indication of what is proposed on the site, however there may be some minor amendments.

Written Approval

The process of seeking written approvals in a resource consent process enables potentially affected parties to view the details of a proposed development and make a decision on whether or not to provide their written approval. If a party decides to provide their written approval for an activity, the Council will no longer be able to take into account any adverse effects on that party in deciding on whether or not to notify the application for submissions. If a party decides not to give their written approval, the Council will take into account any potential adverse effects on that party.

For a more detailed description on how written approvals work please refer to page two of the attached written approval form. If you decide to provide your written approval for Plan Change 12 and the associated resource consent applications, please sign this letter, the attached written approval form and each of the attached plans.



If you decide to provide your written approval, please return the signed documents to Brendon Russo at brendon@sandersongroup.co.nz. Alternatively, you can phone Brendon on 021 939 247 and he will come and collect them. If you have any questions around the proposal or the written approvals, please either email or phone Brendon or myself.

Attachments

- 1 Structure Plan for Growth Cell T2
- 2 Retirement Village and Residential Subdivision Layout
- 3 Written Approval Form

Yours sincerely

Bloxam Burnett & Olliver



Emily Patterson
Intermediate Planner
0278454321
epatterson@bbo.co.nz

K:\145570 Sanderson Group Retirement Village\03 Te Awamutu Retirement Village\Consultation\Neighbour Consultation\Consultation Pack\Consultation Letter - Neighbours.docx

TVS
\$V9
YMT

Handwritten signatures and initials, including "P.H.O."

