

Appendix M – Written Approvals



31 May 2023

Job No. 145570.05

Dear Neighbour,

Tamahere Country Club Extension – Resource Consent Application

Introduction

Sanderson Group Limited (Sanderson) propose to construct an extension of the Tamahere Country Club (TCC) on the properties located at 56, 70, 82 and 92 Tamahere Drive, adjoining the southern and eastern boundary of their existing TCC site.

The TCC is well established in Tamahere, construction of a large number of the villas and the club house is now complete and residents moved in. Construction is still underway at the southern end of the site, generally working from north to south. The demand for the type and location of retirement living offered at TCC is high. Most villas currently under construction have either been sold or are in negotiations. Sanderson are therefore seeking to expand the village onto the adjoining land to the south and a small pocket on the eastern boundary. The extension requires a new resource consent. The details of the expansion are included below.

Site

The site subject to the proposed extension adjoins the southern and eastern boundaries of the existing TCC, as identified in the following image.

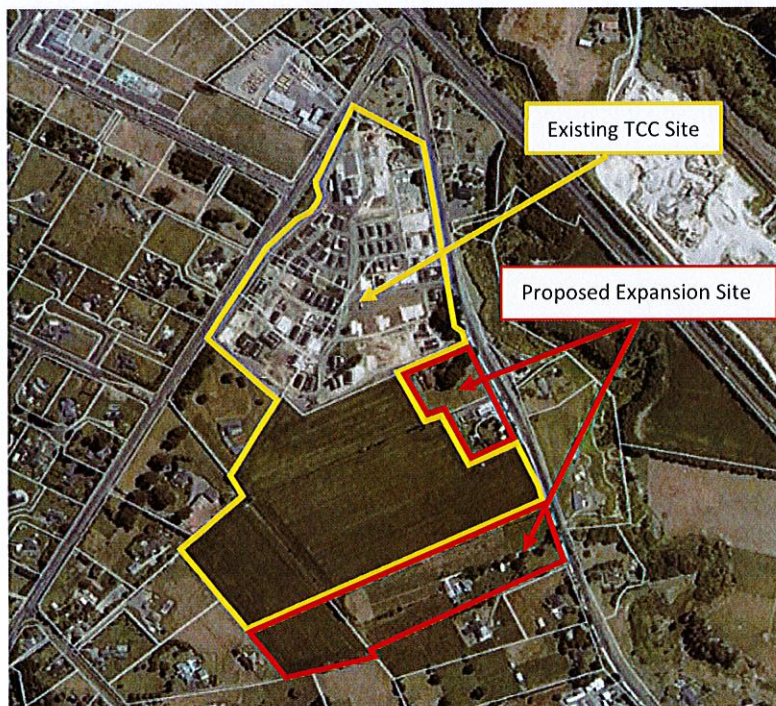


Figure 1: TCC Site (expansion area outlined red)



Proposal

The TCC village is under high demand, with almost all currently marketed homes sold out, despite some being still under construction. The construction of the development has been determined by the sales, and is steady on the site. Sanderson have or are proposing to negotiate the purchases of the properties adjoining the southern boundary and the small pocket of land on the eastern boundary that adjoins Tamahere Drive and which is encompassed by the TCC, to provide for an extension of the village, including providing for additional villas.

The two extension sites will comprise the following built form and features:

- Eastern:
 - 25 additional stand alone retirement villas, comprising various typologies. The typologies are consistent with those already constructed throughout the existing TCC site; and
 - Arts and crafts building, for the use of the residents.
- Southern:
 - 42 additional stand alone retirement villas, comprised of various different typologies, also consistent with those already constructed throughout the existing TCC site;
 - Health spa at the north western corner of the extension site, adjoining Tamahere Drive. The health spa is a one storey high triangular shaped building which will not be visible from the neighbouring properties;
 - A small pond area at the south eastern corner of the site; and
 - A native woodland planted area around the southern western corner of the site, including hedge planting to screen the development from adjoining properties.

The built development will be complemented by an internal road network, being an extension of the existing network across the site, extensive landscaping around the perimeter of the site and throughout the village, and various off-road pedestrian and cycling paths/routes including a continuation of the shared path around the entire perimeter of the TCC site.

The proposed extension will adopt the design intent established by the existing TCC development, including large complying rural setbacks, a low site coverage, extensive perimeter treatment to address the urban and rural interface and a high quality outcome, both in relation to building materials and style but also site design and connectivity (both vehicular and pedestrian/cycling).

Around the perimeter of the southern extension site it is proposed to adopt a 25m minimum building setback from the rural boundaries and 12m from Tamahere Drive, along with extensive landscaping within the 25m setback and a native woodland planted area around the south western corner. Boundary fencing will comprise post and rail fence, consistent with what is expected in a rural environment. The southern extension will comprise a seamless extension of the TCC village.

The eastern extension will be a continuation of the existing interface with Tamahere Drive, comprising a 12m road boundary setback, planting and post and rail boundary fencing. The eastern extension will close the gap of retirement village development along the Tamahere Drive interface.

Resource Consent Requirements

Sanderson Group seek to obtain a new resource consent approval from the Waikato District Council to establish the proposed retirement village extension on the subject site, within the Rural Zone of the Waikato District Plan.

Residential activities are expected within the Rural Zone of the District, however limited to activities which have a low site coverage, large setbacks, high permeability and a connection to the rural environment, as would be expected for single dwellings, farm workers dwellings and farm structures or sheds.



The proposal is for a higher density development than standard residential activities in the Rural Zone and is therefore unable to comply with all building standards, including building coverage. The development has been intentionally designed to comply with the height and setback rules however to allow the development to maintain a rural interface with adjoining properties and environment.

Resource consent is required from the Waikato District Council, as a Non-complying Activity, for retirement village development in the Rural Zone.

Written Approval

As your property directly adjoins the site, you have been identified as a potentially affected party. As such, we seek your written approval to support the resource consent application.

The process of seeking written approvals in a resource consent process enables potentially affected parties to view and discuss the details of a proposed development and make a decision on whether or not to provide their written approval.

For a more detailed description on how written approvals work please refer to page two of the attached written approval form or contact the undersigned. If you decide to provide your written approval for the proposed retirement village development, please sign this letter, the attached written approval form and each of the attached plans.

Yours sincerely
Bloxam Burnett & Olliver



Emily Patterson

Planner

0278454321

epatterson@bbo.co.nz

C:\12ds\data\10.7.120.14\145570.05 - Tamahere Extension_5148\05 Planning\92 Tamahere Drive Expansion\92 Tamahere Drive Expansion\01 Workings\Tamahere Country Club Extension - Neighbour Consultation Pack MASTER.docx

Landowner Approval Signature:

Name:

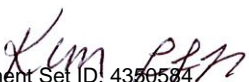
Karin McFetridge

Lyndee McFetridge

Signature:

KARIN MCFETRIDGE

Lyndee McFetridge



Attachment 1 – Development Plans

The proposal for a high density development in the rural zone is designed to comply with all building standards including building coverage. The development has been intentionally designed to comply with the height and setback rules however to allow the development to maintain a visual interface with existing properties and environment.

Resource consent is required from the Waikato District Council as a non-complying activity for retirement village development in the rural zone.

Written Approval

As your property directly adjoins the site you have been identified as a potentially affected party, we seek your written approval to support the resource consent application.

The process of seeking written approval in a resource consent process enables potentially affected parties to view and discuss the details of a proposed development and make a decision on whether or not to provide their written approval.

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Yours sincerely,
Richard Barrett & Oliver



Richard Barrett & Oliver
Solicitors
100-102
Wellington Street

Landowner Approval Required

[Faint handwritten text, likely a signature or name, is visible but illegible.]





Tamahere Country Club

FINE RETIREMENT LIVING

46 Tamahere Drive,
Tamahere, Waikato

Proposed facilities
& nearby amenities

- 1 Health Spa
- 2 Outdoor Gym
- 3 Cafe
- 4 Hobby Shed
- 5 Orchard
- 6 Walking Track
- 7 Protected Oak Tree

KCM
FLM



Tamahere Country Club

FINE RETIREMENT LIVING

46 Tamahere Drive,
Tamahere, Waikato

Site Areas

Eastern Extension = 19,041m²
Southern Extension = 52,509m²
Total New Site area = 71,550m²

67 Villas = 13,200m² approx.
Ancillary Buildings = 750m² approx.
Total Building Area = 13,950m²
19.5% coverage

Impermeable = 8093m² approx.
Buildings = 13,950m² approx.
Total Coverage = 22,043m² approx.
30.87% coverage

Kam RLM

MATERIAL KEY



1. Vertical Shiplap Cedar



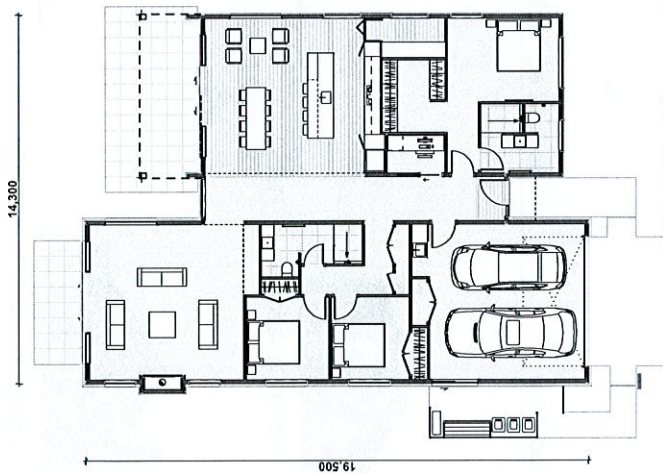
2. Rusticated Brick



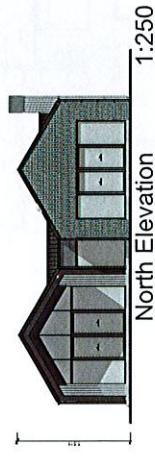
3. Hinuera Stone



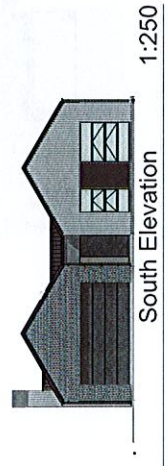
4. Half Eurotray Roofing



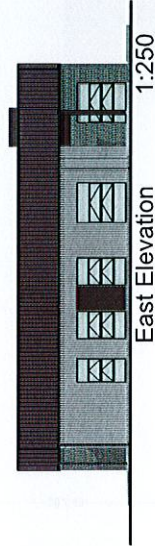
Floor Plan Scale at A3 - 1:200



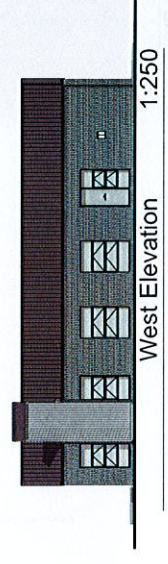
North Elevation 1:250



South Elevation 1:250



East Elevation 1:250



West Elevation 1:250



Tamahere Country Club

FINE RETIREMENT LIVING

Typology 'A' Concept for Resource Consent

This plan is conceptual only to provide an indicative layout for the purpose of resource consent. Final plan layout will likely be altered from shown before being drawn for building consent.

Floor Area = 232.20m²
 Covered Area = 22.51m²
 Total Area = 254.71m²

Kim RFM

MATERIAL KEY



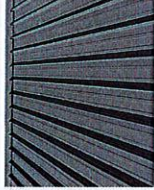
1. Vertical Shiplap Cedar



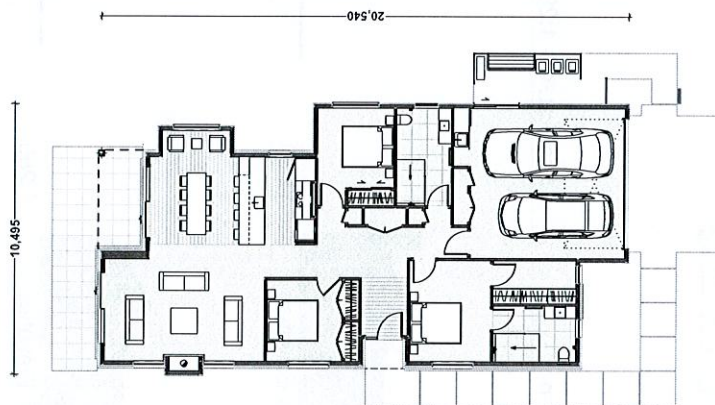
2. Rusticated Brick



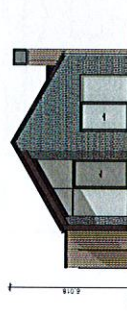
3. Hinuera Stone



4. Half Eurotray Roofing



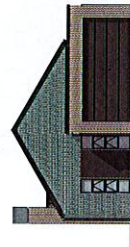
Floor Plan Scale at A3 - 1:200



North Elevation 1:250



East Elevation 1:250



South Elevation 1:250



West Elevation 1:250



Tamahere Country Club

FINE RETIREMENT LIVING

Typology 'B' Concept for Resource Consent

This plan is conceptual only to provide an indicative layout for the purpose of resource consent. Final plan layout will likely be altered from shown before being drawn for building consent.

Floor Area = 179.63m²

Covered Area = 12.77m²

Total Area = 192.40m²

Handwritten signature: Sam L. Ryan

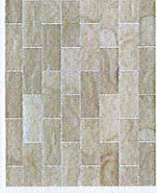
MATERIAL KEY



1. Vertical Shiplap Cedar



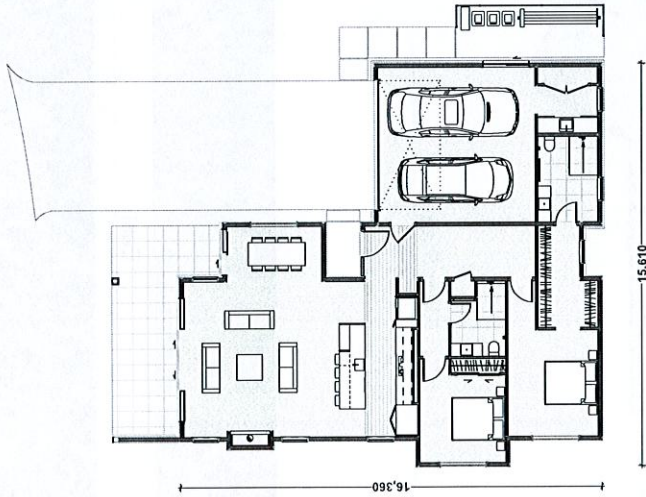
2. Rusticated Brick



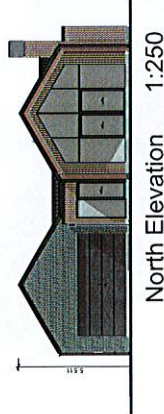
3. Hinuera Stone



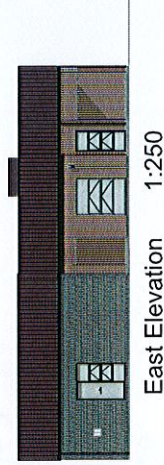
4. Half Eurotray Roofing



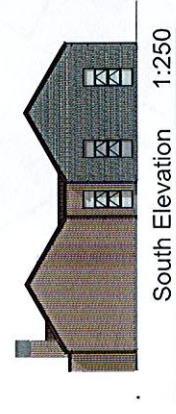
Floor Plan Scale at A3 - 1:200



North Elevation 1:250



East Elevation 1:250



South Elevation 1:250



West Elevation 1:250



Tamahere Country Club

FINE RETIREMENT LIVING

Typology 'C' Concept for Resource Consent

This plan is conceptual only to provide an indicative layout for the purpose of resource consent. Final plan layout will likely be altered from shown before being drawn for building consent.

Floor Area = 188.49m²
 Covered Area = 24.12m²
Total Area = 212.61m²

Kem Ryan



Tamahere Country Club

FINE RETIREMENT LIVING

Health Spa Concept for Resource Consent

Floor Area = 730.00m²

Covered Area = 20.00m²

Total Area = 750.00m²

MATERIAL KEY



1. Vertical Shiplap Cedar



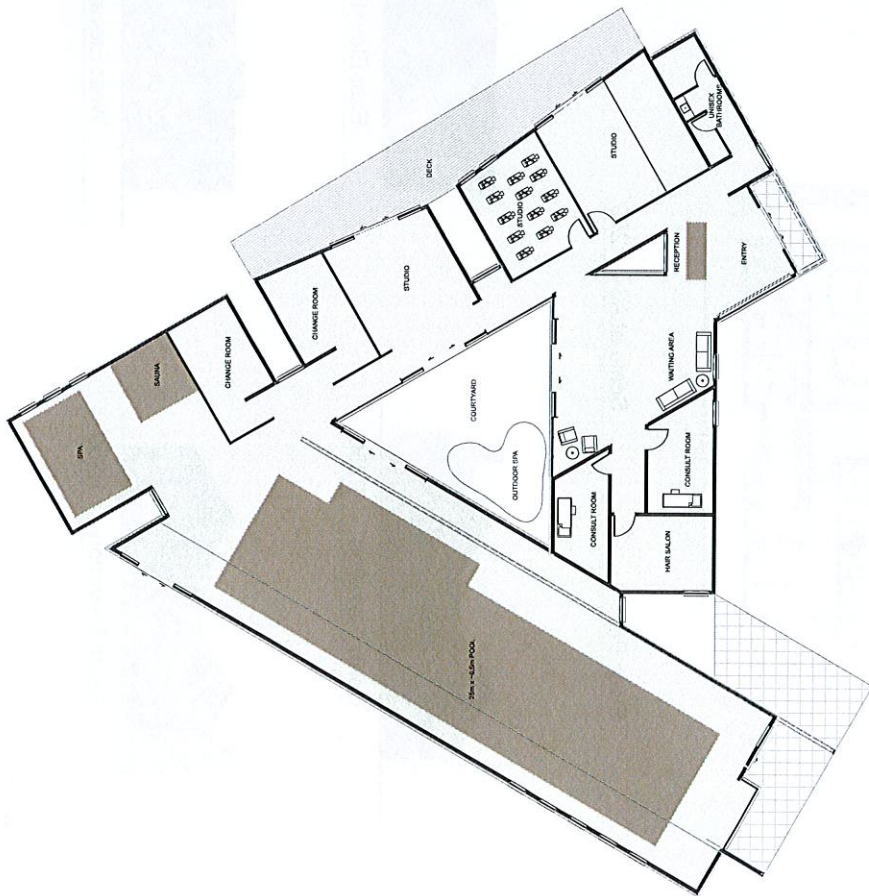
2. Rusticated Brick



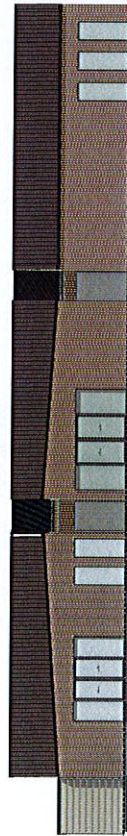
3. Hinuera Stone



4. Half Eurotray Roofing



Floor Plan



East



South West



South East



West

Handwritten signature: XCM PPM

This plan is conceptual only to provide an indicative layout for the purpose of resource consent. Final plan layout will likely be altered from shown before being drawn for building consent.

Attachment 2 – Written Approval Form

Written approval of affected persons is required for any activity that is the subject of a resource consent application. This form is to be completed by the applicant and submitted to the Council for its consideration. The Council will then determine whether the proposed activity is acceptable in principle and whether it should be granted a resource consent. If you are unable to complete this form, you should contact the Council for assistance.

For the Council to be able to consider your application, you must complete this form and submit it to the Council. If you are unable to complete this form, you should contact the Council for assistance. The Council will then determine whether the proposed activity is acceptable in principle and whether it should be granted a resource consent.

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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: **Waikato District Council**

Applicant Name

Full name:

Sanderson Group Limited

Contact daytime phone:

Brendon Russo: 021 939 247

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:

56, 70, 82 and 92 Tamahere Drive, Tamahere

Legal description:

Lot 1 DPS 59441 (SA51C/860), Lot 1 DPS 80372 (SA64C/250), Lot 1 DP 565970 (1011953), Part Lot 11 DP 9747 (SA1443/27)

Description of Proposed Activity

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

Sanderson Group Limited propose to construct an extension of the Tamahere Country Club (TCC) on the subject sites. Refer to the attached letter and plans for details.



