

30 July 2018

Copy to P19257

Please Quote: 6218101  
Doc Ref: RDC - 847001  
Enquiries to: **Lewis Stevenson**

**ROTORUA**  
LAKES COUNCIL  
Te kaunihera o ngā roto o Rotorua

Civic Centre  
1061 Haupapa Street  
Private Bag 3029  
Rotorua Mail Centre  
Rotorua 3046  
New Zealand

HUMES PIPELINE SYSTEMS  
PO BOX 755  
ROTORUA 3040

Attn: Dave Casey

Dear Sir / Madam,

**RESOURCE CONSENT**  
Approved...30 July 2018.....  
Appn No.....16263.....  
Plan No.....  
Date.....30 July 2018.....

**NOTICE OF RESOURCE CONSENT DECISION**

<b>Consent no:</b>	RC16263
<b>Property file no:</b>	P19257
<b>Applicant:</b>	MR RAYMOND PAUL FREEMAN
<b>Type of application:</b>	LAND USE CONSENT – RESTRICTED DISCRETIONARY
<b>Proposal:</b>	INSTALL A CONCRETE BRIDGE.
<b>Site address:</b>	460 PARADISE VALLEY ROAD
<b>Legal description:</b>	LOT 4 DPS10836

I wish to advise that the following decision has been made under authority delegated to staff in respect of the above application:

- (a) Pursuant to Section 95A of the Resource Management Act 1991, the Rotorua District Council has decided in its discretion not to publicly notify the application. Council is satisfied after due consideration of Section 95D that the adverse effects on the wider environment will be or are likely to be no more than minor. Council is also satisfied that no special circumstances exist that require notification of the consent application in accordance with Section 95A(4).
- (b) The Council has decided after taking into due consideration the requirements of Sections 95B and 95E of the Resource Management Act 1991 that the adverse effects of the activity on the owners and occupiers of adjacent land are less than minor and no persons are considered affected and therefore limited notification is not required.
- (c) Pursuant to Sections 34A, 104, 104C and 108 of the Resource Management Act 1991, the Rotorua District Council resolves to GRANT consent subject to the following conditions:

**CONDITIONS OF CONSENT:**

- 1. The proposal shall proceed in accordance with the application submitted by MR RAYMOND PAUL FREEMAN numbered RC16263 by Council except where modified by any conditions of this consent.

## **Engineering**

2. That all engineering works required to be undertaken to satisfy the conditions of this consent shall be carried out in accordance with the Rotorua Civil Engineering Industry Standard (RCEIS) and the District Plan, to the satisfaction of the General Manager Infrastructure, Rotorua District Council or their delegate.

## **Sediment and erosion control**

3. That in carrying out the proposed works no run off, silt, sediment, dust or other materials shall be permitted to discharge off-site that could damage or disturb neighboring properties, public roads, drains or waterways. This shall be achieved by installing and maintaining appropriate erosion, sediment and dust controls (in accordance with the Bay of Plenty Regional Council Sediment and Erosion Control Guidelines) prior to and during the works until the site is stabilised to the satisfaction of the General Manager Infrastructure, Rotorua District Council or their delegate.

## **Access**

4. That the vehicle crossing providing access to the proposed bridge shall be constructed so as to comply with RCEIS RD22 standards to the satisfaction of the General Manager Infrastructure, Rotorua District Council or their delegate.

## **REASONS FOR COUNCIL DECISION:**

1. Principal Issues - Earthworks within 25 metres of a waterbody can have potential impact on water quality and visual amenity.
2. Main Findings of Fact - The subject site is located at 460 Paradise Valley Road, and legally described as Lot 4 DPS 10836. The property includes an area of approximately 40.38 hectares and zoned Rural 1 and Water 1 under the Operative District Plan.

The Ngongotaha Stream dissects the subject site on the southern tip of the site. The existing access way to the subject site is located approximately 40m north of where the Paradise Valley Spring and the Ngongotaha Stream meet which is no longer in use.

The applicants seek to construct approximately 60m of private road (from a new proposed access way directly adjacent to the "Paradise Valley Park" which is currently an existing farm gate) and a single span bridge across the Ngongotaha Stream approximately 10m in length. This road and bridge is required for vehicles to gain access to the subject site for general farming purposes as the original access was destroyed in a storm event. The proposed activity will require earthworks within 25 metres of a waterbody. In accordance with the Operative Rotorua District Plan the proposed activity is a Restricted Discretionary Activity.

3. The site is zoned Rural 1 in the Operative Rotorua District Plan where earthworks not complying with Appendix 10 is a RESTRICTED DISCRETIONARY ACTIVITY.
4. The proposal is considered to be consistent with Part II of the Resource Management Act 1991.

5. **The Council has had regard to the provisions of the Operative Rotorua District Plan and in particular to Appendix 10 – Earthworks. The proposal is consistent with the relevant objectives and policies of Part 10 – Rural of the Operative Rotorua District Plan subject to compliance with the conditions of consent.**
6. **The Council is satisfied that the proposed activity will not have, or is unlikely to have, any adverse effects that are more than minor.**
7. **No persons are considered adversely affected by the proposal.**
8. **Conditions have been imposed in order to mitigate the adverse effects of the proposal such that they are no more than minor.**
9. **The applicant has applied for resource consent from the Bay Of Plenty Regional Council for earthworks to install a new bridge adjacent and over the Ngongotaha Stream.**
10. **This consent is for a private bridge on private land.**
11. **No services are required.**
12. **A new vehicle crossing will be required to be constructed to RD22 RECIS standards.**
13. **The sight distances are adequate for the the vehicle crossing at this location, as the traffic travelling at a slow enough speed (approx: 50 to 60kmh) due to the approach or departure from the existing public bridge and corners.**