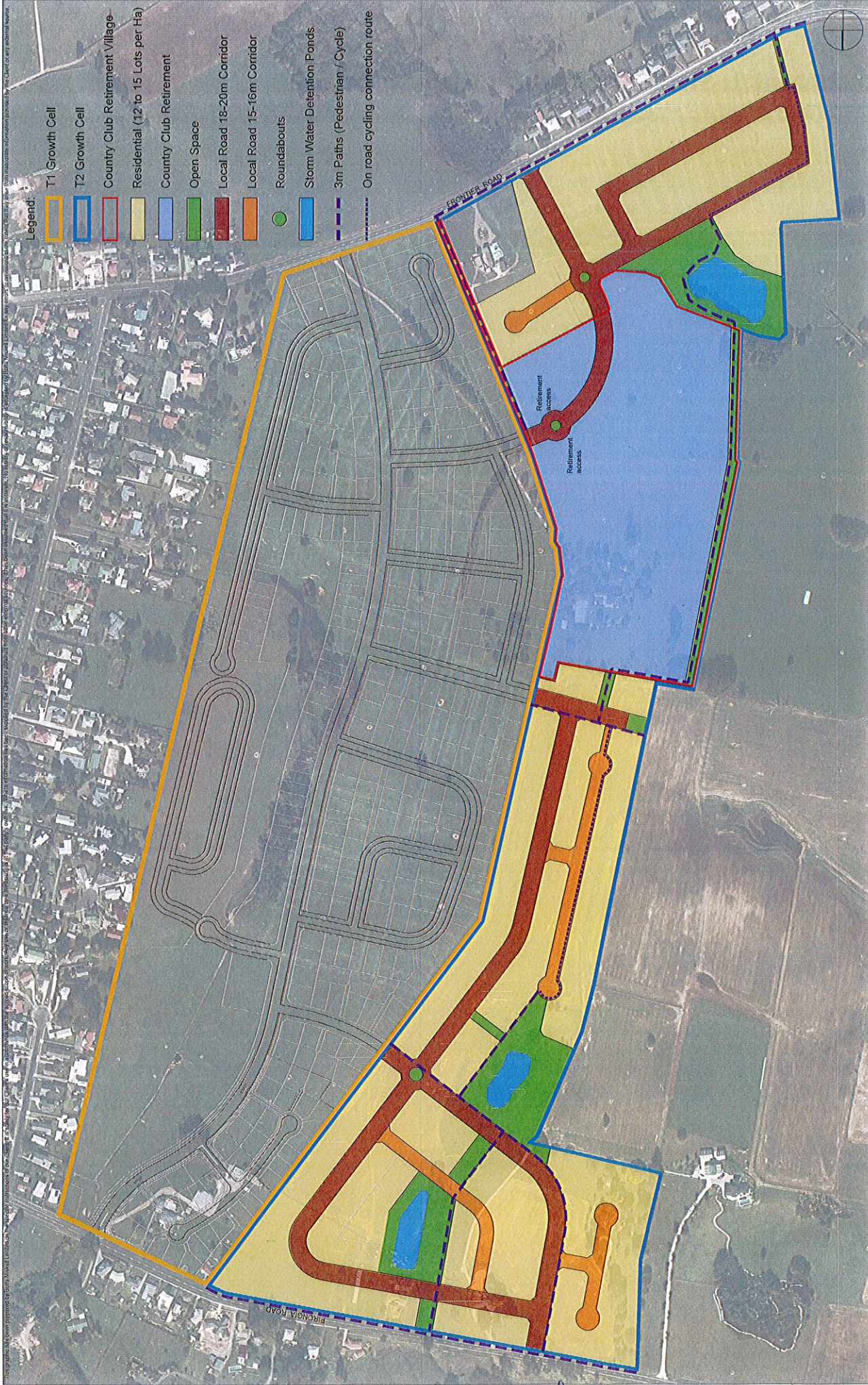


Attachment 1: Structure Plan for Growth Cell T2

TV5

2024 4/11/24 [Signature] P. H. [Signature]





- Legend:**
- T1 Growth Cell
 - T2 Growth Cell
 - Country Club Retirement Village
 - Residential (12 to 15 Lots per Ha)
 - Country Club Retirement
 - Open Space
 - Local Road 18-20m Corridor
 - Local Road 15-16m Corridor
 - Roundabouts
 - Storm Water Detention Ponds
 - 3m Paths (Pedestrian / Cycle)
 - On road cycling connection route

Date: 24/07/2020
 Scale: 1:2000 @ A1
 1:4000 @ A2
 Drawn: M.L.M.P.R.
 Check: J.S.E.
 DRAWING NO: BM200127_001
 REVISION: (J)

T2 Structure Plan Concept
 T2 Structure Plan

CLIENT: Sanderson Group
 CONSULTANTS: BMD, STANTEC, Mudgee Ltd, Wema Environmental
Preliminary

REV	DATE	DESCRIPTION
A	21/04/20	Preliminary for Review
B	21/04/20	Preliminary for Review
C	20/04/20	Preliminary for Review
D	20/04/20	Structure Plan Concept
E	19/04/20	Structure Plan Concept
F	18/04/20	Structure Plan Concept
G	16/04/20	Structure Plan Concept
H	15/04/20	Structure Plan Concept
I	21/07/20	Structure Plan Concept
J	21/07/20	Structure Plan Concept