To be completed by affected person:

Owner to Complete

I/we are also the occupier(s)

Full name of all property owners:

LYNDON & KARIN MCFETRIDGE

Being the owner/s of Street address:

63 TAMAHERE DRIVE

Legal description:

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 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.
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- I/we have signed and dated each page.
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Signed (All owners or authorised persons):

Karin McFetridge / Lyndon McFetridge

Date: 26-6-2023

Fax/Email: Karinmcfetridge@gmail.com

Contact Phone Number: 021 159 8590

Postal Address: 63 Tamahere Drive

Signed (All occupiers or authorised persons):

Date:

Fax/Email:

Contact Phone Number:

Postal Address:

Applicant to confirm:

I/we confirm that this application form has not been altered or amended in any way.

Karin LRM

31 May 2023

Job No. 145570.05

Dear Neighbour,

Tamahere Country Club Extension – Resource Consent Application

Introduction

Sanderson Group Limited (Sanderson) propose to construct an extension of the Tamahere Country Club (TCC) on the properties located at 56, 70, 82 and 92 Tamahere Drive, adjoining the southern and eastern boundary of their existing TCC site.

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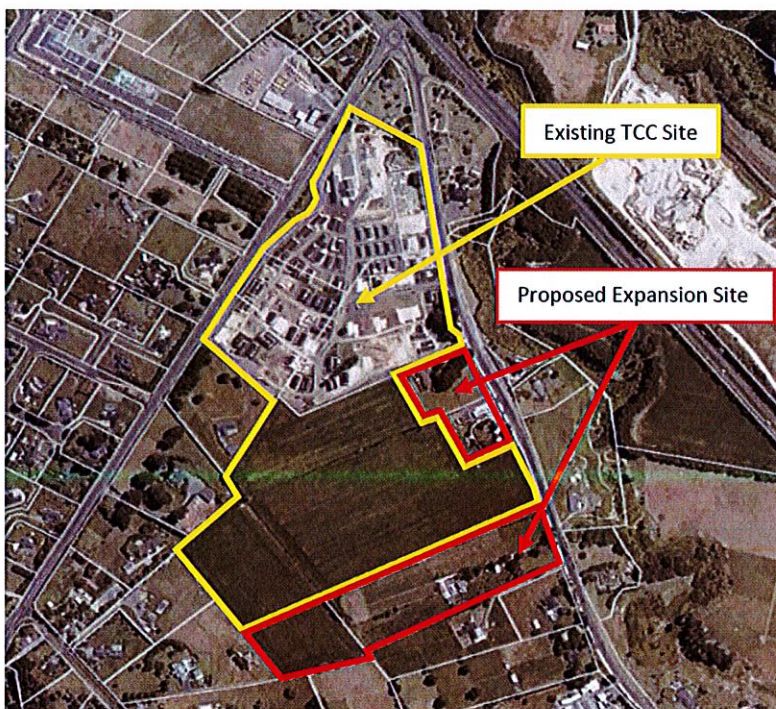


Figure 1: TCC Site (expansion area outlined red)

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The two extension sites will comprise the following built form and features:

- Eastern:
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Around the perimeter of the southern extension site it is proposed to adopt a 25m minimum building setback from the rural boundaries and 12m from Tamahere Drive, along with extensive landscaping within the 25m setback and a native woodland planted area around the south western corner. Boundary fencing will comprise post and rail fence, consistent with what is expected in a rural environment. The southern extension will comprise a seamless extension of the TCC village.

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Handwritten signature and date: 25.6.23

The proposal is for a higher density development than standard residential activities in the Rural Zone and is therefore unable to comply with all building standards, including building coverage. The development has been intentionally designed to comply with the height and setback rules however to allow the development to maintain a rural interface with adjoining properties and environment.

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Emily Patterson

Planner



0278454321

epatterson@bbo.co.nz

C:\12ds\data\10.7.120.14\145570.05 - Tamahere Extension_5148\05 Planning\92 Tamahere Drive Expansion\92 Tamahere Drive Expansion\01 Workings\Tamahere Country Club Extension - Neighbour Consultation Pack MASTER.docx

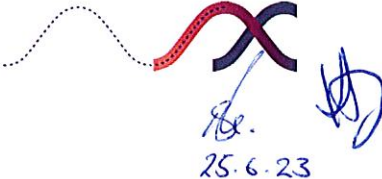
Landowner Approval Signature:

Name: Byce Kendrick Kate Jones 25.6.23

Signature:  



Attachment 1 – Development Plans

Handwritten signature in blue ink, followed by the date 25.6.23. The signature appears to be 'R.G.' with a stylized flourish.



25.6.23
 [Signature]



**Tamahere
 Country Club**
 FINE RETIREMENT LIVING

46 Tamahere Drive,
 Tamahere, Waikato

**Proposed facilities
 & nearby amenities**

- 1 Health Spa
- 2 Outdoor Gym
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25-6-23



Tamahere Country Club

FINE RETIREMENT LIVING

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Impermeable = 8099m² approx.
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MATERIAL KEY



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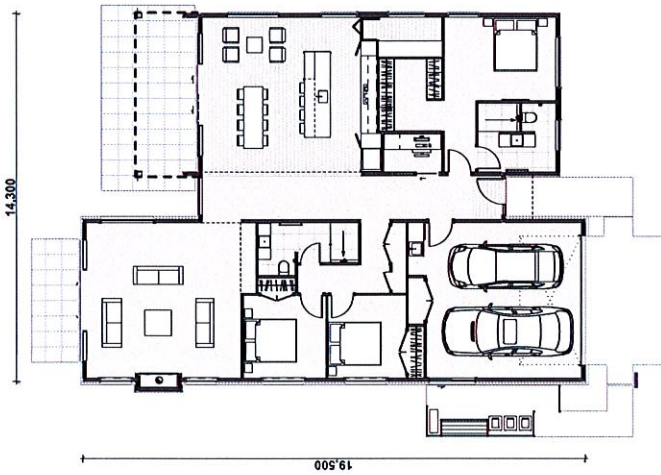
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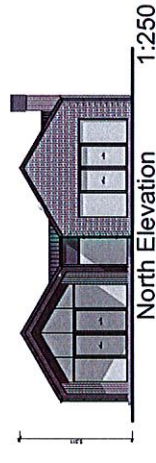
3. Hinuera Stone



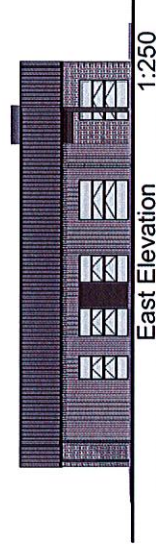
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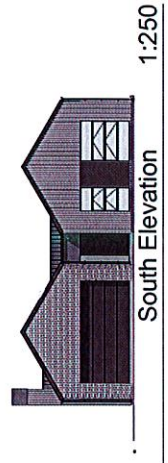
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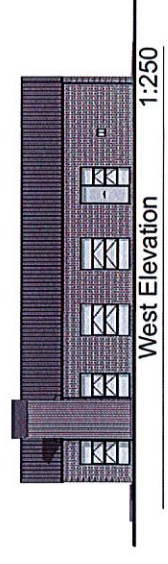
North Elevation 1:250



East Elevation 1:250



South Elevation 1:250



West Elevation 1:250



Tamahere Country Club

FINE RETIREMENT LIVING

Typology 'A' Concept for Resource Consent

This plan is conceptual only to provide an indicative layout for the purpose of resource consent. Final plan layout will likely be altered from shown before being drawn for building consent.

Floor Area = 232.20m²
 Covered Area = 22.51m²
 Total Area = 254.71m²

25.6.23

MATERIAL KEY



1. Vertical Shiplap Cedar



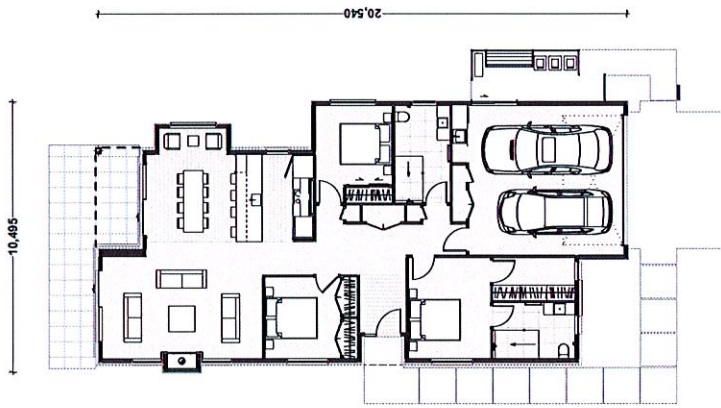
2. Rusticated Brick



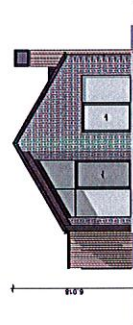
3. Hinuera Stone



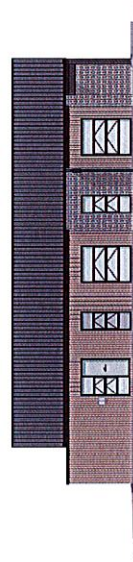
4. Half Eurotray Roofing



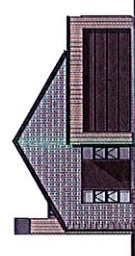
Floor Plan Scale at A3 - 1:200



North Elevation 1:250



East Elevation 1:250



South Elevation 1:250



West Elevation 1:250



Tamahere Country Club

FINE RETIREMENT LIVING

Typology 'B' Concept for Resource Consent

This plan is conceptual only to provide an indicative layout for the purpose of resource consent. Final plan layout will likely be altered from shown before being drawn for building consent.

Floor Area = 179.63m²

Covered Area = 12.77m²

Total Area = 192.40m²

25.6.23

MATERIAL KEY



1. Vertical Shiplap Cedar



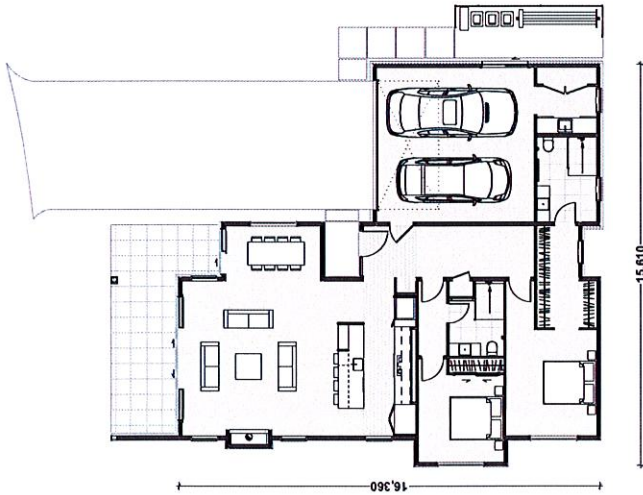
2. Rusticated Brick



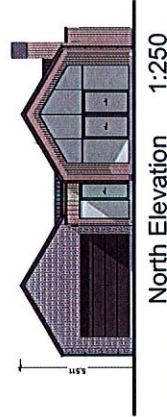
3. Hinuera Stone



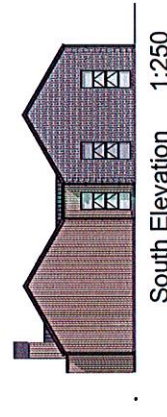
4. Half Eurotray Roofing



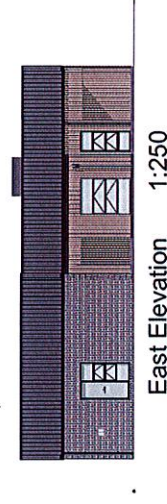
Floor Plan Scale at A3 - 1:200



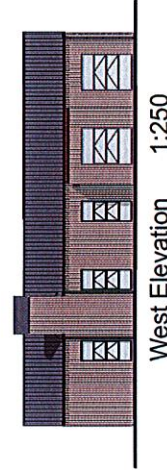
North Elevation 1:250



South Elevation 1:250



East Elevation 1:250



West Elevation 1:250



Tamahere Country Club

FINE RETIREMENT LIVING

Typology 'C' Concept for Resource Consent

This plan is conceptual only to provide an indicative layout for the purpose of resource consent. Final plan layout will likely be altered from shown before being drawn for building consent.

Floor Area = 188.49m²

Covered Area = 24.12m²

Total Area = 212.61m²

25.6.23



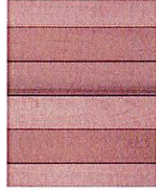
Tamahere Country Club

FINE RETIREMENT LIVING

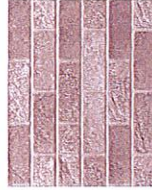
Health Spa Concept for Resource Consent

Floor Area = 730.00m²
Covered Area = 20.00m²
Total Area = 750.00m²

MATERIAL KEY



1. Vertical Shiplap
Cedar



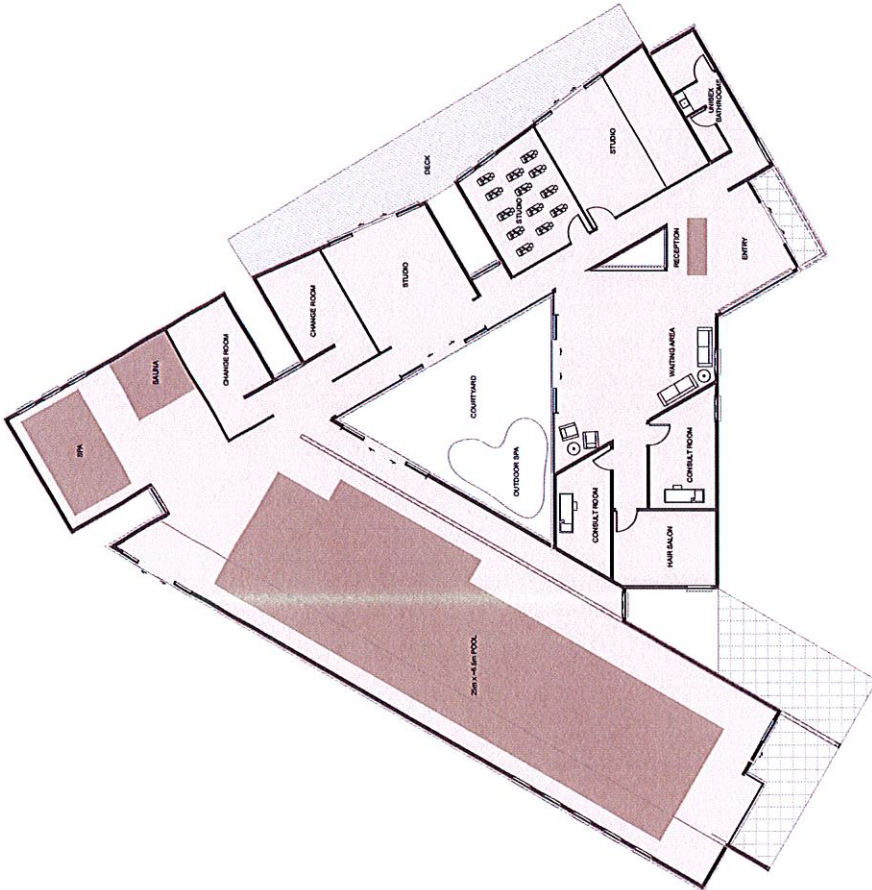
2. Rusticated Brick



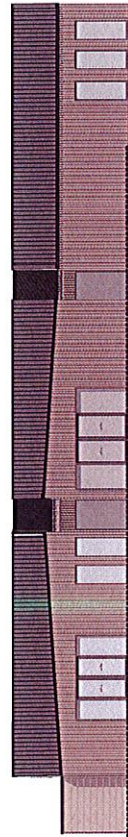
3. Hinuera Stone



4. Half Eurotray
Roofing



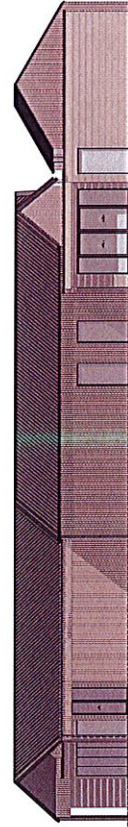
Floor Plan



East



South West



South East



West

[Handwritten signature]

Attachment 2 – Written Approval Form

25.6.23 

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: Waikato District Council

Applicant Name

Full name:

Sanderson Group Limited

Contact daytime phone:

Brendon Russo: 021 939 247

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:

56, 70, 82 and 92 Tamahere Drive, Tamahere

Legal description:

Lot 1 DPS 59441 (SA51C/860), Lot 1 DPS 80372 (SA64C/250), Lot 1 DP 565970 (1011953), Part Lot 11 DP 9747 (SA1443/27)

Description of Proposed Activity

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

Sanderson Group Limited propose to construct an extension of the Tamahere Country Club (TCC) on the subject sites. Refer to the attached letter and plans for details.



25.6.23

To be completed by affected person:

Owner to Complete

I/we are also the occupier(s)

Full name of all property owners:

Bryce Kendrick, Kate Jony

Being the owner/s of Street address:

67 Tamahere Drive, Tamahere.

Legal description:

Lot 2 DP 3 90217 B4c 111
Hamilton 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):



Date:

25.6.2023

Fax/Email:

Bryce.Kendrick@anterra.com

Contact Phone Number:

027 202 7658

Postal Address:

67 Tamahere drive,

Applicant to confirm:

R03, Hamilton, 3283

I/we confirm that this application form has not been altered or amended in any way.

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:

31 May 2023

Job No. 145570.05

Dear Neighbour,

Tamahere Country Club Extension – Resource Consent Application

Introduction

Sanderson Group Limited (Sanderson) propose to construct an extension of the Tamahere Country Club (TCC) on the properties located at 56, 70, 82 and 92 Tamahere Drive, adjoining the southern and eastern boundary of their existing TCC site.

The TCC is well established in Tamahere, construction of a large number of the villas and the club house is now complete and residents moved in. Construction is still underway at the southern end of the site, generally working from north to south. The demand for the type and location of retirement living offered at TCC is high. Most villas currently under construction have either been sold or are in negotiations. Sanderson are therefore seeking to expand the village onto the adjoining land to the south and a small pocket on the eastern boundary. The extension requires a new resource consent. The details of the expansion are included below.

Site

The site subject to the proposed extension adjoins the southern and eastern boundaries of the existing TCC, as identified in the following image.

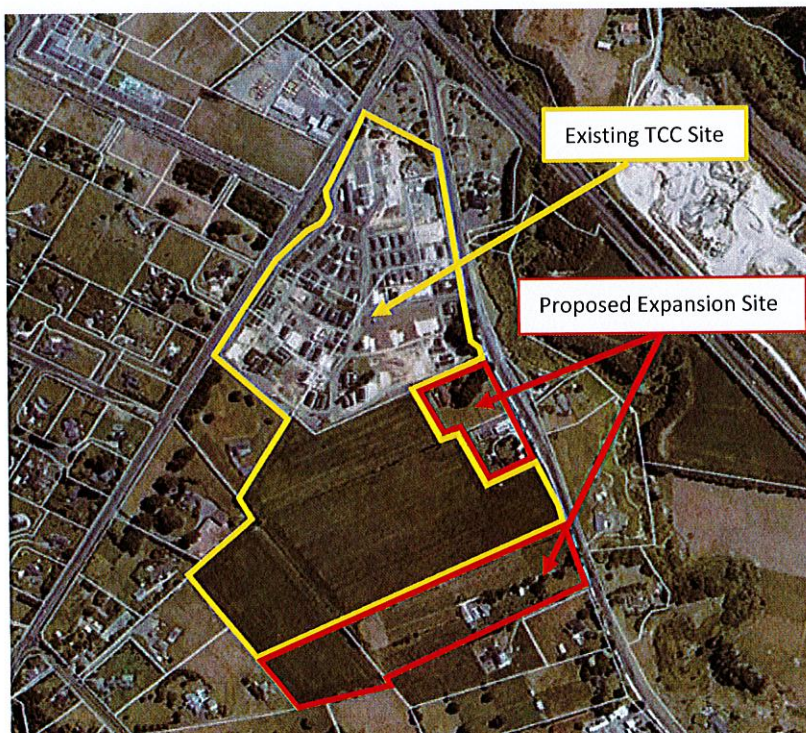
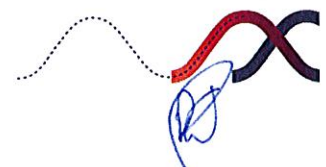


Figure 1: TCC Site (expansion area outlined red)



Proposal

The TCC village is under high demand, with almost all currently marketed homes sold out, despite some being still under construction. The construction of the development has been determined by the sales, and is steady on the site. Sanderson have or are proposing to negotiate the purchases of the properties adjoining the southern boundary and the small pocket of land on the eastern boundary that adjoins Tamahere Drive and which is encompassed by the TCC, to provide for an extension of the village, including providing for additional villas.