The applicants are advised that:

- (a) Timeframe for Giving Effect to this Consent  
The above consent lapses on the expiry of 5 years after the date of receiving this letter, unless the consent is given effect to.
- (b) Right of Objection  
If you are dissatisfied with any aspect of the decision, you have a right of objection to Council under section 357A of the Resource Management Act 1991. Please advise Council in writing stating the reasons for the objection and the preferred outcome within 15 working days of receiving this decision. If no objection is received it will be assumed that the applicant accepts this decision. In addition, there is a right of appeal to the Environment Court under section 120 of the Resource Management Act 1991.
- (c) Obligations under the Heritage New Zealand Pouhere Taonga Act 2014  
Council has no records of an archaeological site on this property. This may be due to one of two factors. Either, there are no sites present or there has not been an archaeological survey undertaken. Please be advised that both known and unknown archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014. If during the exercising of this consent any archaeological site is uncovered work must stop and permission be obtained from Heritage New Zealand under section 44 of the Heritage New Zealand Pouhere Taonga Act 2014.
- (d) Works within the road reserve

Prior to any works being undertaken within the road reserve (including vehicle crossings) a Corridor Access Request must be lodged with Council and a Works Access Permit issued. This is available free of charge by going online to the website [www.beforeudig.co.nz](http://www.beforeudig.co.nz) or by contacting Council's Corridor Access Administrator on 07 351 8201.

(e) Stormwater collection & disposal

All stormwater intercepted on the works site for the proposed bridge works is to be collected in such a manner that it does not cause erosion and disposed of within the property boundary and not directly to the stream. A sediment filtration system must be used before discharge.

(f) Bay Of Plenty Regional Council Earthworks requirements

That any cut / fill earthworks to form the approaches, transitions and abutments that exceed the permitted activity criteria of Rule LM R1 (permitted earthworks) of the RNRP (formerly Rule 1 of the RWLP) require resource consent from the BOPRC.

Please contact Mary Pappan (Senior Consents Officer) at the Bay of Plenty Regional Council Toi Moana (BOPRC) for any queries regarding earthworks consent matters.

(g) Flood water clearance to underside of the bridge beam

That the new private bridge shall be constructed to provide a minimum of 0.6m clearance above the 2% AEP flood level for the Ngongotaha Stream at this location to the underside of the lowest element (Double Tee/beam) of the bridge structure as set by the Bay of Plenty regional Council.

If you have any questions regarding this decision, please contact **Lewis Stevenson**, or the duty planner.

Yours faithfully



Lewis Stevenson  
Consents Planner, Planning & Development Solutions

On behalf of  
Simon Bell,  
Team Lead Planning, Planning & Development Solutions

site specific design.

**NOTES:**

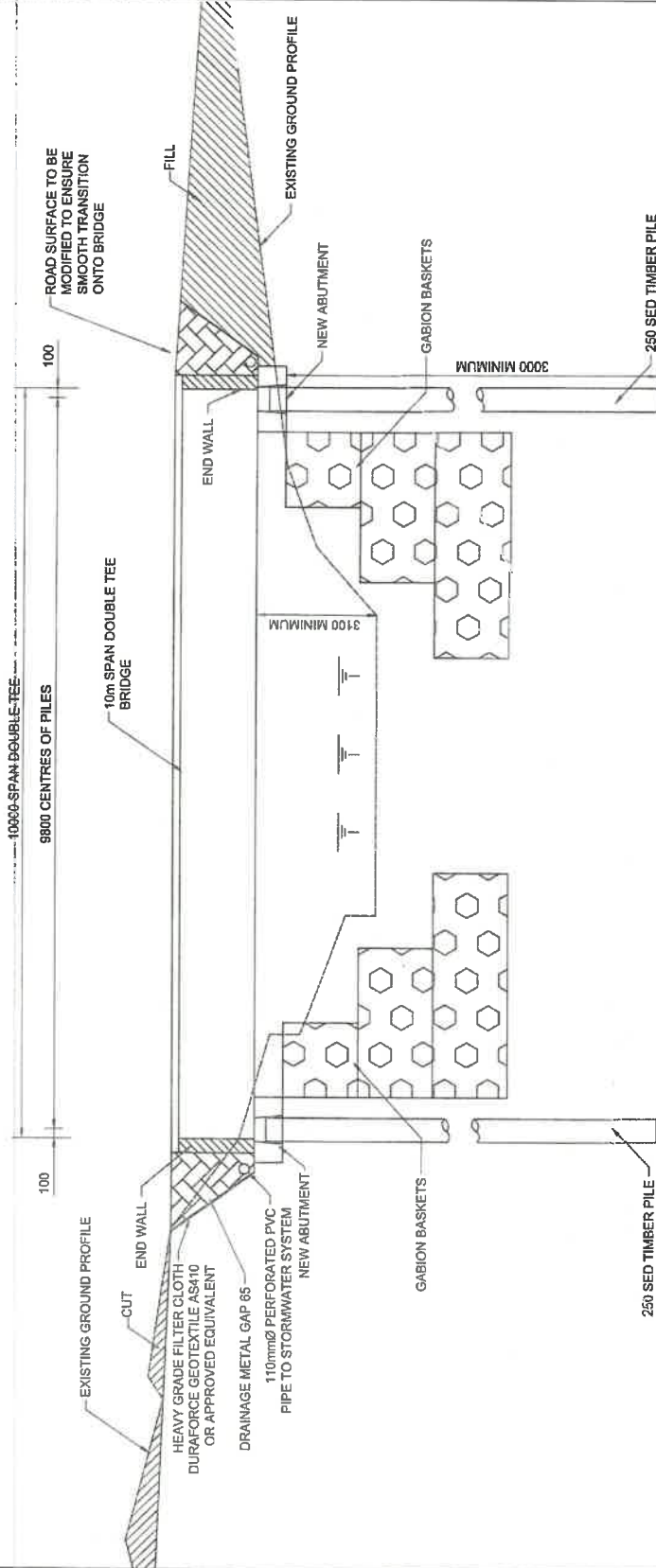
- EXISTING GROUND PROFILE FOR INDICATION ONLY. CHECK THE SITE BEFORE CONSTRUCTION. ACTUAL EARTHWORK SHOULD REFER TO THE FINAL BRIDGE LEVEL AND STREAM LEVEL ON SITE
- GABION BASKETS TO BE PVC COATED FILED WITH HARD DURABLE STONE WITH A NOMINAL DIAMETER OF 100mm TO 250mm WITH NO MORE THAN 10% FINES AS PER CIRTEX INSTALLATION GUIDELINES.