CAD
 HART
 (J.S.E.)
 Printed 24/07/2020 9:56:11 AM

**Attachment 2: Retirement Village and Residential Subdivision
Layout**

TVS 



⁶ 





Te Awamutu Country Club

A 98 Villa
9.56 Hectare
Sanderson Group
Development



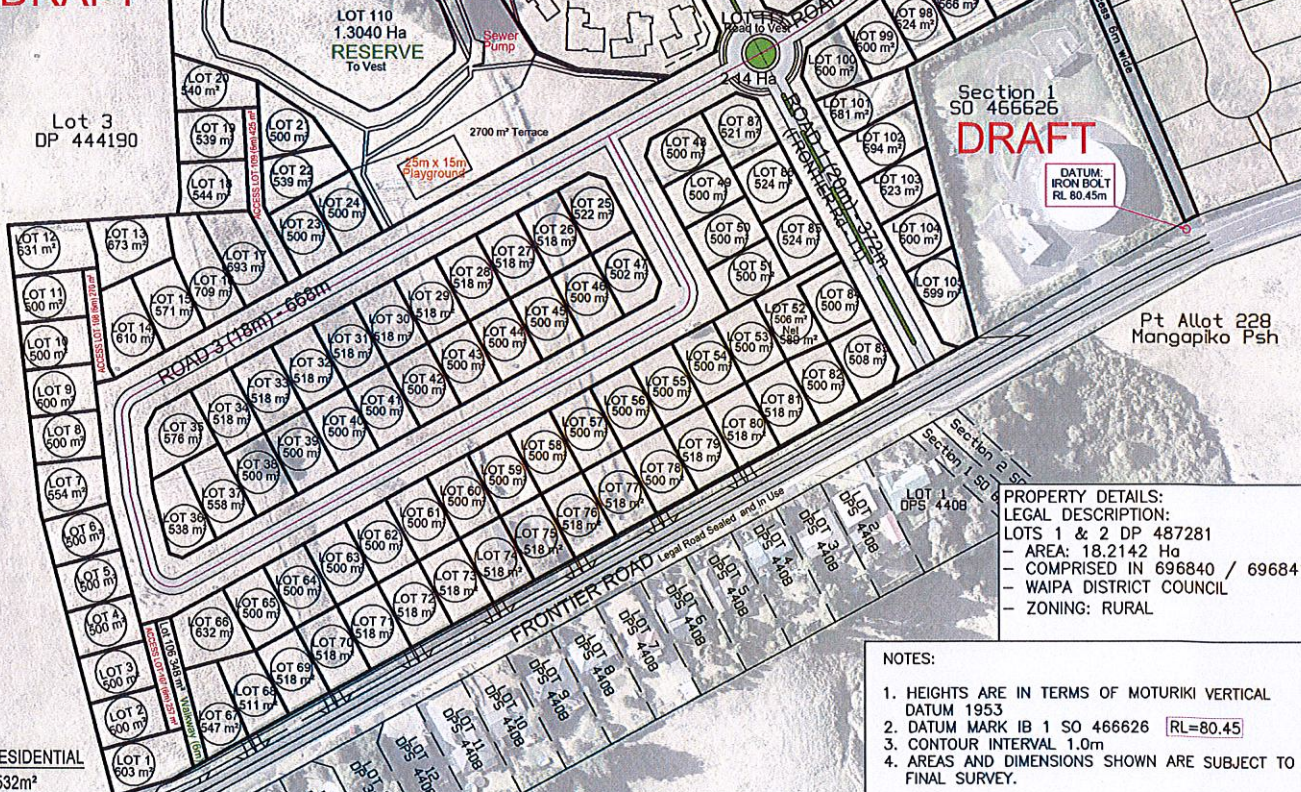
KOTARE PROPERTIES

KOTARE WETLANDS

A 8.65 Hectare
105 RESIDENTIAL
LOT SUBDIVISION

DRAFT

Lot 3
DP 444190



DRAFT

PROPERTY DETAILS:
LEGAL DESCRIPTION:
LOTS 1 & 2 DP 487281
- AREA: 18.2142 Ha
- COMPRISED IN 696840 / 696841
- WAIPA DISTRICT COUNCIL
- ZONING: RURAL

- NOTES:
1. HEIGHTS ARE IN TERMS OF MOTURIKI VERTICAL DATUM 1953
 2. DATUM MARK ID B1 SO 466626 RL=80.45
 3. CONTOUR INTERVAL 1.0m
 4. AREAS AND DIMENSIONS SHOWN ARE SUBJECT TO FINAL SURVEY.

AVERAGE RESIDENTIAL
LOT SIZE = 532m²

NICKLIN CE
SURVEYING PLANNING ENGINEERING
Tel: (07)827-4945
www.nicklince.co.nz
claran@nicklince.co.nz

6 Wilson Street
P.O. Box 754
Cambridge 3450

PROJECT TITLE **SUBDIVISION CONCEPT PLAN**
LOTS 1-115 BEING A SUBDIVISION
OF LOTS 1 & 2 DP 487281
AT 10 & 52 FRONTIER ROAD, TE AWAMUTU

ALTERATION	JOB	SHEET
CAD CPM	4500	03
DATE	ORIGINAL SCALE AT A3	REV 15
16 JULY 2020	1:2000	

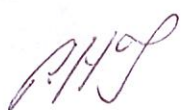
COPYRIGHT: THE COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS OF THE INFORMATION SHOWN ON THIS PLAN REMAIN THE PROPERTY OF NICKLIN CE LTD. IT MAY NOT BE REPRODUCED WITHOUT THE PRIOR CONSENT OF NICKLIN CE LTD.