The two extension sites will comprise the following built form and features:

- Eastern:
 - 25 additional stand alone retirement villas, comprising various typologies. The typologies are consistent with those already constructed throughout the existing TCC site; and
 - Arts and crafts building, for the use of the residents.
- Southern:
 - 42 additional stand alone retirement villas, comprised of various different typologies, also consistent with those already constructed throughout the existing TCC site;
 - Health spa at the north western corner of the extension site, adjoining Tamahere Drive. The health spa is a one storey high triangular shaped building which will not be visible from the neighbouring properties;
 - A small pond area at the south eastern corner of the site; and
 - A native woodland planted area around the southern western corner of the site, including hedge planting to screen the development from adjoining properties.

The built development will be complemented by an internal road network, being an extension of the existing network across the site, extensive landscaping around the perimeter of the site and throughout the village, and various off-road pedestrian and cycling paths/routes including a continuation of the shared path around the entire perimeter of the TCC site.

The proposed extension will adopt the design intent established by the existing TCC development, including large complying rural setbacks, a low site coverage, extensive perimeter treatment to address the urban and rural interface and a high quality outcome, both in relation to building materials and style but also site design and connectivity (both vehicular and pedestrian/cycling).

Around the perimeter of the southern extension site it is proposed to adopt a 25m minimum building setback from the rural boundaries and 12m from Tamahere Drive, along with extensive landscaping within the 25m setback and a native woodland planted area around the south western corner. Boundary fencing will comprise post and rail fence, consistent with what is expected in a rural environment. The southern extension will comprise a seamless extension of the TCC village.

The eastern extension will be a continuation of the existing interface with Tamahere Drive, comprising a 12m road boundary setback, planting and post and rail boundary fencing. The eastern extension will close the gap of retirement village development along the Tamahere Drive interface.

Resource Consent Requirements

Sanderson Group seek to obtain a new resource consent approval from the Waikato District Council to establish the proposed retirement village extension on the subject site, within the Rural Zone of the Waikato District Plan.

Residential activities are expected within the Rural Zone of the District, however limited to activities which have a low site coverage, large setbacks, high permeability and a connection to the rural environment, as would be expected for single dwellings, farm workers dwellings and farm structures or sheds.



The proposal is for a higher density development than standard residential activities in the Rural Zone and is therefore unable to comply with all building standards, including building coverage. The development has been intentionally designed to comply with the height and setback rules however to allow the development to maintain a rural interface with adjoining properties and environment.

Resource consent is required from the Waikato District Council, as a Non-complying Activity, for retirement village development in the Rural Zone.

Written Approval

As your property directly adjoins the site, you have been identified as a potentially affected party. As such, we seek your written approval to support the resource consent application.

The process of seeking written approvals in a resource consent process enables potentially affected parties to view and discuss the details of a proposed development and make a decision on whether or not to provide their written approval.

For a more detailed description on how written approvals work please refer to page two of the attached written approval form or contact the undersigned. If you decide to provide your written approval for the proposed retirement village development, please sign this letter, the attached written approval form and each of the attached plans.

Yours sincerely

Bloxam Burnett & Olliver



Emily Patterson

Planner

0278454321

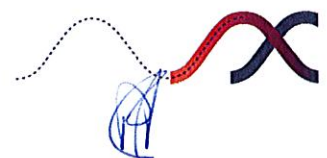
epatterson@bbo.co.nz

C:\12ds\data\10.7.120.14\145570.05 - Tamahere Extension_5148\05 Planning\92 Tamahere Drive Expansion\92 Tamahere Drive Expansion\01 Workings\Tamahere Country Club Extension - Neighbour Consultation Pack MASTER.docx

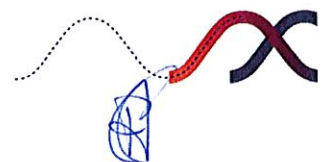
Landowner Approval Signature:

Name: PETER STOCKLEY

Signature: 



Attachment 1 – Development Plans





Tamahere Country Club

FINE RETIREMENT LIVING

46 Tamahere Drive,
Tamahere, Waikato

Proposed facilities & nearby amenities

- 1 Health Spa
- 2 Outdoor Gym
- 3 Cafe
- 4 Hobby Shed
- 5 Orchard
- 6 Walking Track
- 7 Protected Oak Tree





Tamahere Country Club

FINE RETIREMENT LIVING

46 Tamahere Drive,
Tamahere, Waikato

Site Areas

Eastern Extension = 19,041m²
Southern Extension = 52,509m²
Total New Site area = 71,550m²

67 Villas = 13,200m² approx.
Ancillary Buildings = 750m² approx.
Total Building Area = 13,950m²
19.5% coverage

Impermeable = 8098m² approx.
Buildings = 13,950m² approx.
Total Coverage = 22,043m² approx.
30.87% coverage



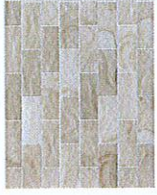
MATERIAL KEY



1. Vertical Shiplap Cedar



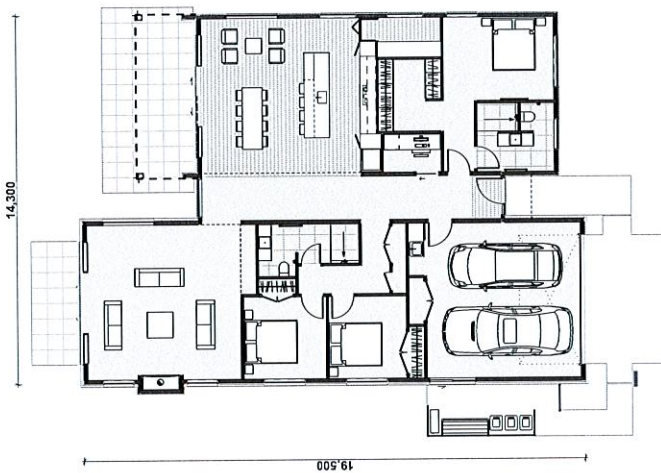
2. Rusticated Brick



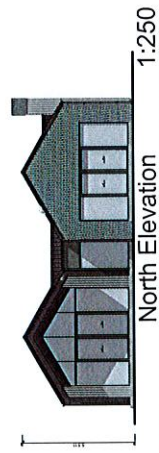
3. Hinuera Stone



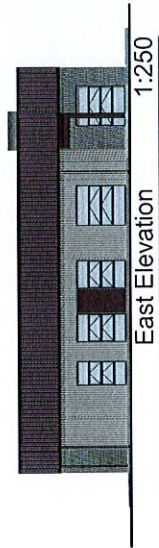
4. Half Eurotray Roofing



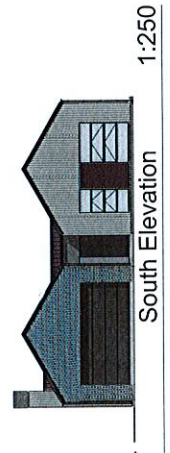
Floor Plan Scale at A3 - 1:200



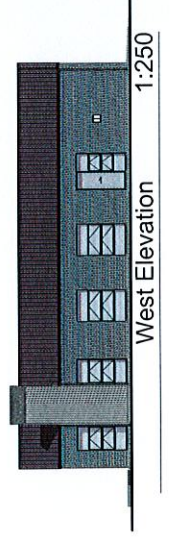
North Elevation 1:250



East Elevation 1:250



South Elevation 1:250



West Elevation 1:250



Tamahere Country Club

FINE RETIREMENT LIVING

Typology 'A' Concept for Resource Consent

This plan is conceptual only to provide an indicative layout for the purpose of resource consent. Final plan layout will likely be altered from shown before being drawn for building consent.

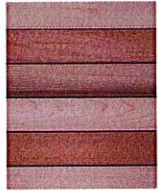
Floor Area = 232.20m²

Covered Area = 22.51m²

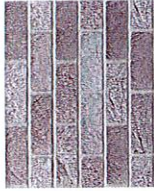
Total Area = 254.71m²



MATERIAL KEY



1. Vertical Shiplap Cedar



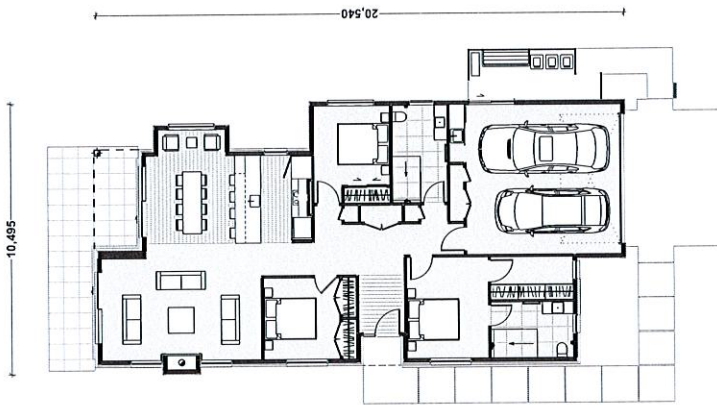
2. Rusticated Brick



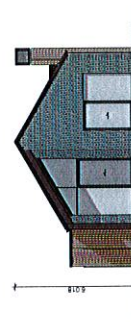
3. Hinuera Stone



4. Half Eurotray Roofing



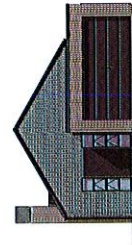
Floor Plan Scale at A3 - 1:200



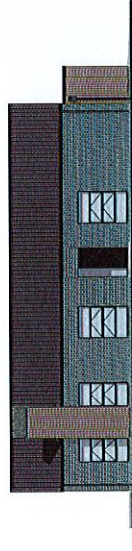
North Elevation 1:250



East Elevation 1:250



South Elevation 1:250



West Elevation 1:250



Tamahere Country Club

FINE RETIREMENT LIVING

Typology 'B' Concept for Resource Consent

This plan is conceptual only to provide an indicative layout for the purpose of resource consent. Final plan layout will likely be altered from shown before being drawn for building consent.

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Covered Area = 12.77m²

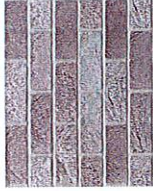
Total Area = 192.40m²



MATERIAL KEY



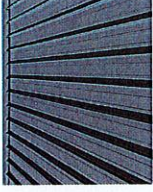
1. Vertical Shiplap Cedar



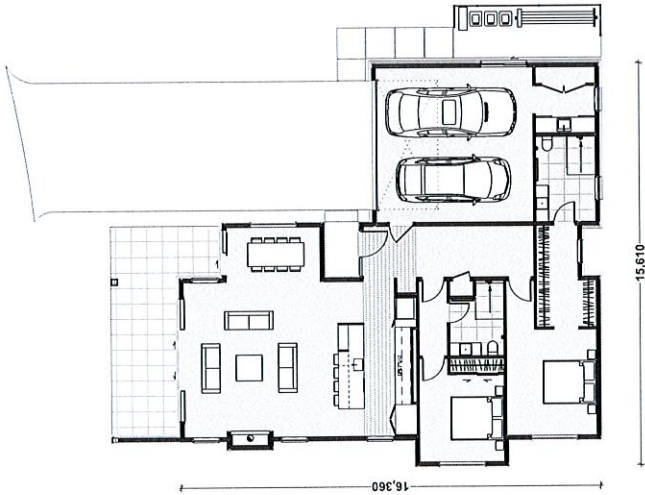
2. Rusticated Brick



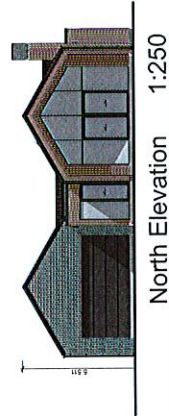
3. Hinuera Stone



4. Half Eurotray Roofing



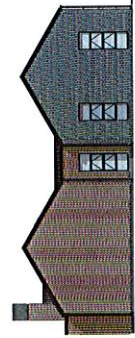
Floor Plan Scale at A3 - 1:200



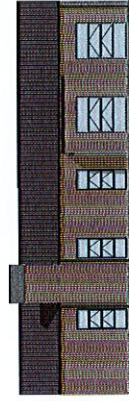
North Elevation 1:250



East Elevation 1:250



South Elevation 1:250



West Elevation 1:250



Tamahere Country Club

FINE RETIREMENT LIVING

Typology 'C' Concept for Resource Consent

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Total Area = 212.61m²





Tamahere Country Club

FINE RETIREMENT LIVING

Health Spa Concept
for Resource Consent

Floor Area = 730.00m²

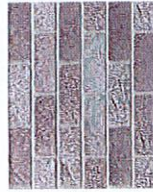
Covered Area = 20.00m²

Total Area = 750.00m²

MATERIAL KEY



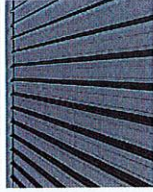
1. Vertical Shiplap Cedar



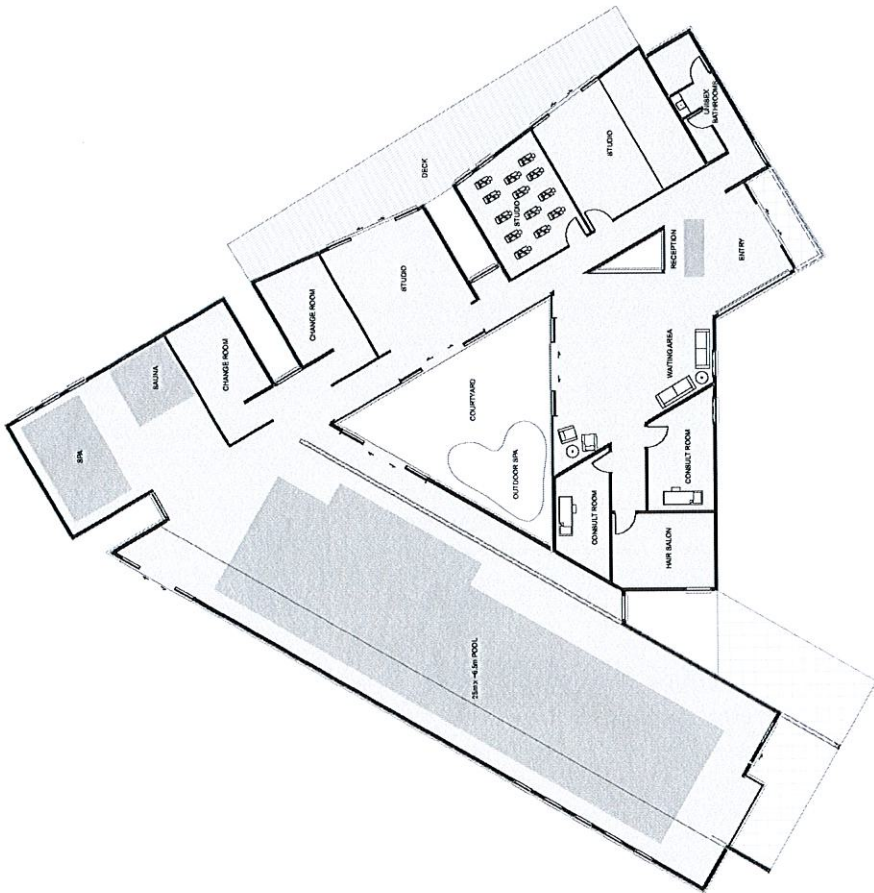
2. Rusticated Brick



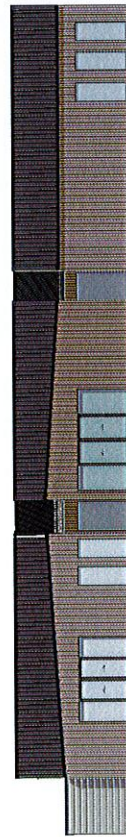
3. Hinuera Stone



4. Half Eurotray Roofing



Floor Plan



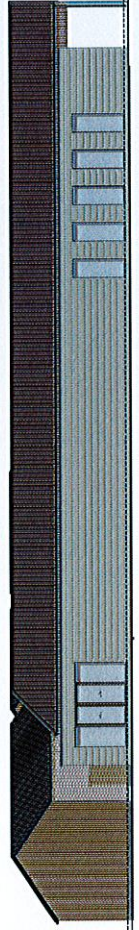
East



South West



South East

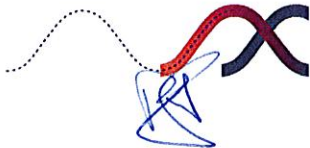


West

This plan is conceptual only to provide an indicative layout for the purpose of resource consent. Final plan layout will likely be altered from shown before being drawn for building consent.



Attachment 2 – Written Approval Form



Written Approval of Affected Persons

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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: **Waikato District Council**

Applicant Name

Full name:

Sanderson Group Limited

Contact daytime phone:

Brendon Russo: 021 939 247

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:

56, 70, 82 and 92 Tamahere Drive, Tamahere

Legal description:

Lot 1 DPS 59441 (SA51C/860), Lot 1 DPS 80372 (SA64C/250), Lot 1 DP 565970 (1011953), Part Lot 11 DP 9747 (SA1443/27)

Description of Proposed Activity

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

Sanderson Group Limited propose to construct an extension of the Tamahere Country Club (TCC) on the subject sites. Refer to the attached letter and plans for details.



To be completed by affected person:

Owner to Complete

I/we are also the occupier(s)

Full name of all property owners:

PETER STOCKLEY

Being the owner/s of Street address:

85 TAMAHERE DRIVE

Legal description:

LOT 3 DP 390217 BLK 111
HAMILTON 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.

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 owners or authorised persons):



Date:

10/7/23

Fax/Email:

Peter@tranzgrid.co.nz

Contact Phone Number:

0274 858 763

Postal Address:

P.O Box 47, MATANGI

Signed (All occupiers or authorised persons):

Date:

Fax/Email:

Contact Phone Number:

Postal Address:

Applicant to confirm:

I/we confirm that this application form has not been altered or amended in any way.



31 May 2023

Job No. 145570.05

Dear Neighbour,

Tamahere Country Club Extension – Resource Consent Application

Introduction

Sanderson Group Limited (Sanderson) propose to construct an extension of the Tamahere Country Club (TCC) on the properties located at 56, 70, 82 and 92 Tamahere Drive, adjoining the southern and eastern boundary of their existing TCC site.

The TCC is well established in Tamahere, construction of a large number of the villas and the club house is now complete and residents moved in. Construction is still underway at the southern end of the site, generally working from north to south. The demand for the type and location of retirement living offered at TCC is high. Most villas currently under construction have either been sold or are in negotiations. Sanderson are therefore seeking to expand the village onto the adjoining land to the south and a small pocket on the eastern boundary. The extension requires a new resource consent. The details of the expansion are included below.

Site

The site subject to the proposed extension adjoins the southern and eastern boundaries of the existing TCC, as identified in the following image.