**DRIVEN PILE NOTES:**

- 250 SED 115 TIMBER DRIVEN PILES
- DRIVEN PILES WITH 500kg HAMMER
- DROP HEIGHT 1000mm
- FINAL SET 14mm AVERAGE OVER THE LAST TEN BLOWS.
- MINIMUM DEPTH INTO GROUND 3000mm

**GABION BASKET NOTES:**

- 1m x 1m x 1m BASKET - 8 REQUIRED
- 2m x 1m x 1m BASKET - 8 REQUIRED
- 3m x 1m x 1m BASKET - 8 REQUIRED



**CROSS SECTION**

Rev	Description	Drawn	Date
01	Issued for construction	YH	11-May-18

Scale (Original as A3)	NOT TO SCALE
Sheet No.	03
Project No.	180022.01
Client	Dean Dimmington & Ray Freeman
Date	11/05/2018

Site	460 PARADISE VALLEY ROAD, ROTORUA
Drawings	TYPICAL SECTION

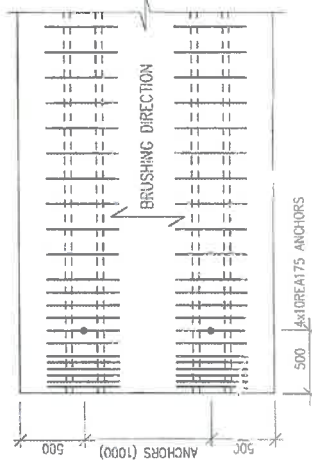
22 Meise Segedin Drive  
Cambridge  
07 560 3555  
info@pcea.net.nz

**Pheonix**  
Consulting Engineers Ltd

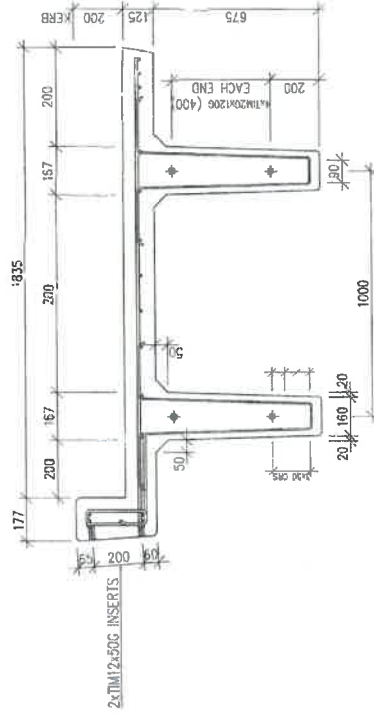
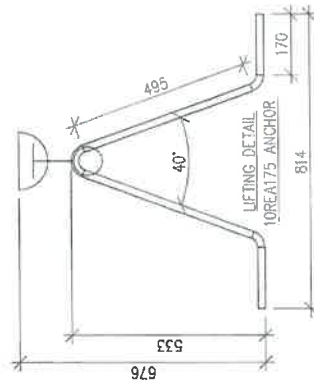
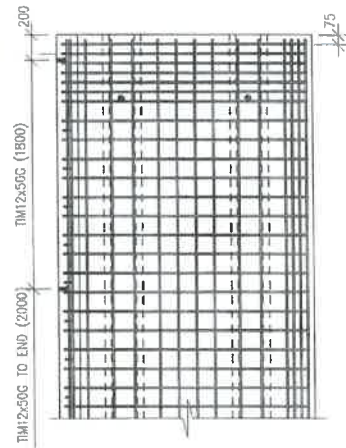
Drawn	YH
Checked	YH
Approved	SN