C:\USERS\CARAN\NICKLIN CE\NICKLIN CE TEAM SITE - DOCUMENTS\4500 SANDERSON GROUP (52 FRONTIER ROAD, TE AWAMUTU)\4500-03 SUBDIVISION CONCEPT PLAN REV15.DWG

Handwritten signatures and initials at the bottom of the page.

Appendix 3: Written Approval Form

TVS







Written Approval of Affected Persons

Form 8a of the Resource Management Regulations 2003.

Affected persons written approval to an activity that is the subject of a resource consent application.

Note to affected person(s) signing written approval form:

Before asking for your written approval the applicant should fully explain the proposal to you. You should look at the application containing a description of the activity and the accompanying plans. If you decide to give written approval to this application, you must complete the form and sign the applicant's plans. You should only sign this form if you fully understand the proposal. You should seek expert or legal advice if you need the proposal or resource consent process explained to you. You may also contact Council for assistance.

Conditional written approval **cannot** be accepted. There is no obligation to sign this form, and no reasons need to be given. If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

To be completed by the applicant

To: Name of Council that is the consent authority for this application: **Waipa District Council**

Applicant Name

Full name:

Sanderson Group Limited

Contact daytime phone:

Brendon Russo: 021 939 247 or Nathan Sanderson: 021 628 365

Location of Proposed Activity

Please complete with as many details as you can, so the site for your proposal is clearly identifiable. Include details such as unit number, street number, street name and town.

Property address:

10, 52, Frontier Road and 1/51, 2/51, 65, 67 and 39 Pirongia Road

Legal description:

Lot 2 DPS 487281, Lot 1 DPS 487281, Lot 7 DPS 461400, Lot 2 DPS 534367, Lot 3 DPS 478844, Lot 1 DPS 534367, Lot 1 DPS 514120, Lot 1 DPS 327266, Lot 2 DPS 457600

Description of Proposed Activity

Please provide a brief description of your proposal, including which District Plan Rules or standards are infringed.

Plan Change to rezone the site, construction of a retirement village and residential subdivision, refer to attached letter for more detail.



Handwritten signatures and initials

To be completed by affected person:

Owner to Complete

I/we are also the occupier(s)

Full name of all property owners:

Peter Thompson Steven Thompson
Tracy Thompson Yvonne Thompson

Being the owner/s of Street address:

38 Burn Road

Legal description:

[Empty box for legal description]

- I/we have authority to sign on behalf of all of the owners of the property.
- I/we have read the full application for resource consent, the Assessment of Environmental Effects and any associated plans.
- I/we have signed and dated each page.
- Declaration: In signing this written approval, I/we understand that Council must decide that I/we are no longer an affected person, and Council must not have regard to any adverse effect on me/us.
- I/we understand that I/we may withdraw my/our written approval by giving written notice to Council before the hearing, if there is one, or, if there is not, before the application is determined.

Occupier to Complete

I/we are also the occupier(s)

Full name of all occupiers:

[Empty box for full name of all occupiers]

Being the occupiers of Street address:

[Empty box for street address]

Legal description:

[Empty box for legal description]

- I/we have authority to sign on behalf of all of the occupiers of the property.
- I/we have read the full application for resource consent, the Assessment of Environmental Effects and any associated plans.
- I/we have signed and dated each page.
- Declaration: In signing this written approval, I/we understand that Council must decide that I/we are no longer an affected person, and Council must not have regard to any adverse effect on me/us.
- I/we understand that I/we may withdraw my/our written approval by giving written notice to Council before the hearing, if there is one, or, if there is not, before the application is determined.