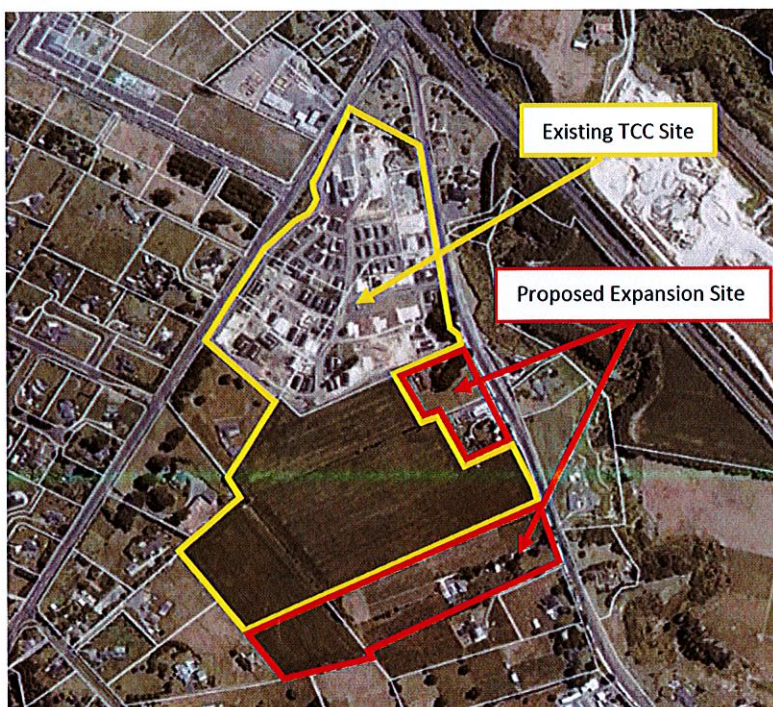


Figure 1: TCC Site (expansion area outlined red)



13

Proposal

The TCC village is under high demand, with almost all currently marketed homes sold out, despite some being still under construction. The construction of the development has been determined by the sales, and is steady on the site. Sanderson have or are proposing to negotiate the purchases of the properties adjoining the southern boundary and the small pocket of land on the eastern boundary that adjoins Tamahere Drive and which is encompassed by the TCC, to provide for an extension of the village, including providing for additional villas.

The two extension sites will comprise the following built form and features:

- Eastern:
 - 25 additional stand alone retirement villas, comprising various typologies. The typologies are consistent with those already constructed throughout the existing TCC site; and
 - Arts and crafts building, for the use of the residents.
- Southern:
 - 42 additional stand alone retirement villas, comprised of various different typologies, also consistent with those already constructed throughout the existing TCC site;
 - Health spa at the north western corner of the extension site, adjoining Tamahere Drive. The health spa is a one storey high triangular shaped building which will not be visible from the neighbouring properties;
 - A small pond area at the south eastern corner of the site; and
 - A native woodland planted area around the southern western corner of the site, including hedge planting to screen the development from adjoining properties.

The built development will be complemented by an internal road network, being an extension of the existing network across the site, extensive landscaping around the perimeter of the site and throughout the village, and various off-road pedestrian and cycling paths/routes including a continuation of the shared path around the entire perimeter of the TCC site.

The proposed extension will adopt the design intent established by the existing TCC development, including large complying rural setbacks, a low site coverage, extensive perimeter treatment to address the urban and rural interface and a high quality outcome, both in relation to building materials and style but also site design and connectivity (both vehicular and pedestrian/cycling).

Around the perimeter of the southern extension site it is proposed to adopt a 25m minimum building setback from the rural boundaries and 12m from Tamahere Drive, along with extensive landscaping within the 25m setback and a native woodland planted area around the south western corner. Boundary fencing will comprise post and rail fence, consistent with what is expected in a rural environment. The southern extension will comprise a seamless extension of the TCC village.

The eastern extension will be a continuation of the existing interface with Tamahere Drive, comprising a 12m road boundary setback, planting and post and rail boundary fencing. The eastern extension will close the gap of retirement village development along the Tamahere Drive interface.

Resource Consent Requirements

Sanderson Group seek to obtain a new resource consent approval from the Waikato District Council to establish the proposed retirement village extension on the subject site, within the Rural Zone of the Waikato District Plan.

Residential activities are expected within the Rural Zone of the District, however limited to activities which have a low site coverage, large setbacks, high permeability and a connection to the rural environment, as would be expected for single dwellings, farm workers dwellings and farm structures or sheds.



The proposal is for a higher density development than standard residential activities in the Rural Zone and is therefore unable to comply with all building standards, including building coverage. The development has been intentionally designed to comply with the height and setback rules however to allow the development to maintain a rural interface with adjoining properties and environment.

Resource consent is required from the Waikato District Council, as a Non-complying Activity, for retirement village development in the Rural Zone.

Written Approval

As your property directly adjoins the site, you have been identified as a potentially affected party. As such, we seek your written approval to support the resource consent application.

The process of seeking written approvals in a resource consent process enables potentially affected parties to view and discuss the details of a proposed development and make a decision on whether or not to provide their written approval.

For a more detailed description on how written approvals work please refer to page two of the attached written approval form or contact the undersigned. If you decide to provide your written approval for the proposed retirement village development, please sign this letter, the attached written approval form and each of the attached plans.

Yours sincerely

Bloxam Burnett & Olliver



Emily Patterson

Planner

0278454321

epatterson@bbo.co.nz

C:\12ds\data\10.7.120.14\145570.05 - Tamahere Extension_5148\05 Planning\92 Tamahere Drive Expansion\92 Tamahere Drive Expansion\01 Workings\Tamahere Country Club Extension - Neighbour Consultation Pack MASTER.docx

Landowner Approval Signature:

Name:

_____ WENJING LIU _____

Signature:

_____ WJ Liu _____



Attachment 1 – Development Plans





Tamahere Country Club

FINE RETIREMENT LIVING

46 Tamahere Drive,
Tamahere, Waikato

Proposed facilities
& nearby amenities

- 1 Health Spa
- 2 Outdoor Gym
- 3 Cafe
- 4 Hobby Shed
- 5 Orchard
- 6 Walking Track
- 7 Protected Oak Tree

3



Tamahere Country Club

FINE RETIREMENT LIVING

46 Tamahere Drive,
Tamahere, Waikato

Site Areas

Eastern Extension = 19,041m²
Southern Extension = 52,509m²
Total New Site area = 71,550m²

67 Villas = 13,200m² approx.
Ancillary Buildings = 750m² approx.
Total Building Area = 13,950m²
19.5% coverage

Impermeable = 8093m² approx.
Buildings = 13,950m² approx.
Total Coverage = 22,043m² approx.
30.87% coverage

MATERIAL KEY



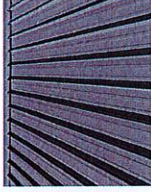
1. Vertical Shiplap Cedar



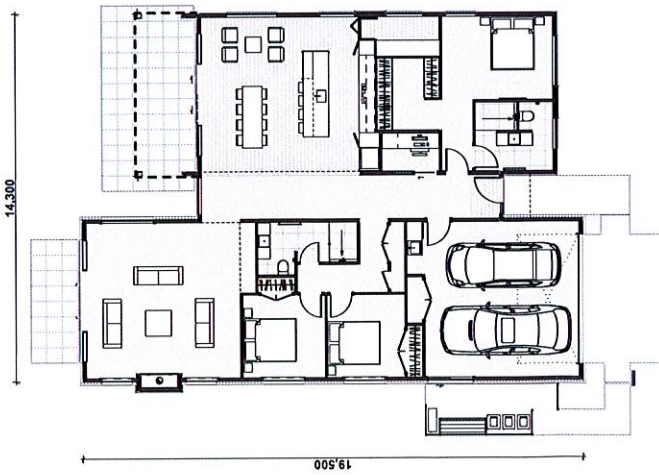
2. Rusticated Brick



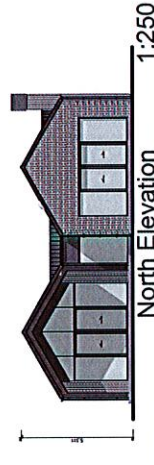
3. Hinuera Stone



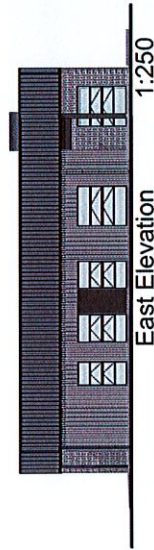
4. Half Eurotray Roofing



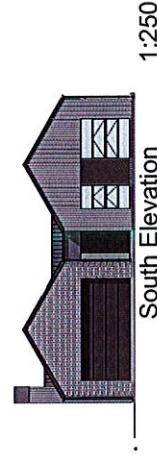
Floor Plan Scale at A3 - 1:200



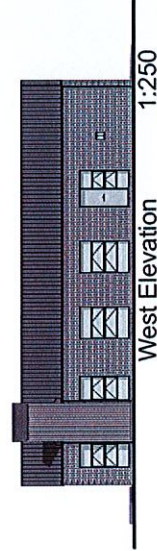
North Elevation 1:250



East Elevation 1:250



South Elevation 1:250



West Elevation 1:250



Tamahere Country Club

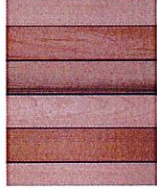
FINE RETIREMENT LIVING

Typology 'A' Concept for Resource Consent

This plan is conceptual only to provide an indicative layout for the purpose of resource consent. Final plan layout will likely be altered from shown before being drawn for building consent.

Floor Area = 232.20m²
 Covered Area = 22.51m²
 Total Area = 254.71m²

MATERIAL KEY



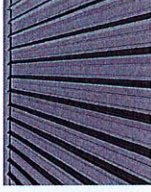
1. Vertical Shiplap Cedar



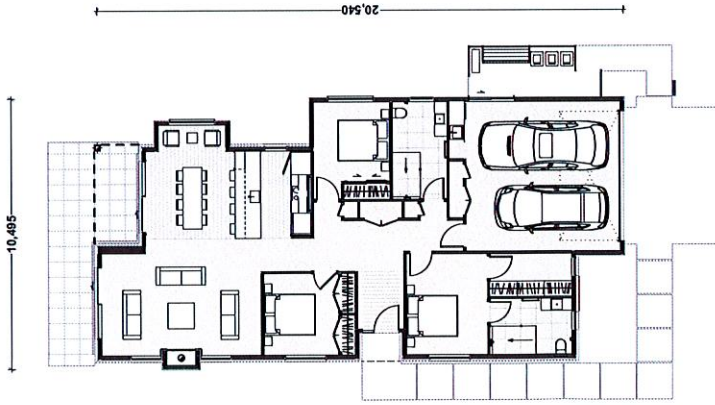
2. Rusticated Brick



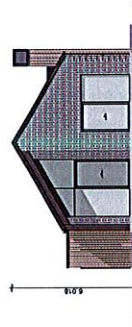
3. Hinuera Stone



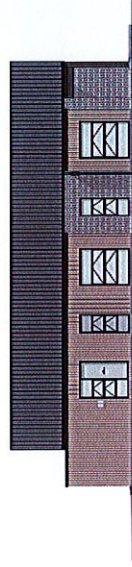
4. Half Eurotray Roofing



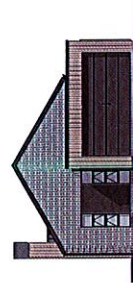
Floor Plan Scale at A3 - 1:200



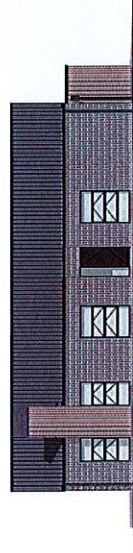
North Elevation 1:250



East Elevation 1:250



South Elevation 1:250



West Elevation 1:250



Tamahere Country Club

FINE RETIREMENT LIVING

Typology 'B' Concept for Resource Consent

This plan is conceptual only to provide an indicative layout for the purpose of resource consent. Final plan layout will likely be altered from shown before being drawn for building consent.

Floor Area = 179.63m²
 Covered Area = 12.77m²
Total Area = 192.40m²

MATERIAL KEY



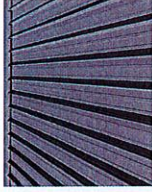
1. Vertical Shiplap Cedar



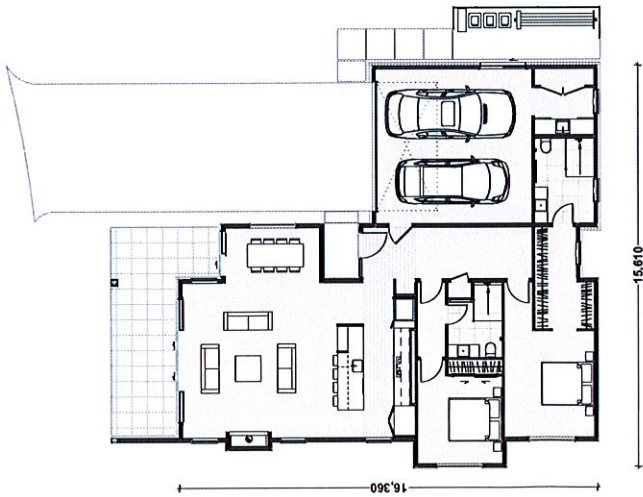
2. Rusticated Brick



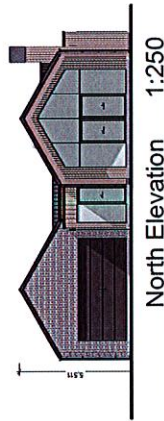
3. Hinuera Stone



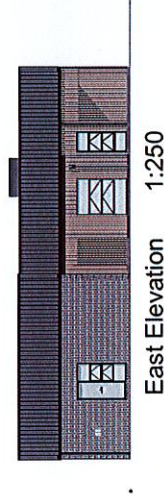
4. Half Eurotray Roofing



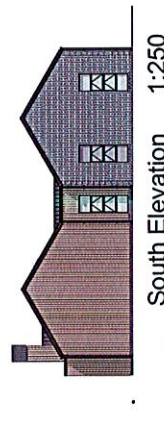
Floor Plan Scale at A3 - 1:200



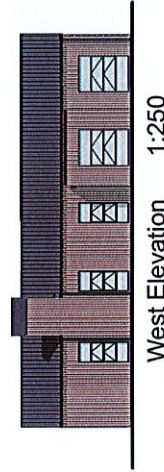
North Elevation 1:250



East Elevation 1:250



South Elevation 1:250



West Elevation 1:250



Tamahere Country Club

FINE RETIREMENT LIVING

Typology 'C' Concept for Resource Consent

This plan is conceptual only to provide an indicative layout for the purpose of resource consent. Final plan layout will likely be altered from shown before being drawn for building consent.

Floor Area = 188.49m²
 Covered Area = 24.12m²
Total Area = 212.61m²



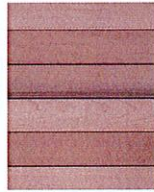
Tamahere Country Club

FINE RETIREMENT LIVING

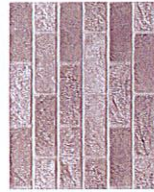
Health Spa Concept for Resource Consent

Floor Area = 730.00m²
Covered Area = 20.00m²
Total Area = 750.00m²

MATERIAL KEY



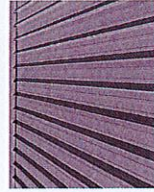
1. Vertical Shiplap
Cedar



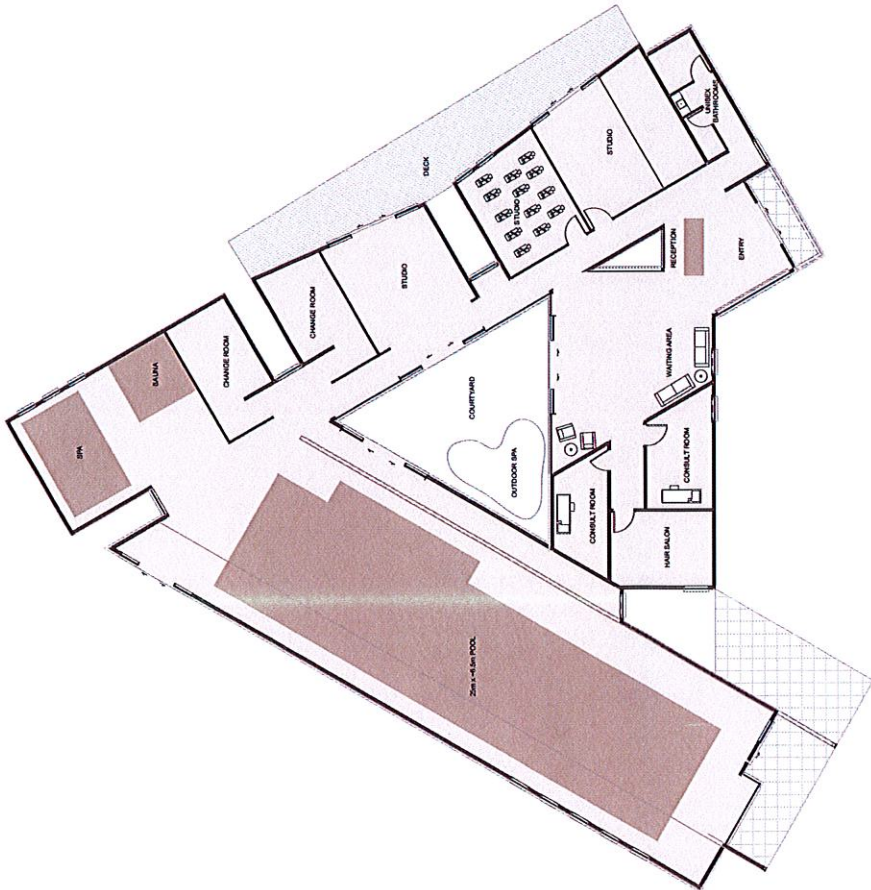
2. Rusticated Brick



3. Hinuera Stone



4. Half Eurotray
Roofing



Floor Plan



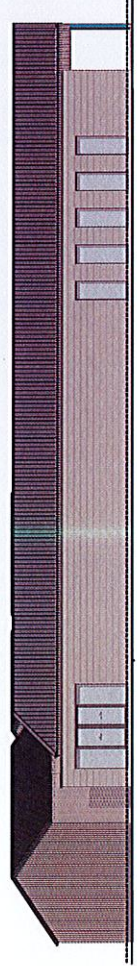
East



South West



South East



West

This plan is conceptual only to provide an indicative layout for the purpose of resource consent. Final plan layout will likely be altered from shown before being drawn for building consent.

Attachment 2 – 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: **Waikato District Council**

Applicant Name

Full name:

Sanderson Group Limited

Contact daytime phone:

Brendon Russo: 021 939 247

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:

56, 70, 82 and 92 Tamahere Drive, Tamahere

Legal description:

Lot 1 DPS 59441 (SA51C/860), Lot 1 DPS 80372 (SA64C/250), Lot 1 DP 565970 (1011953), Part Lot 11 DP 9747 (SA1443/27)

Description of Proposed Activity

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

Sanderson Group Limited propose to construct an extension of the Tamahere Country Club (TCC) on the subject sites. Refer to the attached letter and plans for details.



To be completed by affected person:

Owner to Complete

I/we are also the occupier(s)

Full name of all property owners:

WENJING LIU

Being the owner/s of Street address:

101 Tamahere Drive, Tamahere, 3283

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):

WJ Liu

Date: 20/June/2023

Fax/Email: Liu11613@hotmail.com

Contact Phone Number: 0221099654

Postal Address: Same as above

Applicant to confirm:

I/we confirm that this application form has not been altered or amended in any way.

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:

31 May 2023

Job No. 145570.05

Dear Neighbour,

Tamahere Country Club Extension – Resource Consent Application

Introduction

Sanderson Group Limited (Sanderson) propose to construct an extension of the Tamahere Country Club (TCC) on the properties located at 56, 70, 82 and 92 Tamahere Drive, adjoining the southern and eastern boundary of their existing TCC site.

The TCC is well established in Tamahere, construction of a large number of the villas and the club house is now complete and residents moved in. Construction is still underway at the southern end of the site, generally working from north to south. The demand for the type and location of retirement living offered at TCC is high. Most villas currently under construction have either been sold or are in negotiations. Sanderson are therefore seeking to expand the village onto the adjoining land to the south and a small pocket on the eastern boundary. The extension requires a new resource consent. The details of the expansion are included below.