**FOR INFORMATION ONLY**

**PART PLAN SHOWING STIRRUP SPACING**



**PART PLAN VIEW OF DECK REINFORCEMENT**

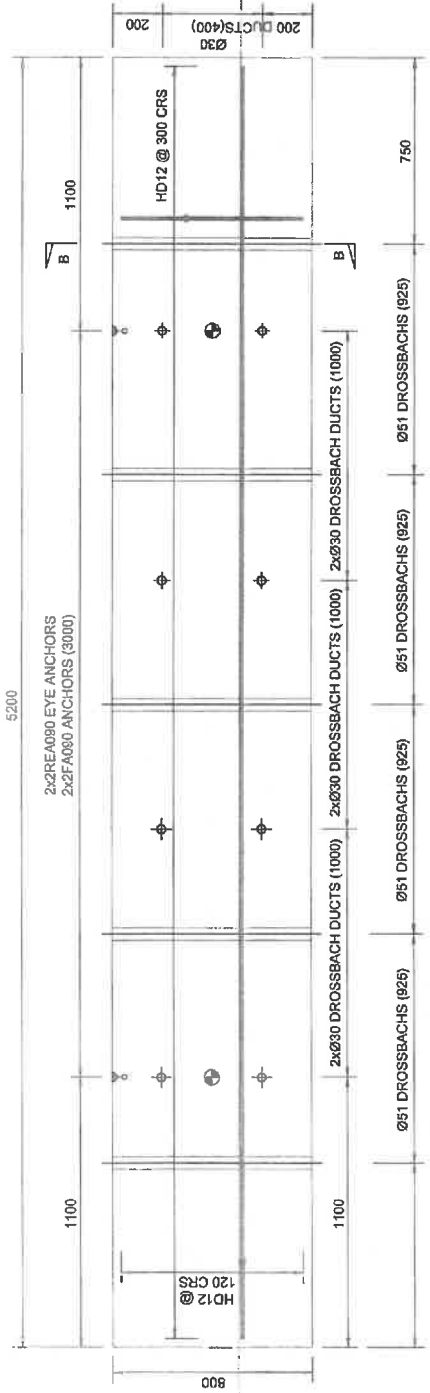


**NOTES:**

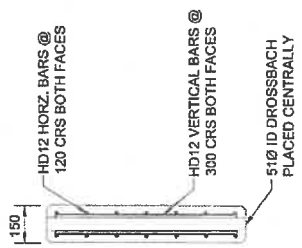
1. PRECAST BRIDGE DECK DETAIL PROVIDED BY THE SUPPLIER/MANUFACTURER - HUMES® FOR INFORMATION ONLY
  2. MANUFACTURE IN ACCORDANCE WITH NZS 3108:1997 (PRECAST UNITS)
  3. CONCRETE STRENGTH @ 28 DAYS 30MPa, MIN. STRIPPING STRENGTH 28MPa
  4. PRESTRESSING STRANDS IN ACCORDANCE WITH AS/NZS 4672.1:2007 & AN/NZS 4672.2:2007
  5. REINFORCEMENT STEEL IN ACCORDANCE WITH NZS 4871 HD BARS = 500MPa WELDABLE
  6. SURFACE FINISHES TO NZS 3114:1987, FORMED SURFACE - F4 FINISH TOP OF KERB - U3 FINISH DECK - U5 BROOM FINISH
  7. INITIAL STRESS RATIO  $P_o/P_u$  73%
  8. CONCRETE COVER 60mm FOR DECK & 25MM FOR WEB STEEL U.N.O
- MASS PER METRE 1.323TONNE  
BRIDGE DECK 10m:  
WEIGHT = 12.471  
VOLUME = 4.96m<sup>3</sup>
- KERB 10m:  
WEIGHT = 0.8521  
VOLUME = 0.34m<sup>3</sup>

<p>22 Mitos Segeedin Drive Cambridge 07 550 3555 info@pheonix.nz</p>		<p>Scale (Original in A3) 1:20</p>		<p>Project No. 180022.01</p>		<p>Sheet No. 04</p>		<p>Rev Description 01 Issued for construction</p>		<p>Drawn Checked Approved</p>		<p>Date 11/05/2018</p>		<p>Humes V/H S/N</p>	
<p>Site: 460 PARADISE VALLEY ROAD, ROTORUA</p>				<p>Client: Dea. Dimmington &amp; Ray Free - a1</p>				<p>Drawn: Humes</p>				<p>Date: 11/05/2018</p>			
<p>PRECAST DOUBLE TEE BRIDGE DECK DETAIL</p>															

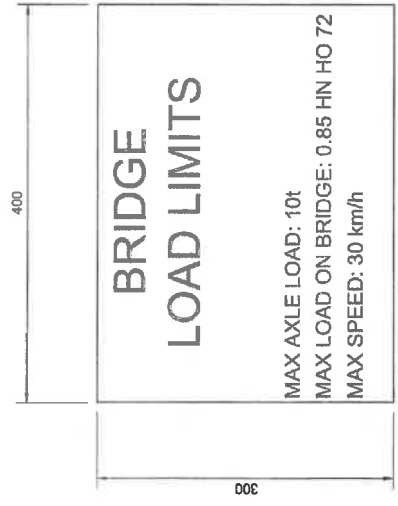
- NOTES:**
1. MANUFACTURE IN ACCORDANCE WITH NZS 3109:1957 (P-RECAST UNITS)
  2. CONCRETE STRENGTH @ 28 DAYS 30MPa, MIN. STRIPPING STRENGTH 20MPa
  3. REINFORCEMENT STEEL IN ACCORDANCE WITH NZS 3422 & 3402 HD BARS = 500MPa WELDABLE
  4. SURFACE FINISHES TO NZS 3114:1987, FORMED SURFACE - F4 FINISH TROWELED FINISH - U8 FINISH
  5. CONCRETE COVER 35mm UNLESS OTHERWISE NOTED
  6. EXPOSURE: B1/B2



