



016

INTERNAL ASSESSMENT

Application details

Council Reference: 3000671-LGA348
Reporting Planner: Sheryl Hansford
Applicant: Jason Bill
Description of Application: Right of way access required to enable the use of the existing cattle yards entrance.
Property Address: 1278 Duncan Road, Kaitaia
Legal Description: Lots 1-2 DP 472582, Lots 1-10 13 14-18 19 20-21 23 DP 198514, Lot 9 DP 130806
Date Received: 18 April 2016
Site Visit: Completed by RC Engineer

Distributions

Internal:	Date Sent:	Comments Received:
Engineers:	26/4/2015	5/5/2016

District Plan Zoning & Notations

Zone: Rural Production

District Plan Notations: Nil

Description of application & reasons for the consent application

This application is for the creation of Right of Ways under Section 348 of the Local Government Act 1974.

The proposed Right of Way easement 'A' is over Lot 1 hereon in favour of Lot 2 hereon.

The subject site has recently been granted resource consent to adjust the boundaries of two adjoining allotments with no additional Computer Freehold Registers being created under RC2160157 on 11.11.2015.

Council's Resource Consents Engineer has visited the site and has advised he has concerns about the proximity of the loading ramp to the road carriageway and the potential for the stock truck to impede the flow of through traffic, but as this is an existing situation which is not impacted by the creation of the right of way no conditions have been imposed.

Recommendation:

That the application be granted with no conditions to be imposed.

Report & Recommendation prepared by: Sheryl Hansford, Consents Planner.

Decision: That the above be adopted.



Dated: 6/05/2016.

Pat Killalea
Principal Planner
(ACTING UNDER DELEGATED AUTHORITY)



Far North
District Council

MEMO

To:	Sheryl Hansford	Department:	Environmental Management
From:	Rex Shand	Department:	Environmental Management
Date:	05-May-2016		
Subject:	ENGINEERING CONDITIONS & COMMENTS 3000671-LGA348, 1278 Duncan Road, Kaitaia 0482		

Site Visit Observation / Notes

I have concerns about the proximity of the loading ramp to the road carriageway and the potential for the stock truck to impede the flow of through traffic, but as this is an existing situation which is not impacted by the creation of the ROW I don't have any conditions. As per Engineering Site Assessment Sheet

Conditions to be imposed:

NIL

Yours sincerely

Rex Shand
RC Engineer

PRE CHECKLIST

Section 88 check:

Date Application Received: 18-04-16

Date Lodged: 21-04-16

Precheck Number: 3000671-LGA348

PID: 3357674

VIN: 00085-54100
S. 348

Application type:

LUC / SUB / COM / VAR / DIS / EXT / OBJ / NES / DES / OUT / EWK / OTH

Allocated Planner/Officer: Sleryl

Simple Consent (shorter issue timeframe possible)

YES / NO

Checklist	√if provided
Deposit/Instalment fee paid <u>\$842-00 Chq</u>	✓
If incorrect sum, what action do you wish RMA support to take?	
If Council's Resource Consent Application Form has not been used, have they used an adequate and suitable Form 9 (or for Notice of Requirements Form 18) equivalent? If no, what information is missing?	✓
Signature of Bill Payer	✓
Signature of Applicant or Agent	✓
Applicants name & contact details	✓
Site owners name & contact details (if different from Applicant)	✓
Description of the proposed activity If not adequate, what information is missing?	✓
Application site details (Location)	✓
Zoning Information	✓
Certificate of Title (less than 6 months old)	✓
Relevant Interests, Encumbrances & Notice of Requirements on the Title If no, what is missing	✓
Correct Type of Consent(s) being applied for If not, what is wrong, and what is missing?	✓
Other consents required specified If not, what is missing?	✓

<p>An Assessment of Environment Effects in sufficient detail to satisfy the purpose for which it is required. Refer to Clauses 6 & 7 of Schedule 4 in regard to information that must be contained in an AEE and the matters that must be addressed.</p> <p>If no, what is lacking?</p>	n/a
<p>Adequate information to address the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health?</p> <p>If no, what is missing?</p>	n/a
<p>Has the application adequately addressed Part 2 of the Act?</p>	n/a
<p>Has the application adequately addressed other relevant National Standards, National Policy Statements (including NZ Coastal Policy Statement if relevant); Regional Policy Statements and Plans; and the Operative and any Proposed District Plan?</p> <p>If no, what is lacking?</p>	n/a
<p>Does the application adequately describe all other activities that are part of the proposal to which the application relates?</p>	n/a
<p>Does the application adequately identify any permitted activities that are part of the proposal and adequately demonstrate their compliance?</p>	
<p>Adequate site plan, elevations, floor plans, contour information, subdivision scheme (if relevant)</p> <p>If no, what is missing?</p>	✓
<p>SUMMARY:</p> <p>Is Application Complete</p> <p>If no, is s88 letter required?</p> <p>Summarise matters to be addressed in a s.88 letter</p>	✓

Administration Use Only	
Is property file required?	Yes
Is there a related BC or Liquor Licensing application/consent?(ref No)	No
Is this application the result of a Form 4?	No
Are any historic RCs required? If yes please list: RC 2160157	Yes
Interested Parties Circulation List	
Please tick as appropriate	
<input checked="" type="checkbox"/> Resource Consents Engineer	NZ Transport Agency
<input type="checkbox"/> IAM representative	Statutory Acknowledgements: (Objective document reference in brackets)
<input type="checkbox"/> Development Engineer	Te Roroa (A1686631)
<input type="checkbox"/> Storm Water	Ngati Kuri (A1688632)
<input checked="" type="checkbox"/> Roading	Te Aupouri (A1686636)
<input type="checkbox"/> Waste Water	Ngaitakoto (A1686638)
<input type="checkbox"/> Water	Te Rarawa (A1686639)
<input type="checkbox"/> Parks & Reserves	
	General Iwi – Area:
<input type="checkbox"/> Legal Services	Department of Conservation
<input type="checkbox"/> Community Board – Te Hiku Eastern Western	Northland Regional Council: General (mailroom@nrc.govt.nz); NES (Soil) (contamination@nrc.govt.nz)
<input type="checkbox"/> Monitoring Team	Heritage New Zealand Pouhere Taonga
<input type="checkbox"/> Building Team (PIM)	Kerikeri Irrigation Company
<input type="checkbox"/> Rural Fire Officer	Doubtless Bay Water Supply Company
<input type="checkbox"/> Top Energy / Transpower (circle which)	QEII
<input type="checkbox"/> Environmental Health Officer	NZ Kiwi Foundation and/or Northland Kiwi Forum (circle which)
<input type="checkbox"/> Okiato, Te Wahapu & District Ratepayers and Residents Assn (applications of public interest)	Orongo Bay Delivery Centre (marine farming interests in Orongo Bay area)
<input type="checkbox"/> Russell Protection Society (Areas of interest: Russell & surrounds, Russell Peninsula & islands within BOI. Particularly – Non-complying)	Other:
Comments:	

Check undertaken by:

Date: _____

Allocated by RMA Support Officer:

Date: 26/4/16