Site

The site subject to the proposed extension adjoins the southern and eastern boundaries of the existing TCC, as identified in the following image.

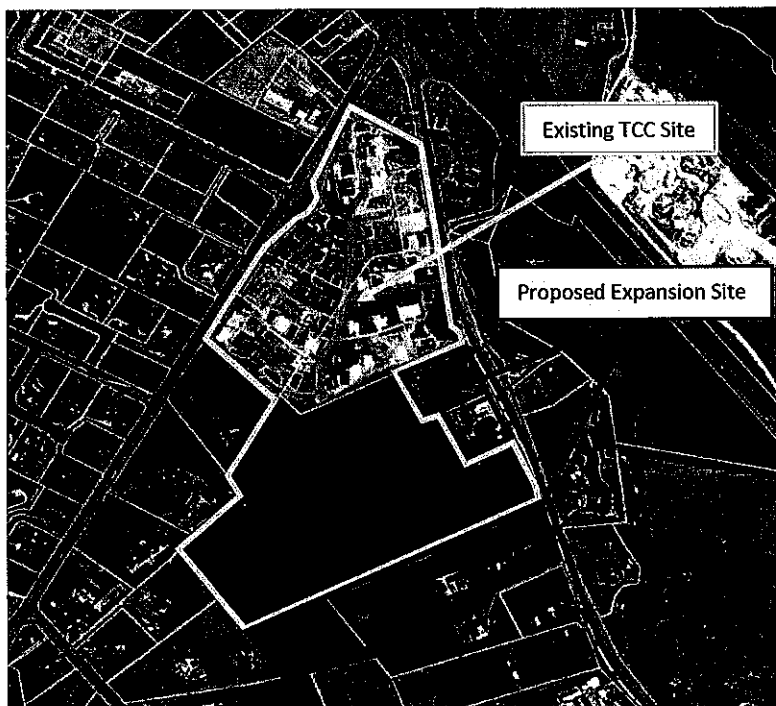


Figure 1: TCC Site (expansion area outlined red)



Proposal

The TCC village is under high demand, with almost all currently marketed homes sold out, despite some being still under construction. The construction of the development has been determined by the sales, and is steady on the site. Sanderson have or are proposing to negotiate the purchases of the properties adjoining the southern boundary and the small pocket of land on the eastern boundary that adjoins Tamahere Drive and which is encompassed by the TCC, to provide for an extension of the village, including providing for additional villas.

The two extension sites will comprise the following built form and features:

- Eastern:
 - 25 additional stand alone retirement villas, comprising various typologies. The typologies are consistent with those already constructed throughout the existing TCC site; and
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- Southern:
 - 42 additional stand alone retirement villas, comprised of various different typologies, also consistent with those already constructed throughout the existing TCC site;
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 - A native woodland planted area around the southern western corner of the site, including hedge planting to screen the development from adjoining properties.

The built development will be complemented by an internal road network, being an extension of the existing network across the site, extensive landscaping around the perimeter of the site and throughout the village, and various off-road pedestrian and cycling paths/routes including a continuation of the shared path around the entire perimeter of the TCC site.

The proposed extension will adopt the design intent established by the existing TCC development, including large complying rural setbacks, a low site coverage, extensive perimeter treatment to address the urban and rural interface and a high quality outcome, both in relation to building materials and style but also site design and connectivity (both vehicular and pedestrian/cycling).

Around the perimeter of the southern extension site it is proposed to adopt a 25m minimum building setback from the rural boundaries and 12m from Tamahere Drive, along with extensive landscaping within the 25m setback and a native woodland planted area around the south western corner. Boundary fencing will comprise post and rail fence, consistent with what is expected in a rural environment. The southern extension will comprise a seamless extension of the TCC village.

The eastern extension will be a continuation of the existing interface with Tamahere Drive, comprising a 12m road boundary setback, planting and post and rail boundary fencing. The eastern extension will close the gap of retirement village development along the Tamahere Drive interface.

Resource Consent Requirements

Sanderson Group seek to obtain a new resource consent approval from the Waikato District Council to establish the proposed retirement village extension on the subject site, within the Rural Zone of the Waikato District Plan.

Residential activities are expected within the Rural Zone of the District, however limited to activities which have a low site coverage, large setbacks, high permeability and a connection to the rural environment, as would be expected for single dwellings, farm workers dwellings and farm structures or sheds.



The proposal is for a higher density development than standard residential activities in the Rural Zone and is therefore unable to comply with all building standards, including building coverage. The development has been intentionally designed to comply with the height and setback rules however to allow the development to maintain a rural interface with adjoining properties and environment.

Resource consent is required from the Waikato District Council, as a Non-complying Activity, for retirement village development in the Rural Zone.

Written Approval

As your property directly adjoins the site, you have been identified as a potentially affected party. As such, we seek your written approval to support the resource consent application.

The process of seeking written approvals in a resource consent process enables potentially affected parties to view and discuss the details of a proposed development and make a decision on whether or not to provide their written approval.

For a more detailed description on how written approvals work please refer to page two of the attached written approval form or contact the undersigned. If you decide to provide your written approval for the proposed retirement village development, please sign this letter, the attached written approval form and each of the attached plans.

Yours sincerely
Bloxam Burnett & Olliver



Emily Patterson
Planner

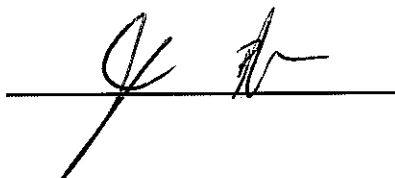
0278454321

epatterson@bbo.co.nz

C:\12ds\data\10.7.120.14\145570.05 - Tamahere Extension_5148\05 Planning\92 Tamahere Drive Expansion\92 Tamahere Drive Expansion\01 Workings\Tamahere Country Club Extension - Neighbour Consultation Pack MASTER.docx

Landowner Approval Signature:

Name: Brendon & Helen Russo

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.

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To be completed by the applicant

To: Name of Council that is the consent authority for this application: [Waikato District Council](#)

Applicant Name

Full name:

Sanderson Group Limited

Contact daytime phone:

Brendon Russo: 021 939 247

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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:

56, 70, 82 and 92 Tamahere Drive, Tamahere

Legal description:

Lot 1 DPS 59441 (SA51C/860), Lot 1 DPS 80372 (SA64C/250), Lot 1 DP 565970 (1011953), Part Lot 11 DP 9747 (SA1443/27)

Description of Proposed Activity

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

Sanderson Group Limited propose to construct an extension of the Tamahere Country Club (TCC) on the subject sites. Refer to the attached letter and plans for details.



To be completed by affected person:

Owner to Complete

I/we are also the occupier(s)

Full name of all property owners:

Brendon & Helen Russo

Being the owner/s of Street address:

104 Tamahere Drive

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 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.
- 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:

29/06/23

Fax/Email:

[Empty box for Fax/Email]

Contact Phone Number:

021939247

Postal Address:

104 Tamahere Drive Hamilton

Signed (All occupiers or authorised persons):

[Empty box for signature]

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]

Applicant to confirm:

I/we confirm that this application form has not been altered or amended in any way.



Tamahere Country Club

FINE RETIREMENT LIVING

46 Tamahere Drive,
Tamahere, Waikato

Proposed facilities
& nearby amenities

- 1 Health Spa
- 2 Outdoor Gym
- 3 Cafe
- 4 Hobby Shed
- 5 Orchard
- 6 Walking Track
- 7 Protected Oak Tree



3/1/23



Tamahere Country Club

FINE RETIREMENT LIVING

46 Tamahere Drive,
Tamahere, Waikato

Site Areas

- Eastern Extension = 19,041m²
- Southern Extension = 52,509m²
- Total New Site area = 71,550m²**
- 67 Villas = 13,200m² approx.
- Ancillary Buildings = 750m² approx.
- Total Building Area = 13,950m²**
- 19.5% coverage
- Impermeable = 8093m² approx.
- Buildings = 13,950m² approx.
- Total Coverage = 22,043m² approx.**
- 30.87% coverage

31 May 2023

Job No. 145570.05

Dear Neighbour,

Tamahere Country Club Extension – Resource Consent Application

Introduction

Sanderson Group Limited (Sanderson) propose to construct an extension of the Tamahere Country Club (TCC) on the properties located at 56, 70, 82 and 92 Tamahere Drive, adjoining the southern and eastern boundary of their existing TCC site.

The TCC is well established in Tamahere, construction of a large number of the villas and the club house is now complete and residents moved in. Construction is still underway at the southern end of the site, generally working from north to south. The demand for the type and location of retirement living offered at TCC is high. Most villas currently under construction have either been sold or are in negotiations. Sanderson are therefore seeking to expand the village onto the adjoining land to the south and a small pocket on the eastern boundary. The extension requires a new resource consent. The details of the expansion are included below.

Site

The site subject to the proposed extension adjoins the southern and eastern boundaries of the existing TCC, as identified in the following image.

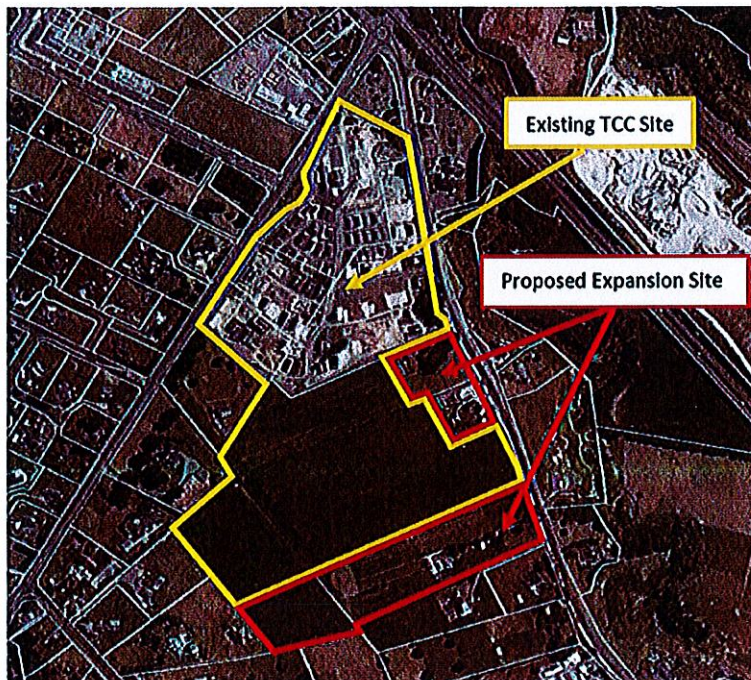


Figure 1: TCC Site (expansion area outlined red)



Handwritten signature

Proposal

The TCC village is under high demand, with almost all currently marketed homes sold out, despite some being still under construction. The construction of the development has been determined by the sales, and is steady on the site. Sanderson have or are proposing to negotiate the purchases of the properties adjoining the southern boundary and the small pocket of land on the eastern boundary that adjoins Tamahere Drive and which is encompassed by the TCC, to provide for an extension of the village, including providing for additional villas.

The two extension sites will comprise the following built form and features:

- Eastern:
 - 25 additional stand alone retirement villas, comprising various typologies. The typologies are consistent with those already constructed throughout the existing TCC site; and
 - Arts and crafts building, for the use of the residents.
- Southern:
 - 42 additional stand alone retirement villas, comprised of various different typologies, also consistent with those already constructed throughout the existing TCC site;
 - Health spa at the north western corner of the extension site, adjoining Tamahere Drive. The health spa is a one storey high triangular shaped building which will not be visible from the neighbouring properties;
 - A small pond area at the south eastern corner of the site; and
 - A native woodland planted area around the southern western corner of the site, including hedge planting to screen the development from adjoining properties.

The built development will be complemented by an internal road network, being an extension of the existing network across the site, extensive landscaping around the perimeter of the site and throughout the village, and various off-road pedestrian and cycling paths/routes including a continuation of the shared path around the entire perimeter of the TCC site.

The proposed extension will adopt the design intent established by the existing TCC development, including large complying rural setbacks, a low site coverage, extensive perimeter treatment to address the urban and rural interface and a high quality outcome, both in relation to building materials and style but also site design and connectivity (both vehicular and pedestrian/cycling).

Around the perimeter of the southern extension site it is proposed to adopt a 25m minimum building setback from the rural boundaries and 12m from Tamahere Drive, along with extensive landscaping within the 25m setback and a native woodland planted area around the south western corner. Boundary fencing will comprise post and rail fence, consistent with what is expected in a rural environment. The southern extension will comprise a seamless extension of the TCC village.

The eastern extension will be a continuation of the existing interface with Tamahere Drive, comprising a 12m road boundary setback, planting and post and rail boundary fencing. The eastern extension will close the gap of retirement village development along the Tamahere Drive interface.

Resource Consent Requirements

Sanderson Group seek to obtain a new resource consent approval from the Waikato District Council to establish the proposed retirement village extension on the subject site, within the Rural Zone of the Waikato District Plan.

Residential activities are expected within the Rural Zone of the District, however limited to activities which have a low site coverage, large setbacks, high permeability and a connection to the rural environment, as would be expected for single dwellings, farm workers dwellings and farm structures or sheds.



The proposal is for a higher density development than standard residential activities in the Rural Zone and is therefore unable to comply with all building standards, including building coverage. The development has been intentionally designed to comply with the height and setback rules however to allow the development to maintain a rural interface with adjoining properties and environment.

Resource consent is required from the Waikato District Council, as a Non-complying Activity, for retirement village development in the Rural Zone.

Written Approval

As your property directly adjoins the site, you have been identified as a potentially affected party. As such, we seek your written approval to support the resource consent application.

The process of seeking written approvals in a resource consent process enables potentially affected parties to view and discuss the details of a proposed development and make a decision on whether or not to provide their written approval.

For a more detailed description on how written approvals work please refer to page two of the attached written approval form or contact the undersigned. If you decide to provide your written approval for the proposed retirement village development, please sign this letter, the attached written approval form and each of the attached plans.

Yours sincerely
Bloxam Burnett & Olliver



Emily Patterson

Planner

0278454321

epatterson@bbo.co.nz

C:\12ds\data\10.7.120.14\145570.05 - Tamahere Extension_5148\05 Planning\92 Tamahere Drive Expansion\92 Tamahere Drive Expansion\01 Workings\Tamahere Country Club Extension - Neighbour Consultation Pack MASTER.docx

Landowner Approval Signature:

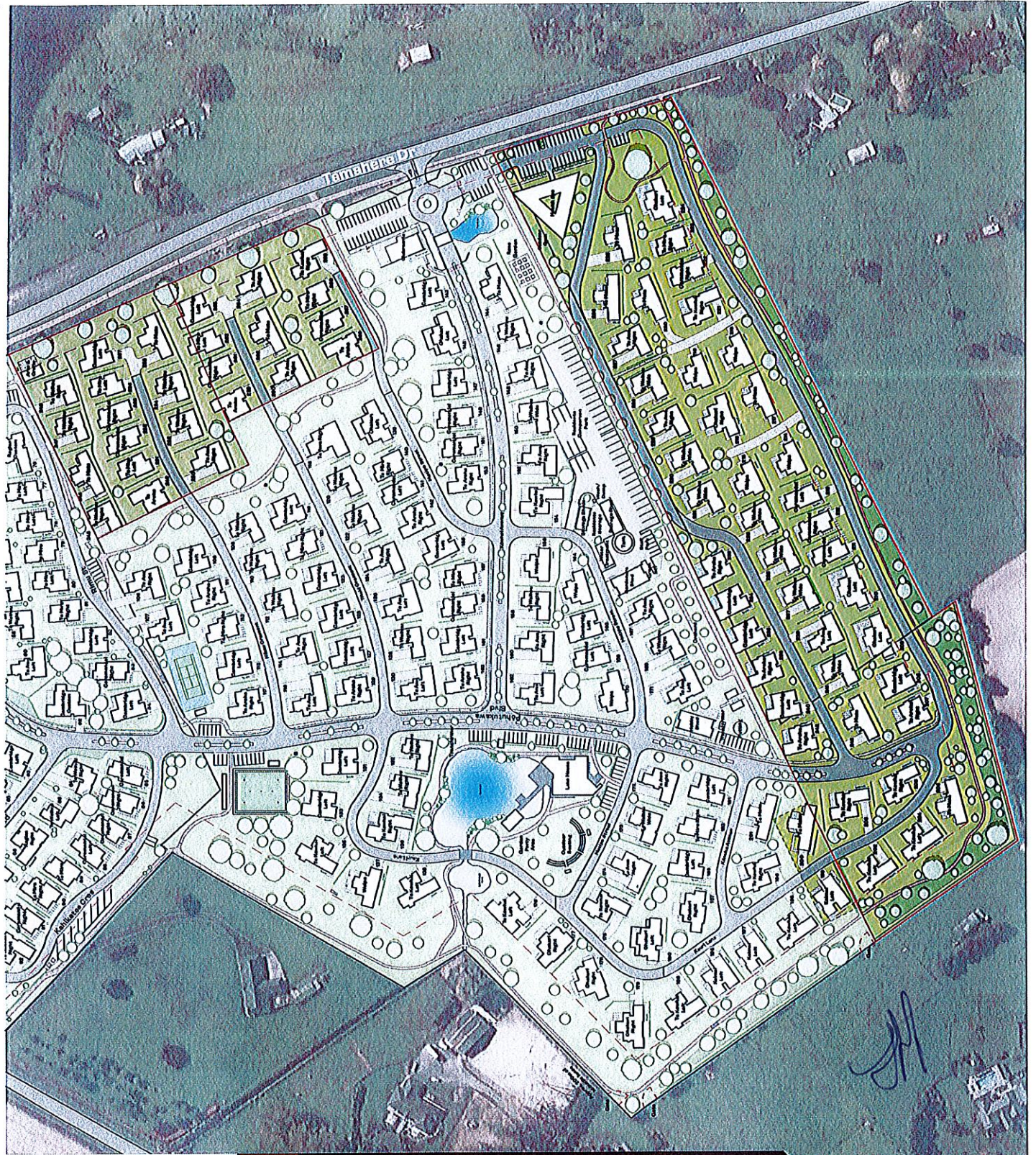
Name:

Signature:



Attachment 1 – Development Plans





Tamahere Country Club

FINE RETIREMENT LIVING

46 Tamahere Drive,
Tamahere, Waikato

Site Planting

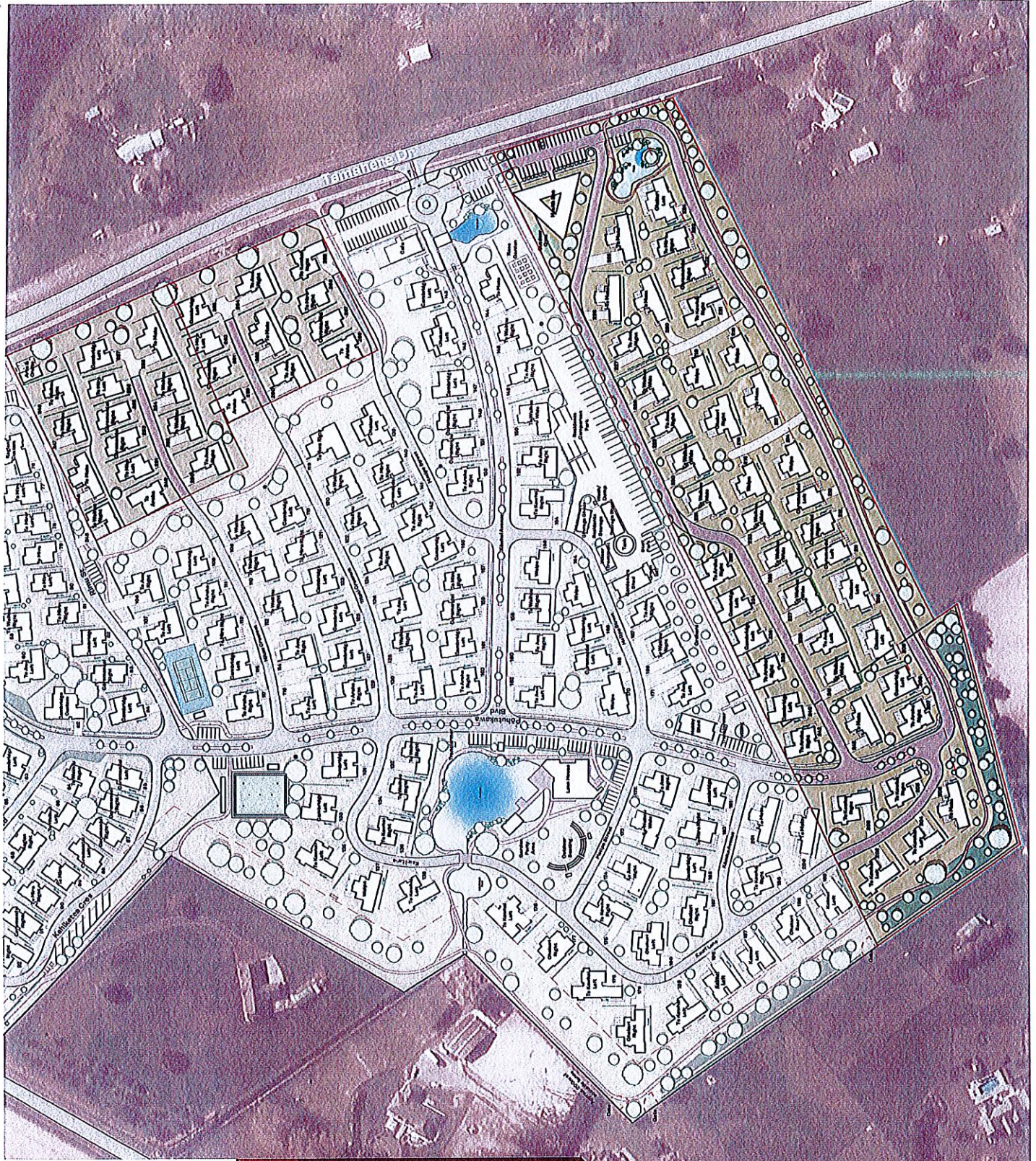
Tamahere Country Club confirms we will plant Native Hedging along our Southern Boundary which Tamahere Country Club shares with 98 Tamahere Drive, Tamahere and a minimum thickness of this planting of 5meters and maximin 10meters. The Planting in here will be a mixture of Ptiosporum, Kowhai, Griselinia, Corokia, Libertia Grandiflora and any other Natives we would like to see with a target height of between 3-5meters and close enough together so no one from Tamahere Country Club can look into 98 Tamahere Drive, Tamahere. This area is as shown on this Site Plan. We will complete this once we take occupancy of the Property, gain Resource Consent and start construction onsite. This is conditional on gaining 98 Tamahere Drive support.