**END WALL DETAILS**  
SCALE 1:20



**SECTION B-B**  
SCALE 1:20

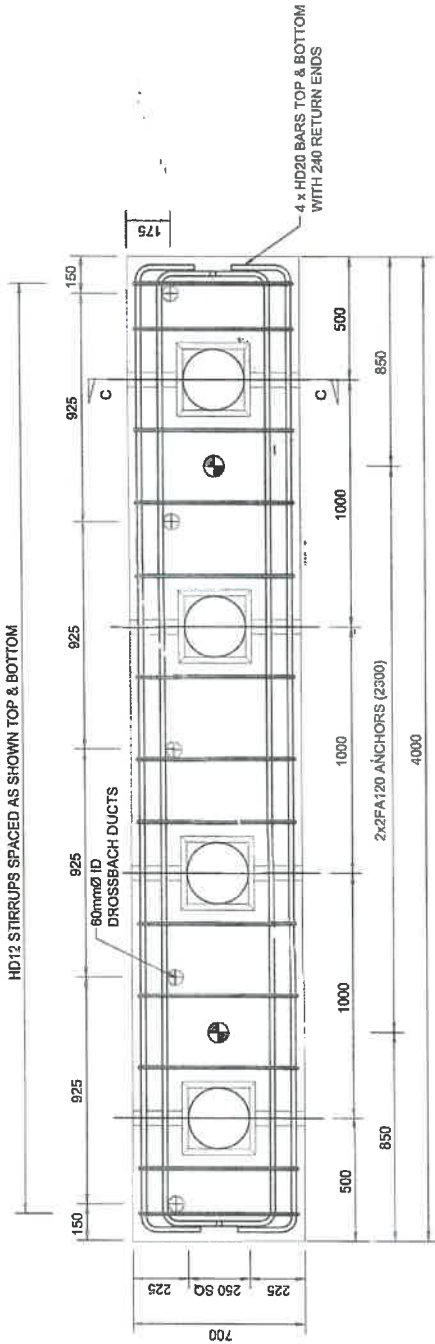


**SIGN REQUIRED EACH END**

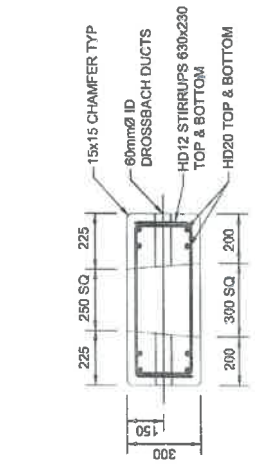
<b>PHOENIX</b> Consulting Engineers Ltd 22 Mārcus Segedin Drive Cambridge 07 360 3555 info@pce.nz	<b>PROJ:</b> 460 PARADISE VALLEY ROAD, ROTORUA <b>CLIENT:</b> Dean Dinnington & Ray Freeman <b>DATE:</b> 11/05/2018	<b>PROJECT NO.:</b> 180022.01 <b>SCALE (ORIGINAL AS):</b> 1:20	<b>REV:</b> 01 Issued for construction	<b>DRAWN:</b> YH <b>DATE:</b> 11-May-18	<b>DRAWN:</b> YH <b>DATE:</b> 11-May-18	<b>YH</b> <b>YH</b> <b>SN</b>
	<b>END WALL DETAIL</b>	<b>PROJECT NO.:</b> 180022.01 <b>SCALE (ORIGINAL AS):</b> 1:20	<b>REV:</b> 01 Issued for construction	<b>DRAWN:</b> YH <b>DATE:</b> 11-May-18	<b>DRAWN:</b> YH <b>DATE:</b> 11-May-18	<b>YH</b> <b>YH</b> <b>SN</b>



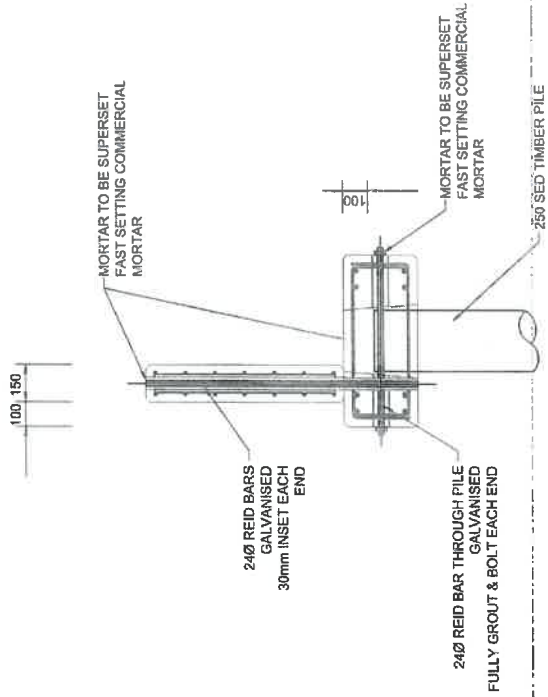
- NOTES:**
- LINKAGE BOLTS THAT ARE GOING TO BE IN SOIL CONTACT NEED TO HAVE PLASTIC COVER/CAP BEFORE BACKFILL
  - LINKAGE BARS TO BE FULLY GROUTED, IF GROUT DOES NOT FULLY PENETRATE INTO ABUTMENT SLAB, EPOXY OR EXTREME EPOXY TO BE INJECTED FROM UNDER ABUTMENT SLAB TO PROVIDE JOINT PROJECTION
  - REIN LINKAGE BARS THROUGH ABUTMENT CAP & PILES NEED TO BE GROUTED AND BOLTED AT ENDS
  - CONCRETE STRENGTH @ 28 DAYS 30MPa, MIN. STRIPPING STRENGTH 20MPa