Signed (All owners or authorised persons):

[Handwritten signatures]
Tracy Thompson

Date:

28/7/20

Fax/Email:

[Empty box for Fax/Email]

Contact Phone Number:

021545386

Postal Address:

248 Frontier Road

Signed (All occupiers or authorised persons):

[Empty box for signed occupiers]

Date:

[Empty box for date]

Fax/Email:

[Empty box for Fax/Email]

Contact Phone Number:

[Empty box for Contact Phone Number]

Postal Address:

[Empty box for Postal Address]

[Handwritten signatures]

CONSULTATION FORM

PHOTOCOPY THIS FORM FOR EACH PERSON OR GROUP TO BE CONSULTED

Applicant	
Description of proposal	

Person/group consulted in regard to this proposal

Name of contact person	Peter Thompson. Tracy Thompson. Steven Thompson Yvonne Thompson.	
Name of group	P.H. T.H., S.B. & Y.M. Thompson	
Street address	38 Burns Rd. (Frontier Rd) Te Anauutu. 3876	
Email address	peterhughthompson@gmail.com	
Contact number/s	phone: 021545386	fax:

Consulted party's views on the proposal (to be completed by person/group consulted)

If you would like the Waikato Regional Council to know your views on the applicant's proposal, and/or if you consider you may be adversely affected, please indicate your views below (attach additional pages if necessary). Consider the following: How do you consider you will be affected? How would you like the applicant's proposal to be modified to take account of your views? What other comments do you have on the proposal that you would like the Waikato Regional Council to consider in making a decision on these resource consent applications?

We agree to earthworks to fill in the gully.

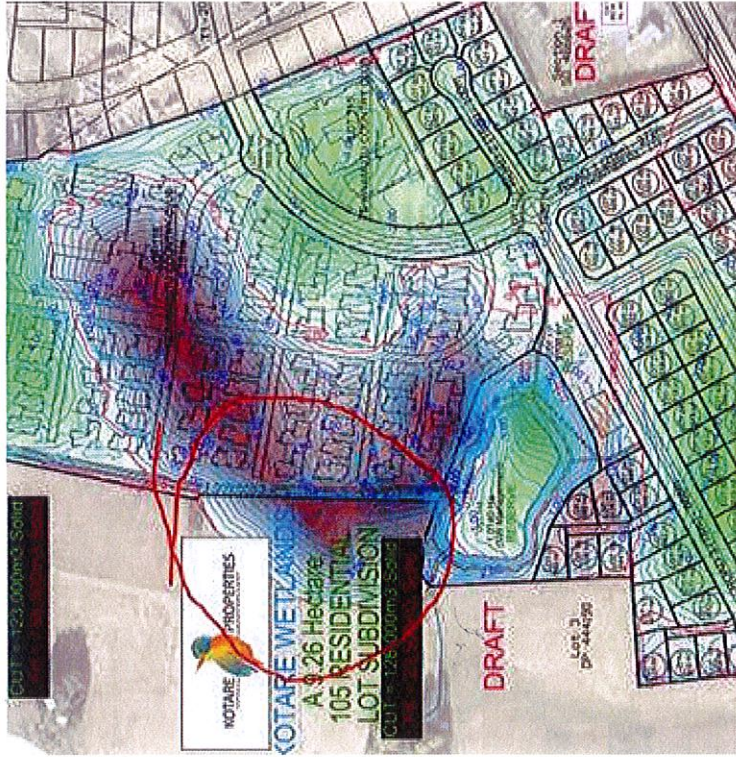
Applicant's response to views of consulted parties (to be completed by applicant)

Please indicate how your proposal can be modified to take account of the views of the party you have consulted with (or why the proposal may not be able to be modified to take account of those views).

Consulted party's response to the proposal (to be completed by person/group consulted) *Please tick one only*

- I/We give my/our approval for the proposal
 I/We do not give my/our approval for the proposal
 I/We are not affected by this proposal

Signed P.H. Thompson S.B. Thompson Y.M. Thompson Date 28/7/20



A handwritten signature in black ink, consisting of a stylized, cursive name followed by a long horizontal line extending to the right.