Name: *William Jackson*

Address: *46 Tamahere Drive*

Signature: *WJ*

Date: *12/11/2023*



Tamahere
Country Club
FINE RETIREMENT LIVING

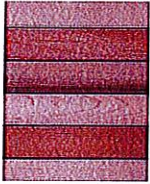
46 Tamahere Drive,
Tamahere, Waikato

Site Areas

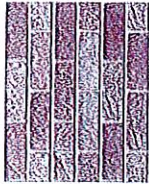
Eastern Extension = 19,041m²
 Southern Extension = 52,509m²
Total New Site area = 71,550m²
 67 Villas = 13,200m² approx.
 Ancillary Buildings = 750m² approx.
Total Building Area = 13,950m²
 19.5% coverage

Impermeable = 8096m² approx.
 Buildings = 13,950m² approx.
Total Coverage = 22,046m² approx.
 30.87% coverage

MATERIAL KEY



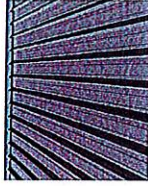
1. Vertical Shiplap Cedar



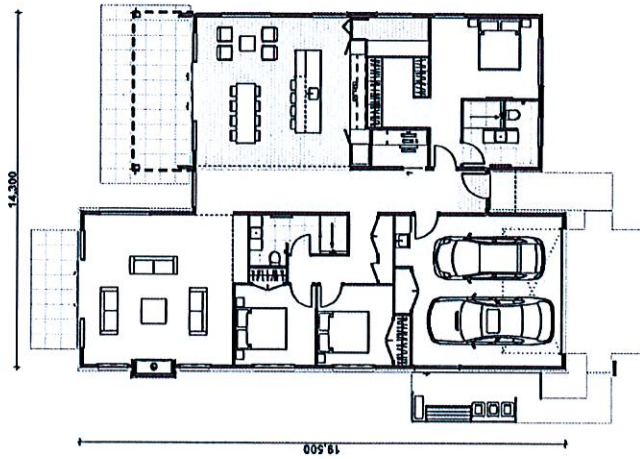
2. Rusticated Brick



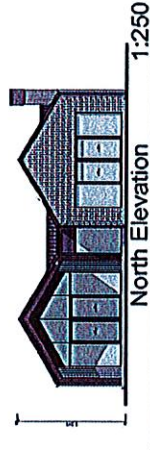
3. Hinuera Stone



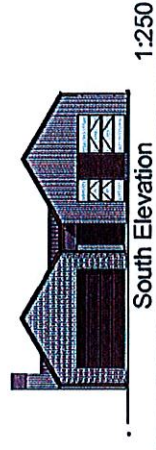
4. Half Eurotray Roofing



Floor Plan Scale at A3 - 1:200



North Elevation 1:250



South Elevation 1:250



East Elevation 1:250



West Elevation 1:250



Tamahere Country Club

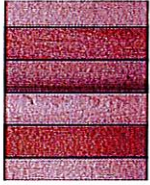
FINE RETIREMENT LIVING

Typology 'A' Concept for Resource Consent

This plan is conceptual only to provide an indicative layout for the purpose of resource consent. Final plan layout will likely be altered from shown before being drawn for building consent.

Floor Area = 232.20m²
 Covered Area = 22.51m²
 Total Area = 254.71m²

MATERIAL KEY



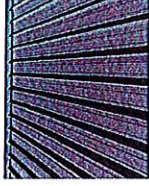
1. Vertical Shiplap Cedar



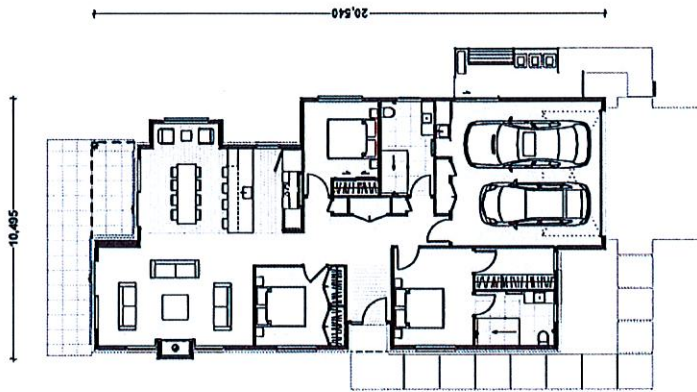
2. Rusticated Brick



3. Hinuera Stone



4. Half Eurotray Roofing



Floor Plan Scale at A3 - 1:200



North Elevation 1:250



South Elevation 1:250



East Elevation 1:250



West Elevation 1:250



Tamahere Country Club

FINE RETIREMENT LIVING

Typology 'B' Concept for Resource Consent

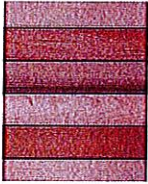
This plan is conceptual only to provide an indicative layout for the purpose of resource consent. Final plan layout will likely be altered from shown before being drawn for building consent.

Floor Area = 179.63m²

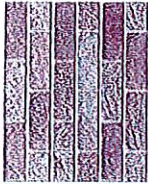
Covered Area = 12.77m²

Total Area = 192.40m²

MATERIAL KEY



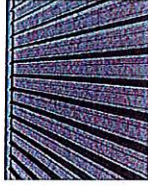
1. Vertical Shiplap Cedar



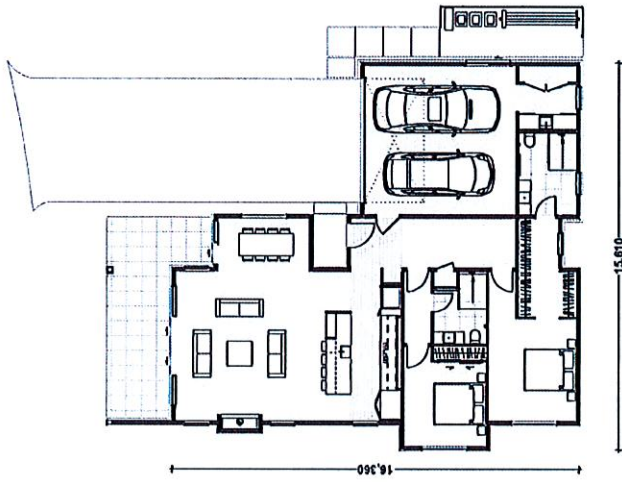
2. Rusticated Brick



3. Hinuera Stone



4. Half Eurotray Roofing



Floor Plan Scale at A3 - 1:200



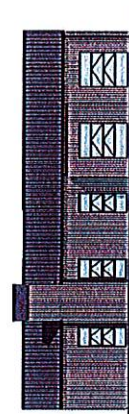
North Elevation 1:250



South Elevation 1:250



East Elevation 1:250



West Elevation 1:250



Tamahere Country Club

FINE RETIREMENT LIVING

Typology 'C' Concept for Resource Consent

This plan is conceptual only to provide an indicative layout for the purpose of resource consent. Final plan layout will likely be altered from shown before being drawn for building consent.

Floor Area = 188.49m²

Covered Area = 24.12m²

Total Area = 212.61m²



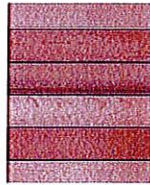
Tamahere Country Club

FINE RETIREMENT LIVING

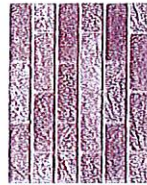
Health Spa Concept for Resource Consent

Floor Area = 730.00m²
Covered Area = 20.00m²
Total Area = 750.00m²

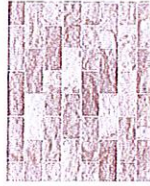
MATERIAL KEY



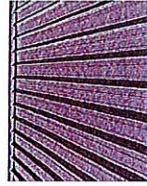
1. Vertical Shiplap
Cedar



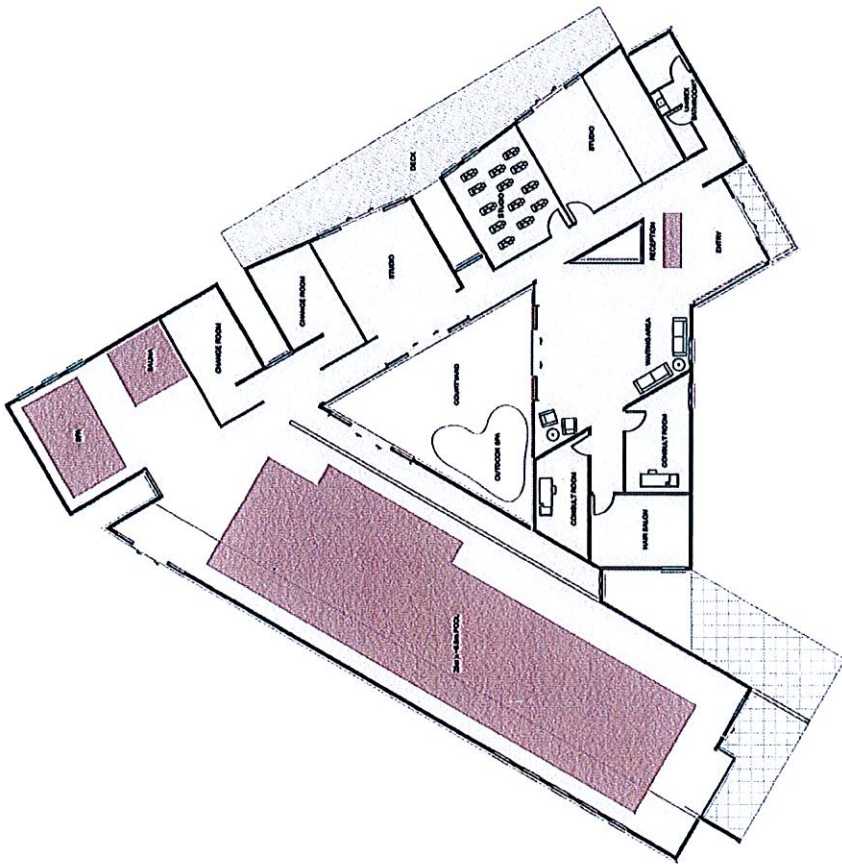
2. Rusticated Brick



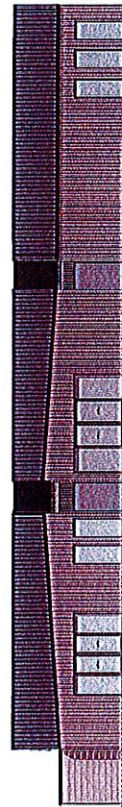
3. Hinuera Stone



4. Half Eurotray
Roofing



Floor Plan



East



South West



South East



West

This plan is conceptual only to provide an indicative layout for the purpose of resource consent. Final plan layout will likely be altered from shown before being drawn for building consent.

Attachment 2 – 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: Waikato District Council

Applicant Name

Full name:

Sanderson Group Limited

Contact daytime phone:

Brendon Russo: 021 939 247

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:

56, 70, 82 and 92 Tamahere Drive, Tamahere

Legal description:

Lot 1 DPS 59441 (SA51C/860), Lot 1 DPS 80372 (SA64C/250), Lot 1 DP 565970 (1011953), Part Lot 11 DP 9747 (SA1443/27)

Description of Proposed Activity

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

Sanderson Group Limited propose to construct an extension of the Tamahere Country Club (TCC) on the subject sites. Refer to the attached letter and plans for details.



To be completed by affected person:

Owner to Complete

I/we are also the occupier(s)

Full name of all property owners:

SIMON HENSHAW

Being the owner/s of Street address:

98 TAMAMERE DRIVE

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 signature]

Date:

9/8/2023

Fax/Email:

simonhenshaw@gmail.com

Contact Phone Number:

021 650 427

Postal Address:

98 Tamamere Drive

Applicant to confirm:

I/we confirm that this application form has not been altered or amended in any way.

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):

[Empty box for signed]

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]

31 May 2023

Job No. 145570.05

Dear Neighbour,

Tamahere Country Club Extension – Resource Consent Application

Introduction

Sanderson Group Limited (Sanderson) propose to construct an extension of the Tamahere Country Club (TCC) on the properties located at 56, 70, 82 and 92 Tamahere Drive, adjoining the southern and eastern boundary of their existing TCC site.

The TCC is well established in Tamahere, construction of a large number of the villas and the club house is now complete and residents moved in. Construction is still underway at the southern end of the site, generally working from north to south. The demand for the type and location of retirement living offered at TCC is high. Most villas currently under construction have either been sold or are in negotiations. Sanderson are therefore seeking to expand the village onto the adjoining land to the south and a small pocket on the eastern boundary. The extension requires a new resource consent. The details of the expansion are included below.

Site

The site subject to the proposed extension adjoins the southern and eastern boundaries of the existing TCC, as identified in the following image.

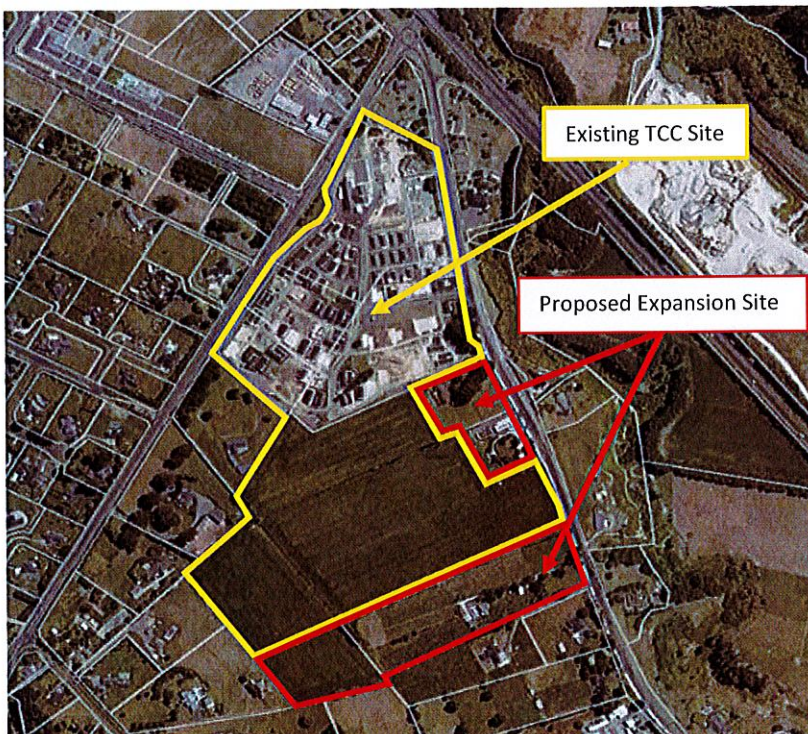


Figure 1: TCC Site (expansion area outlined red)

*NMA -
EBA*



Proposal

The TCC village is under high demand, with almost all currently marketed homes sold out, despite some being still under construction. The construction of the development has been determined by the sales, and is steady on the site. Sanderson have or are proposing to negotiate the purchases of the properties adjoining the southern boundary and the small pocket of land on the eastern boundary that adjoins Tamahere Drive and which is encompassed by the TCC, to provide for an extension of the village, including providing for additional villas.

The two extension sites will comprise the following built form and features:

- Eastern:
 - 25 additional stand alone retirement villas, comprising various typologies. The typologies are consistent with those already constructed throughout the existing TCC site; and
 - Arts and crafts building, for the use of the residents.
- Southern:
 - 42 additional stand alone retirement villas, comprised of various different typologies, also consistent with those already constructed throughout the existing TCC site;
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The built development will be complemented by an internal road network, being an extension of the existing network across the site, extensive landscaping around the perimeter of the site and throughout the village, and various off-road pedestrian and cycling paths/routes including a continuation of the shared path around the entire perimeter of the TCC site.

The proposed extension will adopt the design intent established by the existing TCC development, including large complying rural setbacks, a low site coverage, extensive perimeter treatment to address the urban and rural interface and a high quality outcome, both in relation to building materials and style but also site design and connectivity (both vehicular and pedestrian/cycling).

Around the perimeter of the southern extension site it is proposed to adopt a 25m minimum building setback from the rural boundaries and 12m from Tamahere Drive, along with extensive landscaping within the 25m setback and a native woodland planted area around the south western corner. Boundary fencing will comprise post and rail fence, consistent with what is expected in a rural environment. The southern extension will comprise a seamless extension of the TCC village.

The eastern extension will be a continuation of the existing interface with Tamahere Drive, comprising a 12m road boundary setback, planting and post and rail boundary fencing. The eastern extension will close the gap of retirement village development along the Tamahere Drive interface.

Resource Consent Requirements

Sanderson Group seek to obtain a new resource consent approval from the Waikato District Council to establish the proposed retirement village extension on the subject site, within the Rural Zone of the Waikato District Plan.

Residential activities are expected within the Rural Zone of the District, however limited to activities which have a low site coverage, large setbacks, high permeability and a connection to the rural environment, as would be expected for single dwellings, farm workers dwellings and farm structures or sheds.

The proposal is for a higher density development than standard residential activities in the Rural Zone and is therefore unable to comply with all building standards, including building coverage. The development has been intentionally designed to comply with the height and setback rules however to allow the development to maintain a rural interface with adjoining properties and environment.

Resource consent is required from the Waikato District Council, as a Non-complying Activity, for retirement village development in the Rural Zone.