**ABUTMENT DETAILS**  
SCALE 1:20



**SECTION C**  
SCALE 1:20



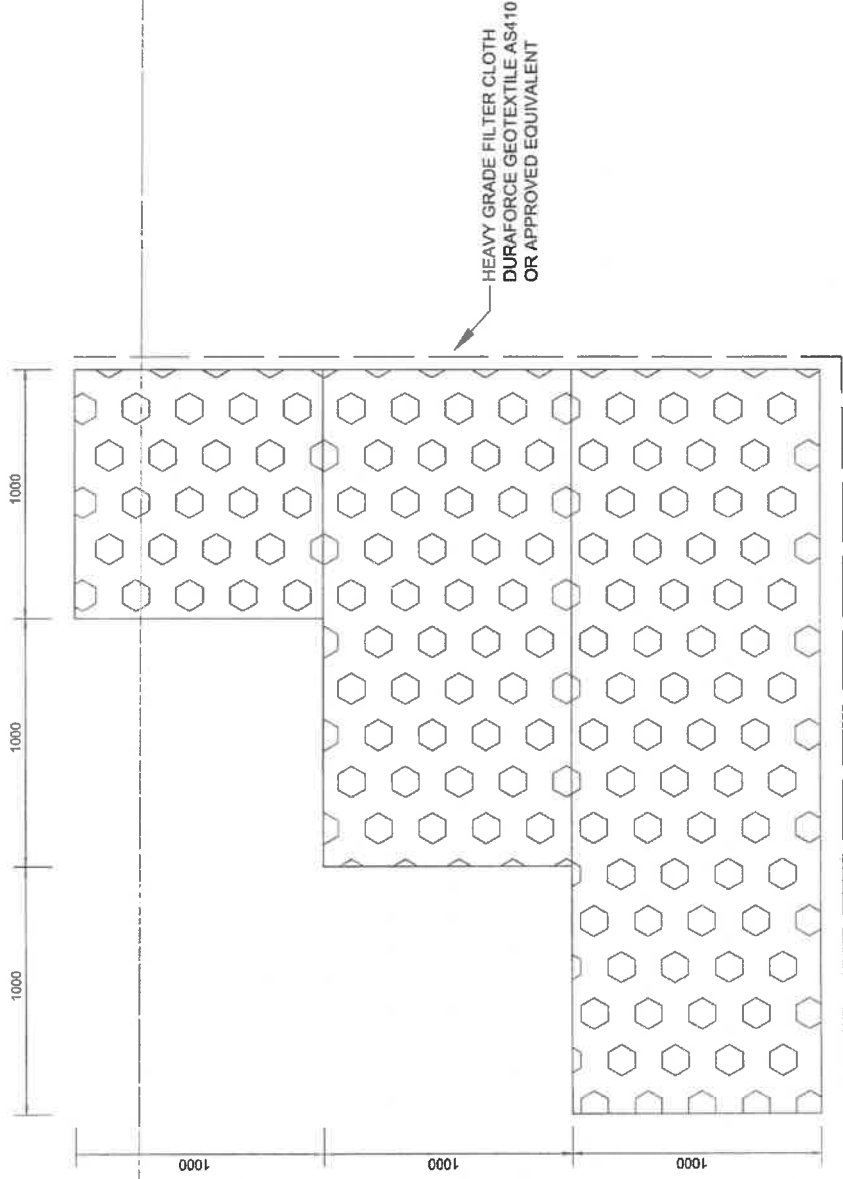
**TYPICAL SECTION AT ENDS**  
SCALE 1:20

22 Maos Segeedin Drive Cambridge 07 560 3553 info@pca.net.nz	460 PARADISE VALLEY ROAD, ROTORUA PROJECT NO. 180022.01 SHEET NO. 06 SCALE (ORIGINAL AT A3) 1:20	Rev 01 Issued for construction	Drawn YH	Date 11-May-18
		Designer Dean Dinnington & Ray Freeman	Checked YH	Drawn YH
Details ABUTMENT DETAIL	Client Dean Dinnington & Ray Freeman	Date 11/05/2018	Approved YH	Date 11/05/2018





- NOTES:**
1. LINKAGE BOLTS THAT ARE GOING TO BE IN SOIL CONTACT NEED TO HAVE PLASTIC COVER/CAP BEFORE BACKFILL
  2. LINKAGE BARS TO BE FULLY GROUTED, IF GROUT DOES NOT FULLY PENETRATE INTO ABUTMENT SLAB, EPICON C6 EXTREME EPOXY TO BE INJECTED FROM UNDER ABUTMENT SLAB TO PROVIDE JOINT PROJECTION
  3. REIN LINKAGE BARS THROUGH ABUTMENT CAP & PILES NEED TO BE GROUTED AND BOLTED AT ENDS

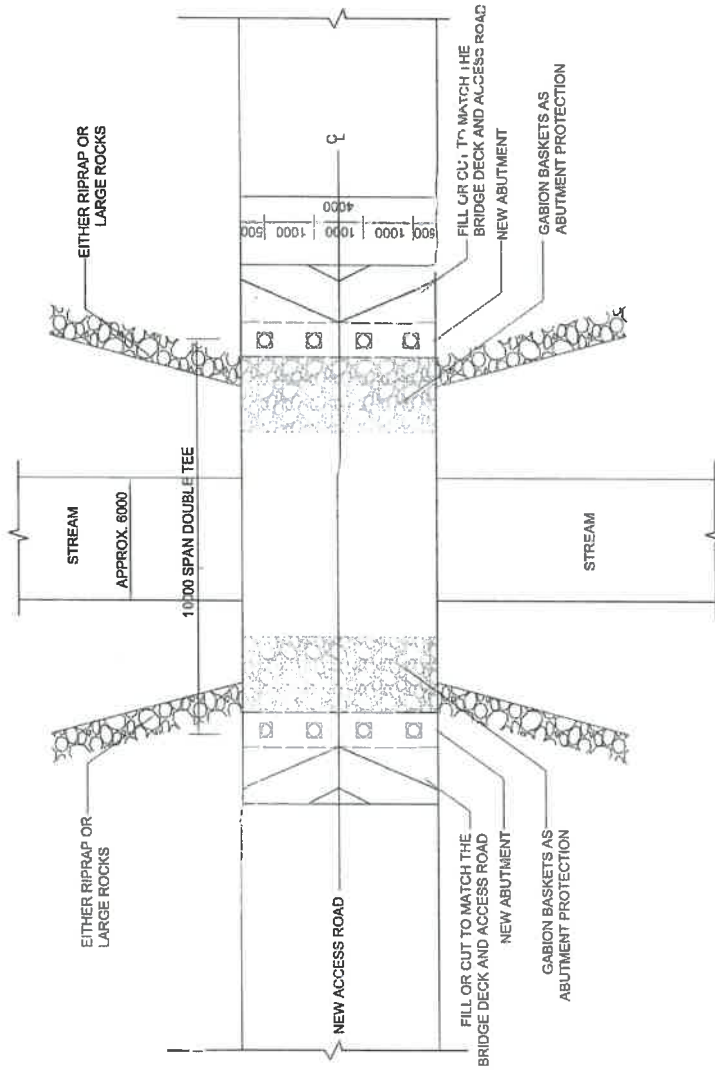


**GABION BASKET SECTION**

<b>Phoenix</b> Consulting Engineers Ltd 22 Meios Segefin Drive Cambridge 07 580 3555 info@pce.net.nz	Site: 460 PARADISE VALLEY ROAD, ROTORUA Drawn: GABION BASKET DETAIL	Project No. 180022.01 Sheet No. 07 Scale (Original at A3) 1:20	Rev Description 01 Headed for construction	Drawn YH Date 11-May-18	Drawn YH Date
		Client: Dean Dinnington & Ray Freeman Date: 11/05/2018	Checked YH	Approved SN	

**NOTES:**

1. RIPRAP OR LARGE ROCK TO MATCH SITE CONDITIONS



**PLAN VIEW**

<b>Phoenix</b> Consulting Engineers Ltd 22 Matos Segedin Drive Cambridge 07 660 3555 info@pceca.net.nz	Scale: 460 PARADISE VALLEY ROAD, ROTORUA	Project No. 180022.01	Sheet No. 02	Scale (Original as A3) NOT TO SCALE	Rev 01 Issued for construction	Drawn: YH	Date 11-May-18	YH Drawn
	Designer: J. Gray & R. Fagan Date 11/5/2018	Checked:	Description:	YH Checked	Date:	YH Approved	Date:	YH Approved



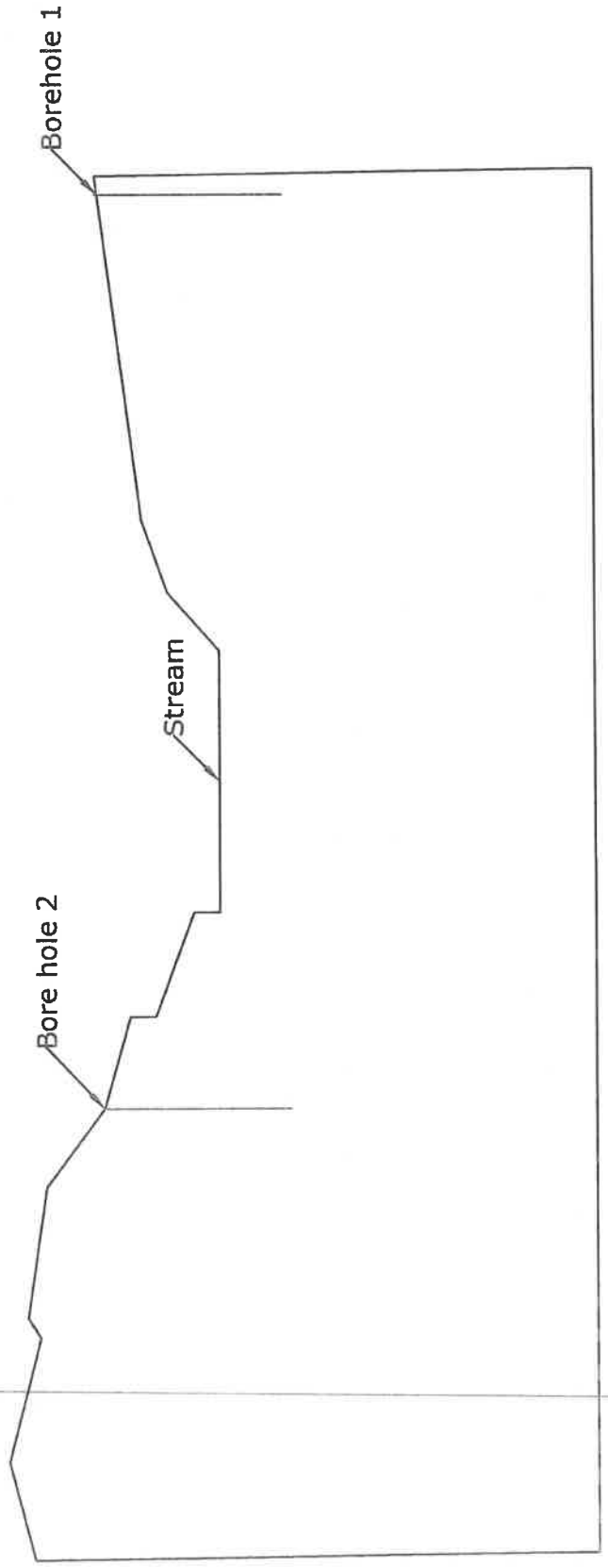
22 Meios Spegadin Drive  
Cambridge  
07 560 3155  
info@pce.mhd.nz