Written Approval

As your property directly adjoins the site, you have been identified as a potentially affected party. As such, we seek your written approval to support the resource consent application.

The process of seeking written approvals in a resource consent process enables potentially affected parties to view and discuss the details of a proposed development and make a decision on whether or not to provide their written approval.

For a more detailed description on how written approvals work please refer to page two of the attached written approval form or contact the undersigned. If you decide to provide your written approval for the proposed retirement village development, please sign this letter, the attached written approval form and each of the attached plans.

Yours sincerely

Bloxam Burnett & Olliver



Emily Patterson
Planner

0278454321

epatterson@bbo.co.nz

C:\12ds\data\10.7.120.14\145570.05 - Tamahere Extension_5148\05 Planning\92 Tamahere Drive Expansion\92 Tamahere Drive Expansion\01 Workings\Tamahere Country Club Extension - Neighbour Consultation Pack MASTER.docx

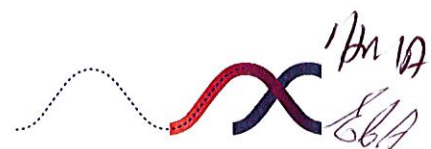
Landowner Approval Signature:

Name:

Eric Andrews Helen Andrews.

Signature:

Eric Andrews Helen Andrews.



Attachment 1 – Development Plans

N.M. A

SBA





Tamahere Country Club

FINE RETIREMENT LIVING

46 Tamahere Drive
Tamahere, Waikato

Proposed facilities & nearby amenities

- 1 Health Spa
- 2 Outdoor Gym
- 3 Cafe
- 4 Hobby Shed
- 5 Orchard
- 6 Walking Track
- 7 Protected Oak Tree



NM A *66A*



Tamahere Country Club

FINE RETIREMENT LIVING

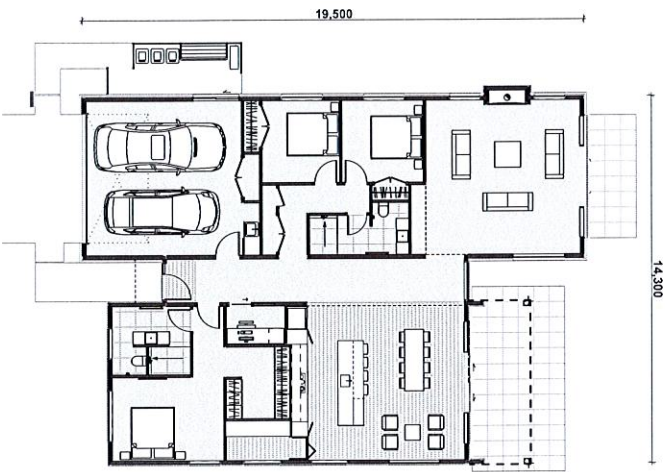
46 Tamahere Drive,
Tamahere, Waikato

Site Areas

Eastern Extension = 19,041m²
Southern Extension = 52,509m²
Total New Site area = 71,550m²
67 Villas = 13,200m² approx.
Ancillary Buildings = 750m² approx.
Total Building Area = 13,950m²
19.3% coverage
Impermeable = 8093m² approx.
Buildings = 13950m² approx.
Total Coverage = 22,043m² approx.
30.8% coverage



1 BMA BGA



Floor Plan

Scale at A3 - 1:200

MATERIAL KEY

1. Vertical Shiplap Cedar



2. Rusticated Brick



3. Hinuera Stone

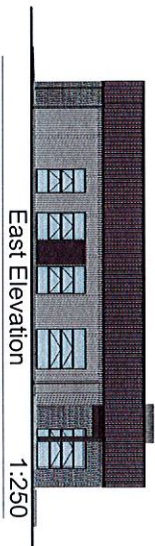


4. Half Eurotray Roofing



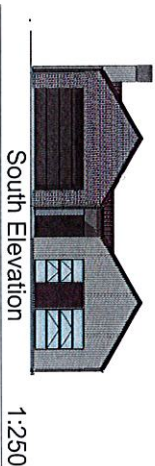
North Elevation

1:250



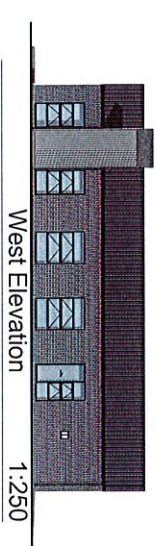
East Elevation

1:250



South Elevation

1:250



West Elevation

1:250



Tamahere Country Club

FINE RETIREMENT LIVING

Typology 'A' Concept
for Resource Consent

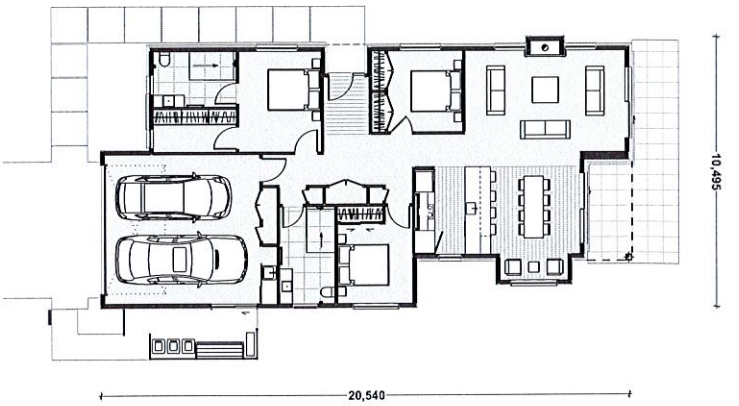
This plan is conceptual only to provide an indicative layout for the purpose of resource consent. Final plan layout will likely be altered from shown before being drawn for building consent.

Floor Area = 232.20m²

Covered Area = 22.51m²

Total Area = 254.71m²

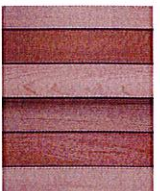
Handwritten signature: AWA



Floor Plan

Scale at A3 - 1:200

MATERIAL KEY



1. Vertical Shiplap Cedar



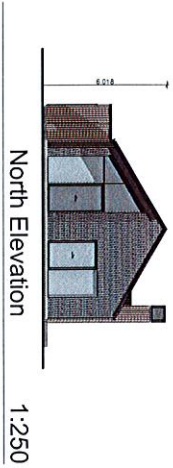
2. Rusticated Brick



3. Hinuera Stone

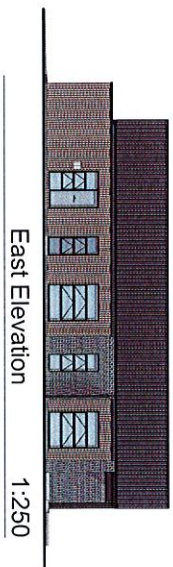


4. Half Eurotray Roofing



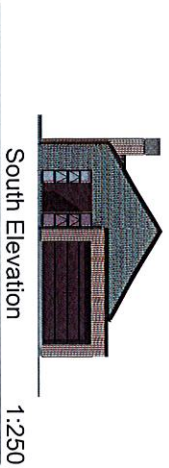
North Elevation

1:250



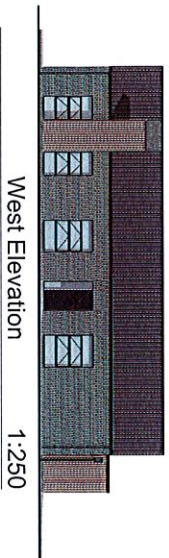
East Elevation

1:250



South Elevation

1:250



West Elevation

1:250



Tamahere Country Club

FINE RETIREMENT LIVING

Typology 'B' Concept
for Resource Consent

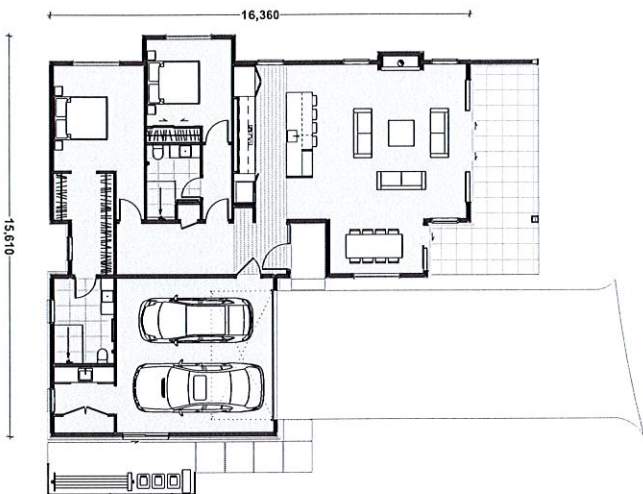
This plan is conceptual only to provide an indicative layout for the purpose of resource consent. Final plan layout will likely be altered from shown before being drawn for building consent.

Floor Area = 179,63m²

Covered Area = 12,77m²

Total Area = 192,40m²

Handwritten signatures: BMA and LBA

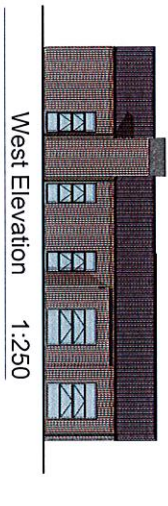
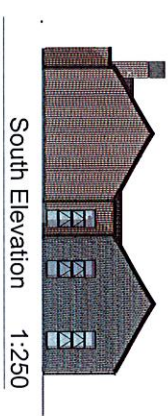
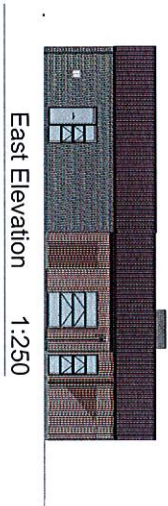
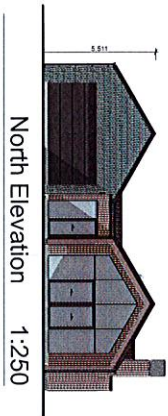


Floor Plan Scale at A3 - 1:200

MATERIAL KEY

- 1. Vertical Shiplap Cedar
- 2. Rusticated Brick
- 3. Hinuera Stone
- 4. Half Eurotray Roofing

MA *EA*



Tamahere Country Club



FINE RETIREMENT LIVING Typology 'C' Concept for Resource Consent

This plan is conceptual only to provide an indicative layout for the purpose of resource consent. Final plan layout will likely be altered from shown before being drawn for building consent.

Floor Area = 188,49m²
Covered Area = 24,12m²
Total Area = 212,61m²



Tamahere Country Club

FINE RETIREMENT LIVING
Health Spa Concept
for Resource Consent

Floor Area = 730.00m²
Covered Area = 20.00m²
Total Area = 750.00m²

MATERIAL KEY



1. Vertical Shiplap
Cedar



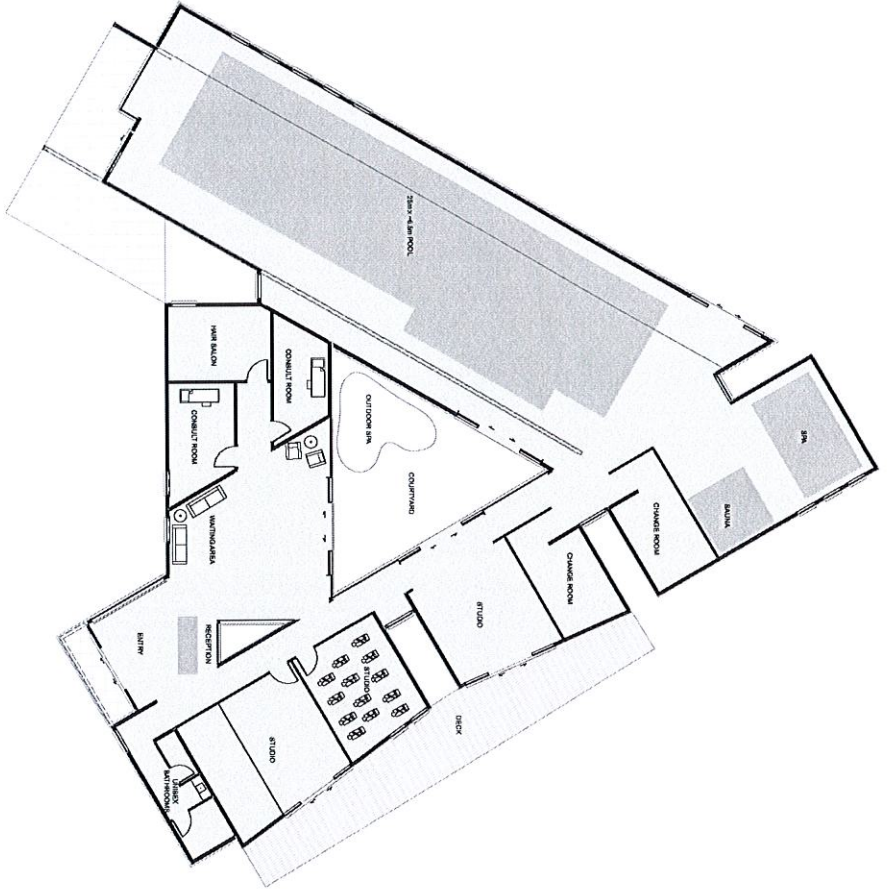
3. Hinuera Stone



2. Rusticated Brick



4. Half Eurotray
Roofing



Floor Plan



East



South East



South West



West

This plan is conceptual only to provide an indicative layout for the purpose of resource consent. Final plan layout will likely be altered from shown before being drawn for building consent.

Handwritten signatures: NMA and GBA



Attachment 2 – 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: **Waikato District Council**

Applicant Name

Full name:

Sanderson Group Limited

Contact daytime phone:

Brendon Russo: 021 939 247

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:

56, 70, 82 and 92 Tamahere Drive, Tamahere

Legal description:

Lot 1 DPS 59441 (SA51C/860), Lot 1 DPS 80372 (SA64C/250), Lot 1 DP 565970 (1011953), Part Lot 11 DP 9747 (SA1443/27)

Description of Proposed Activity

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

Sanderson Group Limited propose to construct an extension of the Tamahere Country Club (TCC) on the subject sites. Refer to the attached letter and plans for details.



Handwritten signatures: BMA and EA

To be completed by affected person:

Owner to Complete

I/we are also the occupier(s)

Full name of all property owners:

Pacific Tiger Ltd.

Being the owner/s of Street address:

47b Pencarrow 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):

Mr Andrew. E Andrews

Date:

13 - 7 - 2023

Fax/Email:

ehandrews@xtra.co.nz

Contact Phone Number:

0278591039

Postal Address:

47b Pencarrow Rd,
RD. 3, Hamilton.

Applicant to confirm:

I/we confirm that this application form has not been altered or amended in any way.

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

Property #9:
Paul & Donna White

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

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

31 May 2023

Job No. 145570.05

Dear Neighbour,

Tamahere Country Club Extension – Resource Consent Application

Introduction

Sanderson Group Limited (Sanderson) propose to construct an extension of the Tamahere Country Club (TCC) on the properties located at 56, 70, 82 and 92 Tamahere Drive, adjoining the southern and eastern boundary of their existing TCC site.

The TCC is well established in Tamahere, construction of a large number of the villas and the club house is now complete and residents moved in. Construction is still underway at the southern end of the site, generally working from north to south. The demand for the type and location of retirement living offered at TCC is high. Most villas currently under construction have either been sold or are in negotiations. Sanderson are therefore seeking to expand the village onto the adjoining land to the south and a small pocket on the eastern boundary. The extension requires a new resource consent. The details of the expansion are included below.

Site

The site subject to the proposed extension adjoins the southern and eastern boundaries of the existing TCC, as identified in the following image.

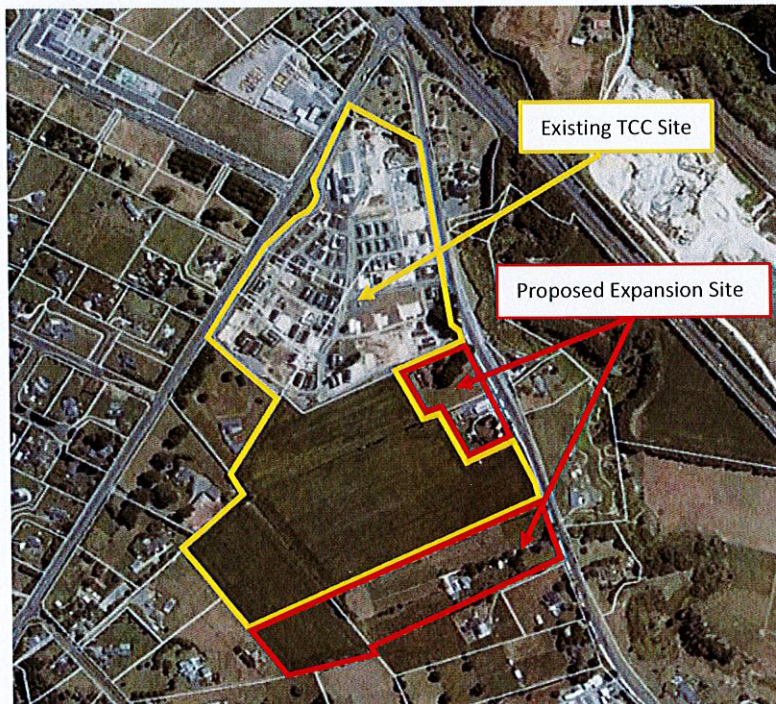


Figure 1: TCC Site (expansion area outlined red)



14/6/23
P.A.W.
D.M.W.

Proposal

The TCC village is under high demand, with almost all currently marketed homes sold out, despite some being still under construction. The construction of the development has been determined by the sales, and is steady on the site. Sanderson have or are proposing to negotiate the purchases of the properties adjoining the southern boundary and the small pocket of land on the eastern boundary that adjoins Tamahere Drive and which is encompassed by the TCC, to provide for an extension of the village, including providing for additional villas.

The two extension sites will comprise the following built form and features:

- Eastern:
 - 25 additional stand alone retirement villas, comprising various typologies. The typologies are consistent with those already constructed throughout the existing TCC site; and
 - Arts and crafts building, for the use of the residents.
- Southern:
 - 42 additional stand alone retirement villas, comprised of various different typologies, also consistent with those already constructed throughout the existing TCC site;
 - Health spa at the north western corner of the extension site, adjoining Tamahere Drive. The health spa is a one storey high triangular shaped building which will not be visible from the neighbouring properties;
 - A small pond area at the south eastern corner of the site; and
 - A native woodland planted area around the southern western corner of the site, including hedge planting to screen the development from adjoining properties.

The built development will be complemented by an internal road network, being an extension of the existing network across the site, extensive landscaping around the perimeter of the site and throughout the village, and various off-road pedestrian and cycling paths/routes including a continuation of the shared path around the entire perimeter of the TCC site.

The proposed extension will adopt the design intent established by the existing TCC development, including large complying rural setbacks, a low site coverage, extensive perimeter treatment to address the urban and rural interface and a high quality outcome, both in relation to building materials and style but also site design and connectivity (both vehicular and pedestrian/cycling).

Around the perimeter of the southern extension site it is proposed to adopt a 25m minimum building setback from the rural boundaries and 12m from Tamahere Drive, along with extensive landscaping within the 25m setback and a native woodland planted area around the south western corner. Boundary fencing will comprise post and rail fence, consistent with what is expected in a rural environment. The southern extension will comprise a seamless extension of the TCC village.

The eastern extension will be a continuation of the existing interface with Tamahere Drive, comprising a 12m road boundary setback, planting and post and rail boundary fencing. The eastern extension will close the gap of retirement village development along the Tamahere Drive interface.

Resource Consent Requirements

Sanderson Group seek to obtain a new resource consent approval from the Waikato District Council to establish the proposed retirement village extension on the subject site, within the Rural Zone of the Waikato District Plan.

Residential activities are expected within the Rural Zone of the District, however limited to activities which have a low site coverage, large setbacks, high permeability and a connection to the rural environment, as would be expected for single dwellings, farm workers dwellings and farm structures or sheds.