Site:  
460 Paradise Valley Springs, Rotorua  
Drawing:  
Cross section

Drawn  
HJ  
Project No.  
180022

Date  
15/03/2018  
Scale  
1:100

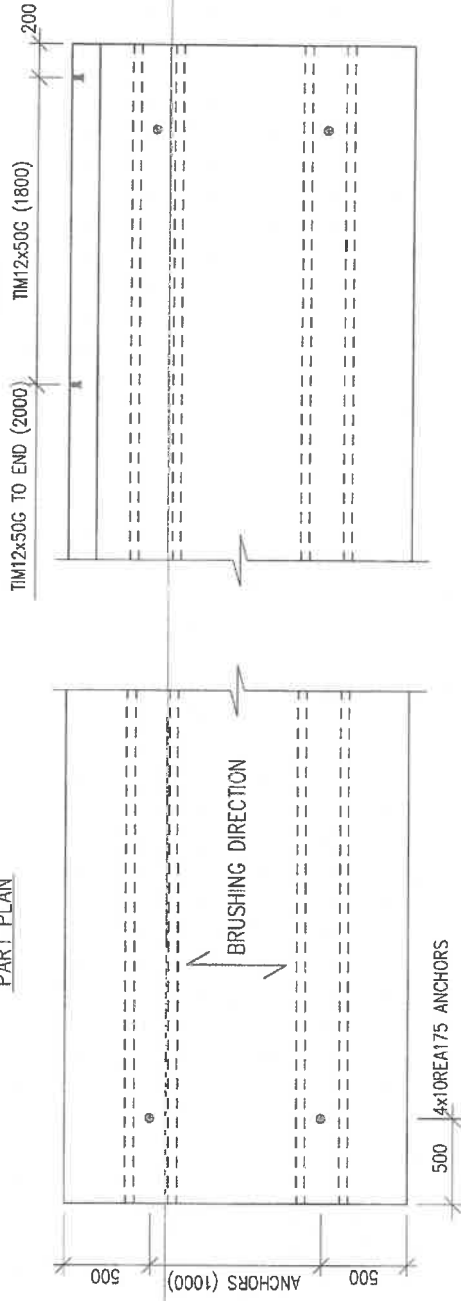
Rev	Description	Drawn	Date



FOR INFORMATION ONLY

PART PLAN

PART PLAN



MASS-PER-METRE 1.325 TONNE

BRIDGE DECK 10m = 12.471 TONNE

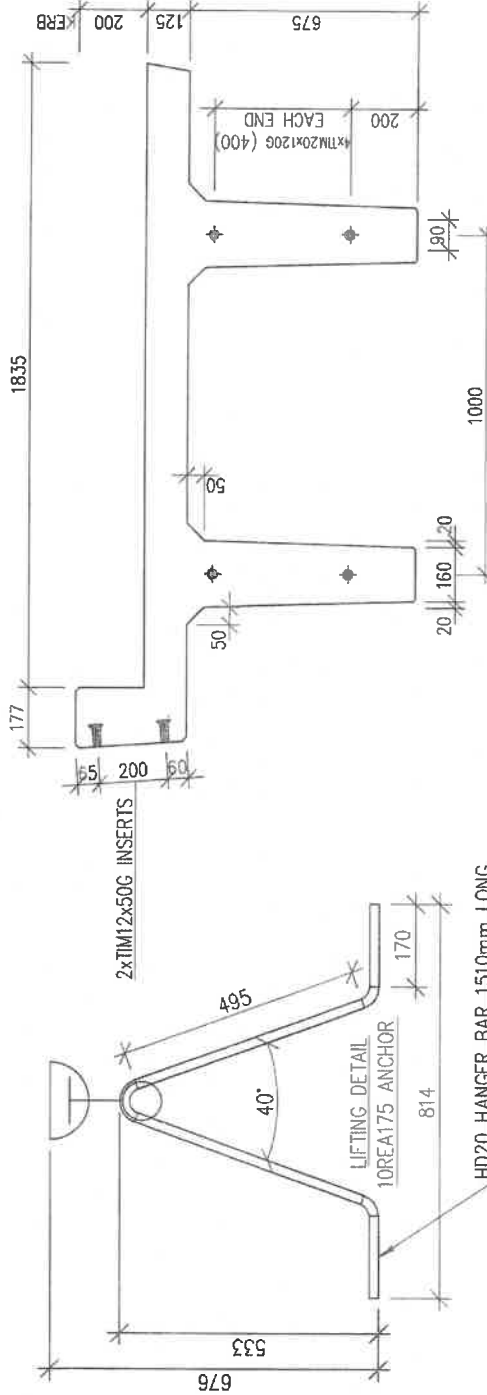
VOLUME 4.96m<sup>3</sup>

KERB 10m = 0.852 TONNE

VOLUME 0.34m<sup>3</sup>

NOTES:

- 1 MANUFACTURE IN ACCORDANCE WITH NZS 3109:1997 ( PRECAST UNITS)
- 2 CONCRETE STRENGTH @ 28 DAYS 50MPa, MIN. STRIPPING STRENGTH 25MPa
- 3 PRESTRESSING STRANDS IN ACCORDANCE WITH AS/NZS 4672.1:2007 & AS/NZS 4672.2:2007
- 4 REINFORCEMENT STEEL IN ACCORDANCE WITH NZS 4671 HD BARS = 500MPa WELDABLE
- 5 SURFACE FINISHES TO NZS 3114:1987, FORMED SURFACE - F4 FINISH TOP OF KERB - U3 FINISH DECK - U5 BROOM FINISH
- 6 INITIAL STRESS RATIO Po/Pu 73%
- 7 CONCRETE COVER 50mm FOR DECK & 25mm FOR WEB STEEL U.N.O.



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VOLUME:  
SEE NOTE  
WEIGHT:  
SEE NOTE

Rev	Description	Date	By	Check	Product	Bridge Deck	Details On	Sheet No.	3/11	Drawn	OB	1-11-13
A	FOR INFORMATION ONLY	2013	SC		Code	04978	NTS			Checked	JN	
Project Name <b>DOUBLE TEE BRIDGE DECK</b>												
10 METRE SPAN SALES												
Approved ML ERF Job No. H13120204.03												
Coding No. 04978												
N/A												
Eng. No.												

Draw Title ELEVATIONS

Rev. A