The proposal is for a higher density development than standard residential activities in the Rural Zone and is therefore unable to comply with all building standards, including building coverage. The development has been intentionally designed to comply with the height and setback rules however to allow the development to maintain a rural interface with adjoining properties and environment.

Resource consent is required from the Waikato District Council, as a Non-complying Activity, for retirement village development in the Rural Zone.

Written Approval

As your property directly adjoins the site, you have been identified as a potentially affected party. As such, we seek your written approval to support the resource consent application.

The process of seeking written approvals in a resource consent process enables potentially affected parties to view and discuss the details of a proposed development and make a decision on whether or not to provide their written approval.

For a more detailed description on how written approvals work please refer to page two of the attached written approval form or contact the undersigned. If you decide to provide your written approval for the proposed retirement village development, please sign this letter, the attached written approval form and each of the attached plans.

Yours sincerely

Bloxam Burnett & Olliver



**Emily Patterson
Planner**

0278454321

epatterson@bbo.co.nz

C:\12ds\data\10.7.120.14\145570.05 - Tamahere Extension_5148\05 Planning\92 Tamahere Drive Expansion\92 Tamahere Drive Expansion\01 Workings\Tamahere Country Club Extension - Neighbour Consultation Pack MASTER.docx

Landowner Approval Signature:

Name:

Donna White

Paul White

Donna White

Signature:



PAW

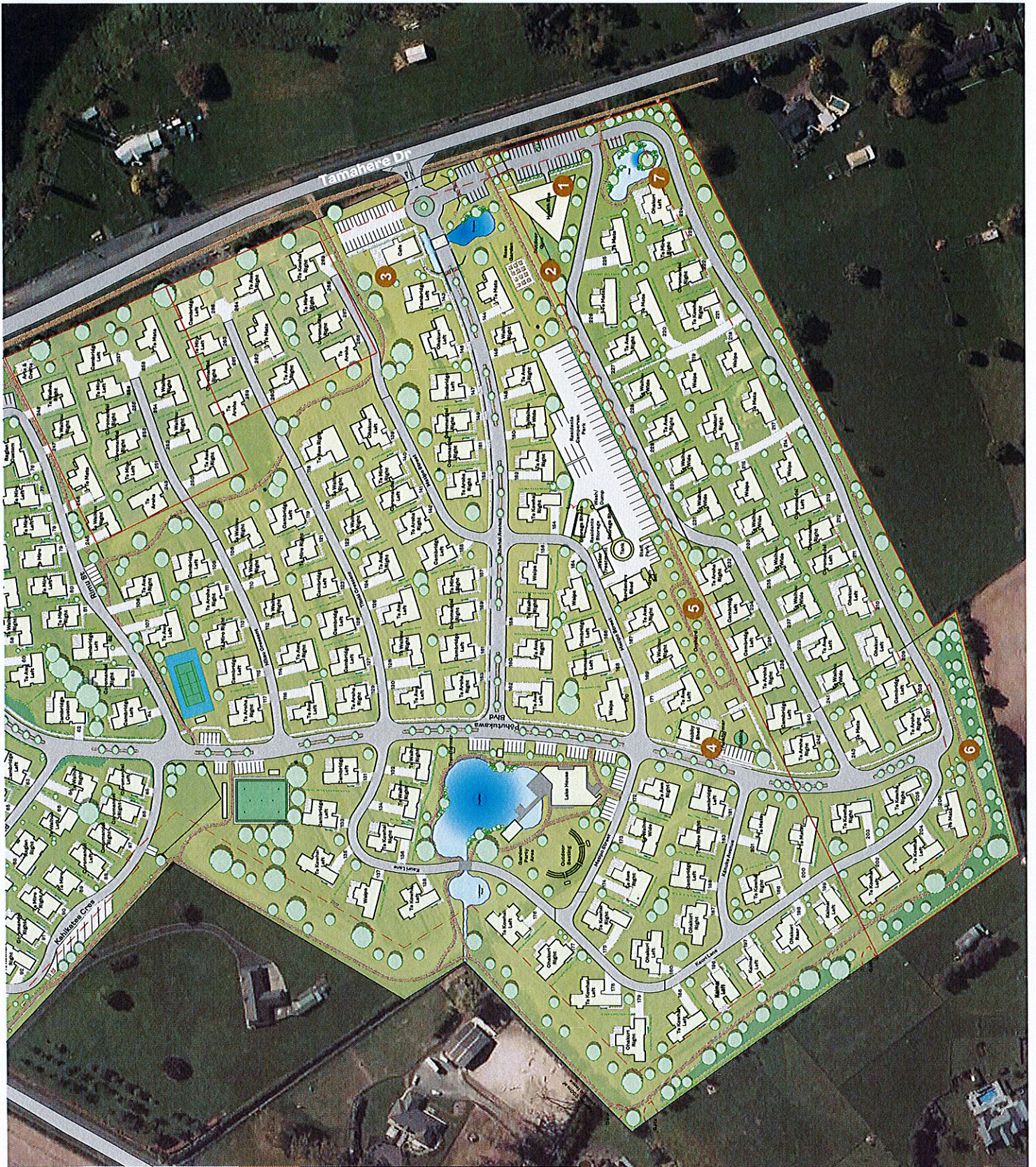
14/6/23



Attachment 1 – Development Plans



Handwritten signature and date: *AKW* 1/16/23
AKW



Tamahere Country Club

FINE RETIREMENT LIVING

46 Tamahere Drive,
Tamahere, Waikato

Proposed facilities & nearby amenities

- 1 Health Spa
- 2 Outdoor Gym
- 3 Cafe
- 4 Hobby Shed
- 5 Orchard
- 6 Walking Track
- 7 Protected Oak Tree

14/11/23
02-3 6/12/1



Tamahere
Country Club
FINE RETIREMENT LIVING

46 Tamahere Drive,
Tamahere, Waikato

Site Areas

Eastern Extension = 19,041m²
Southern Extension = 52,509m²
Total New Site area = 71,550m²

67 Villas = 13,200m² approx.
Ancillary Buildings = 750m² approx.
Total Building Area = 13,950m²
19.5% coverage

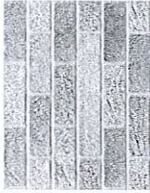
Impermeable = 8093m² approx.
Buildings = 13,950m² approx.
Total Coverage = 22,043m² approx.
30.87% coverage

14/11/23
Dm

MATERIAL KEY



1. Vertical Shiplap Cedar



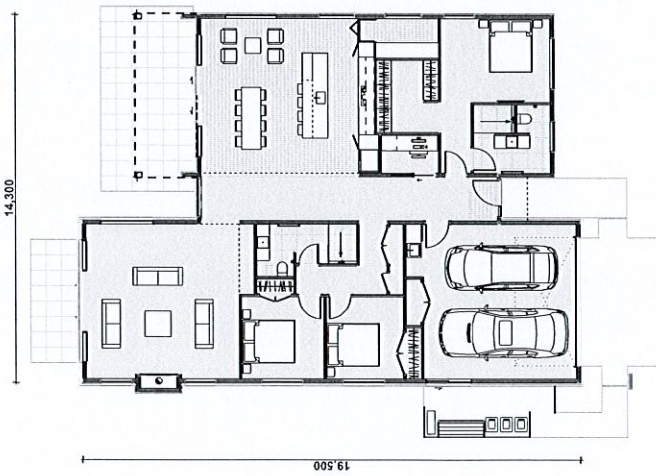
2. Rusticated Brick



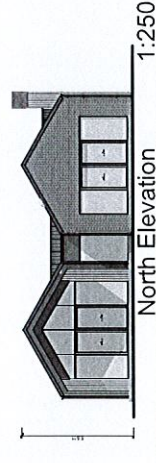
3. Hinuera Stone



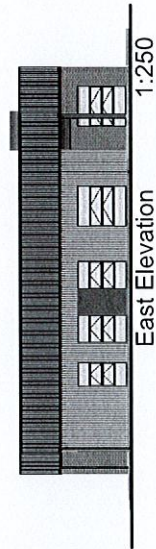
4. Half Eurotray Roofing



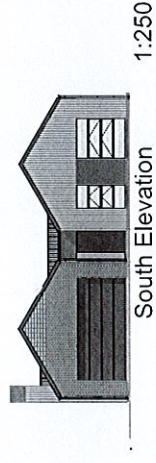
Floor Plan Scale at A3 - 1:200



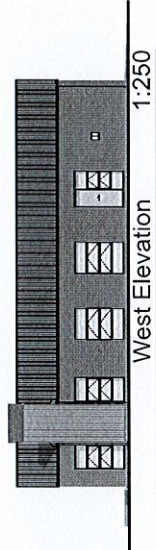
North Elevation 1:250



East Elevation 1:250



South Elevation 1:250



West Elevation 1:250



Tamahere Country Club

FINE RETIREMENT LIVING

Typology 'A' Concept for Resource Consent

This plan is conceptual only to provide an indicative layout for the purpose of resource consent. Final plan layout will likely be altered from shown before being drawn for building consent.

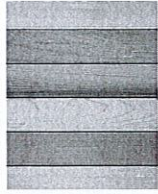
Floor Area = 232.20m²

Covered Area = 22.51m²

Total Area = 254.71m²

*PAW 14/6/23
DMW*

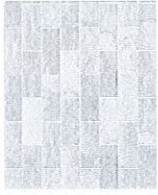
MATERIAL KEY



1. Vertical Shiplap Cedar



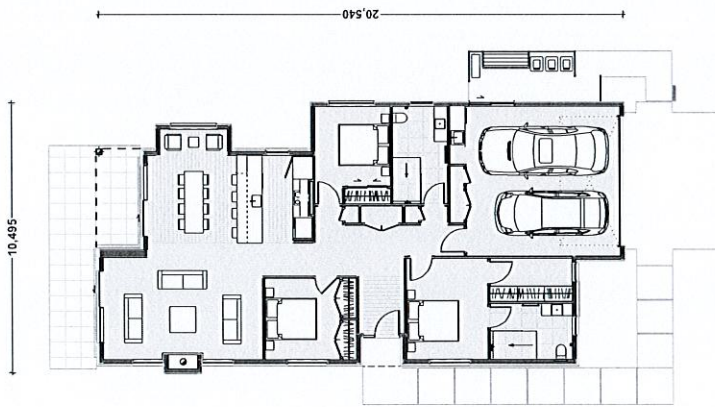
2. Rusticated Brick



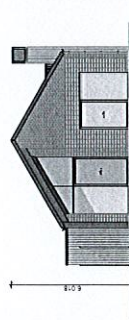
3. Hinuera Stone



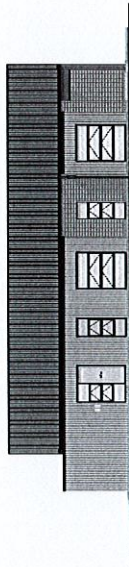
4. Half Eurotray Roofing



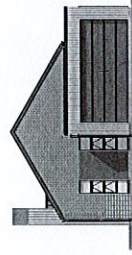
Floor Plan Scale at A3 - 1:200



North Elevation 1:250



East Elevation 1:250



South Elevation 1:250



West Elevation 1:250



Tamahere Country Club

FINE RETIREMENT LIVING

Typology 'B' Concept for Resource Consent

This plan is conceptual only to provide an indicative layout for the purpose of resource consent. Final plan layout will likely be altered from shown before being drawn for building consent.

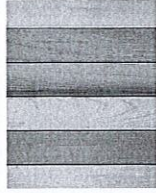
Floor Area = 179.63m²

Covered Area = 12.77m²

Total Area = 192.40m²

Handwritten notes:
 PPN
 14/6/23
 PPN

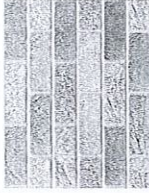
MATERIAL KEY



1. Vertical Shiplap Cedar



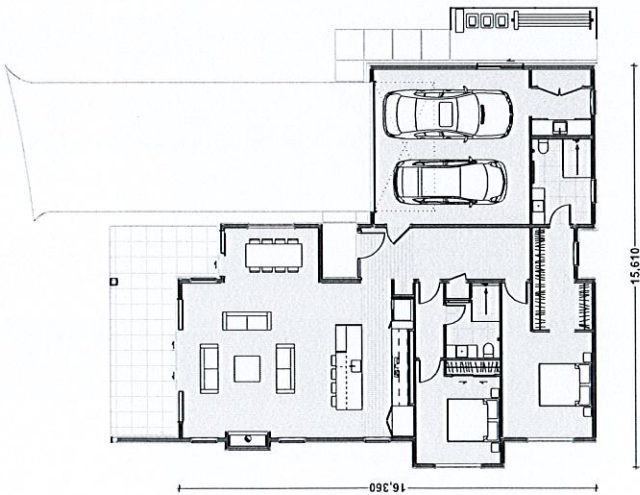
3. Hinuera Stone



2. Rusticated Brick



4. Half Eurotray Roofing



Floor Plan Scale at A3 - 1:200



Tamahere Country Club

FINE RETIREMENT LIVING

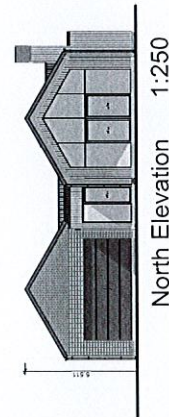
Typology 'C' Concept for Resource Consent

This plan is conceptual only to provide an indicative layout for the purpose of resource consent. Final plan layout will likely be altered from shown before being drawn for building consent.

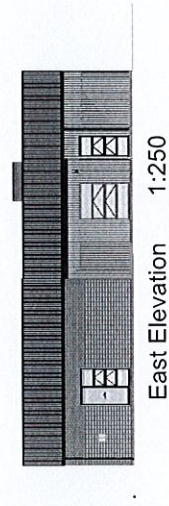
Floor Area = 188.49m²

Covered Area = 24.12m²

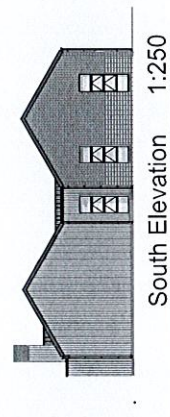
Total Area = 212.61m²



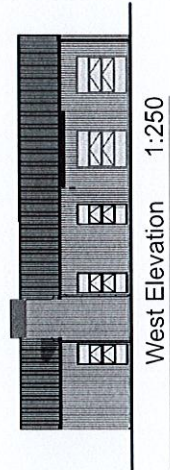
North Elevation 1:250



East Elevation 1:250



South Elevation 1:250



West Elevation 1:250

RAW 14/6/23



Tamahere Country Club

FINE RETIREMENT LIVING

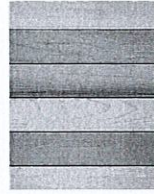
Health Spa Concept for Resource Consent

Floor Area = 730.00m²

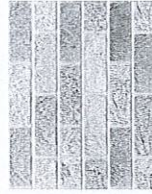
Covered Area = 20.00m²

Total Area = 750.00m²

MATERIAL KEY



1. Vertical Shiplap
Cedar



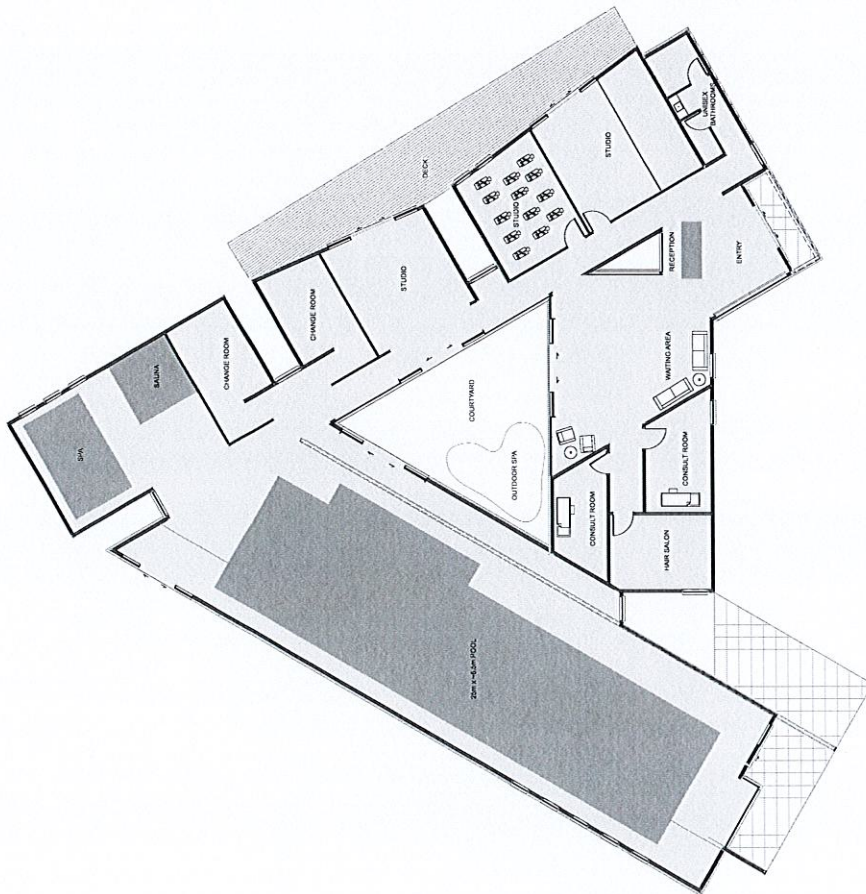
2. Rusticated Brick



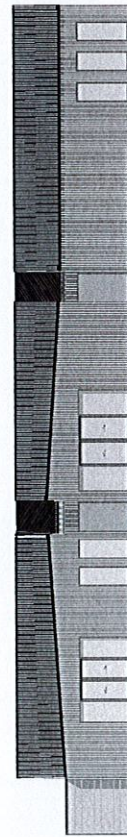
3. Hinuera Stone



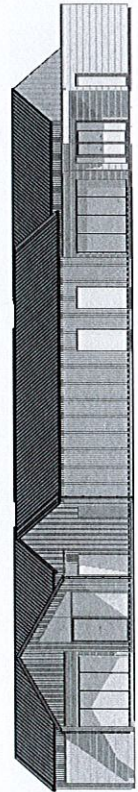
4. Half Eurotray
Roofing



Floor Plan



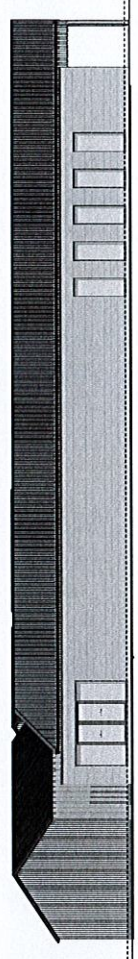
East



South West



South East



West

PAW 14/6/23
DMW

Attachment 2 – Written Approval Form

 14/6/23
PAW DMW

Written Approval of Affected Persons

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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: Waikato District Council

Applicant Name

Full name:

Sanderson Group Limited

Contact daytime phone:

Brendon Russo: 021 939 247

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:

56, 70, 82 and 92 Tamahere Drive, Tamahere

Legal description:

Lot 1 DPS 59441 (SA51C/860), Lot 1 DPS 80372 (SA64C/250), Lot 1 DP 565970 (1011953), Part Lot 11 DP 9747 (SA1443/27)

Description of Proposed Activity

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

Sanderson Group Limited propose to construct an extension of the Tamahere Country Club (TCC) on the subject sites. Refer to the attached letter and plans for details.



14/6/23
R. New
DMW

To be completed by affected person:

Owner to Complete

I/we are also the occupier(s)

Full name of all property owners:

Paul & Donna White

Being the owner/s of Street address:

21 Percarrow Rd Tamihare

Legal description:

DPS 330880
Lot No 3

- 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:

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 owners or authorised persons):

Paul White

Signed (All occupiers or authorised persons):

Date:

14.6.23

Date:

Fax/Email:

Paul@whitebros.co.nz

Fax/Email:

Contact Phone Number:

0274 874 226

Contact Phone Number:

Postal Address:

21 Percarrow Rd

Postal Address:

Applicant to confirm:

203, Hamilton

I/we confirm that this application form has not been altered or amended in any way.

A.W.