

Refer: Mr K Brown : SKJ
Extension 8693 - Civic Centre

1 March 1996

G Lavender
33 Tainui Road
Titirangi
WAITAKERE CITY

Dear Madam

CONSENT TO ERECT A DOUBLE CARPORT - 33 TAINUI ROAD

I refer to the abovementioned property for which a resource consent was granted on 24 February 1994. Our records show you to be the owner of this property.

The consent was needed to allow the erection of a double carport within the three metre front yard of the house and on Council road reserve. The duration of this consent was two years.

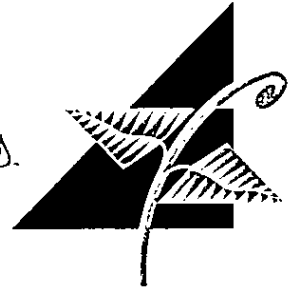
An inspection of this site on 22 February 1996 showed that this garage has not been built. Because your two years have now expired you will be required to reapply if you still intend to build a carport in this area.

If you have any further queries please do not hesitate to contact me on extension 8693.

Yours faithfully

K Brown
Environmental Protection Officer
For: P D Reaburn
PLANNING MANAGER

lookup file
+ check parking
requirements
If under 90m² 10/10/90 only
needed one space.



Waitakere City Council

Refer: Miss L. Ogilvie : LW
Extension 8622, Civic Centre

25 January 1994

2nd parking space?

Kim Heatherington and Sue Morrow
33 Tainui Road
TITIRANGI

Dear Ms Heatherington and Ms Morrow

RE: RESOURCE CONSENT APPLICATION AT 33 TAINUI ROAD, WAIMA

In processing the above mentioned consent it has come to attention that because the proposed carport would be constructed partially on Council road reserve it will be necessary to apply for consent from the Roding and Traffic Section of Council.

I have enclosed the appropriate forms which need to be completed and returned to the Roding and Traffic Section of Council.

If you have any queries regarding this matter please contact Paul Tate (ext 8702).

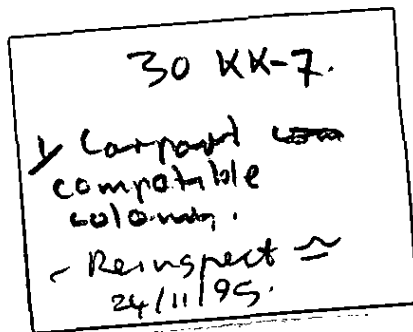
Should you require any additional information relating to your resource consent application please do not hesitate to contact Lee Ogilvie (ext 8622).

Yours faithfully

L.H. Ogilvie
Planner
For: P.D. Reaburn
PLANNING MANAGER

Encl.





Refer :L Ogilvie :CP Ext.8622 Civic Centre

25 February 1994

K Hetherington & S Morrow
33 Tainui Rd
TITIRANGI

Dear Sir

RE: ERECT A DOUBLE CARPORT

I would advise that your application has been considered and the following decision reached:

That pursuant to Section 104, 105 and 108 of the Resource Management Act 1991, and being satisfied that the interests of no body or person are prejudiced, consent be granted to the application by Kim Hetherington and Sue Morrow to erect a carport within the 3 metre front yard at 33 Tainui Road, Titirangi being Lot 68 DP 37794 for the following reasons:

1. The impact on the amenities of adjacent sites, including impacts on sunlight/daylight admission, privacy, obstruction of outlook, and physical domination are minor.
2. Subject to compliance with conditions of consent relating to the finish of the proposed carport the visual amenity of the area and character of the streetscape would not be adversely affected.
3. Adequate separation between buildings and open space around buildings is maintained by the proposal.

CONDITIONS IMPOSED ON CONSENT ARE AS FOLLOWS:

1. That the proposed carport be finished in colours compatible both with the surrounding bush environment and with the existing development on the site within 6 months of the issue of this consent.

A copy of the decision and the supporting report is enclosed for

your information. If consent has been granted, this lapses in two years unless it has been given effect to within that period (refer Section 125 of the Resource Management Act). Please also note that the development must be carried out in accordance with the plans and information submitted with the application and any conditions of consent. Any time period specified within the conditions of consent must be complied with. A site inspection will be carried out by a Council Officer to check for compliance at an appropriate later date.

Please note that additional requirements may apply if you require a building consent.

If you are dissatisfied with this decision it is suggested you contact Mr Peter Reaburn, Planning Manager, should you have any query about the appeal procedure. You have the opportunity, under Sections 120 and 121 of the Resource Management Act to lodge an appeal within 15 working days of receiving this decision.

Should you have any further queries, please do not hesitate to contact Miss L Ogilvie of the Town Planning Department.

Yours faithfully

P D Reaburn
PLANNING MANAGER

PP

CITY OF WAITAKERE DISTRICT PLAN
DISCRETIONARY ACTIVITY REPORT

REPORT BY: L H Ogilvie :MX

WARD: Waitakere

APPLICANT: Kim Hetherington & Sue Morrow

B.P.A.:

ADDRESS OF PROPERTY: 33 Tainui Road, Waima, Titirangi

ADDRESS FOR CORRESPONDENCE: 33 Tainui Road, Titirangi

LEGAL DESCRIPTION: LOT 68 DP 37794

AREA: 12,190m²

ZONE: Non Urban Residential 1

SECTION: Waitemata

DATES REC-D: 18/1/94 **FURTHER INFO:** 21/2/94

REPORT: 21/2/94

PROPOSAL: To erect a double carport within the 3 metre front yard and on Council road reserve.

THE NON-COMPLIANCE RELATES TO: Rule 11.4:4 (1) (C) - 3 metre yards.

INVOLVING A RELAXATION TO THE FOLLOWING EXTENT: The provision relating to the 3 metre front yard would need to be relaxed for a distance of approximately 4 metres. Approximately 8m² of the proposed carport would be located on road reserve.

THE WRITTEN CONSENT OF THE ADJOINING NEIGHBOURS: is not considered necessary.

PLAN REQUIREMENTS

- (1) Would encourage better development of the site or that it is unreasonable or impracticable to enforce the provision.
- (2) Would not detract from the amenities of the neighbourhood nor have town and country planning significance beyond the immediate vicinity.
- (3) Is generally in accordance with the basic purpose of the particular control, and with the overall planning objectives and policies of the District Plan.
- (4) **Yards**

The Council must be satisfied that the following circumstances are met:-

- Adequate separation between buildings, and open space around buildings in

relation to both the site itself and the neighbourhood is maintained.

- The impact on the amenities of adjacent sites, over and above that permitted by the Ordinance is minimal, particularly with regard to the following:-
 - Daylight and sunlight admission to neighbouring properties.
 - Physical domination, intrusion into privacy and/or obstruction of outlook.
- The character of the streetscape is protected.
- The safety of pedestrians and road users adjacent to the site is adequately protected.

SITE DESCRIPTION:

- Location:** This corner site, located on the corner of Tainui and Valley View Roads in Titirangi, is large, being approximately 12190m² in area, and has an irregular shape.
- Topography:** The site also has an irregular topography sloping downwards gradually from Tainui Road. The site slopes away more steeply at the rear of the existing dwelling.
- Existing Development:** The site gains access via a gravelled driveway off Tainui road, but as yet there is no undercover carparking available on site. The site contains a two storey board and batten dwelling with corrugated iron roofing, and a covered verandah is attached to the northern face of the dwelling.
- Vegetation:** The site is largely uncleared except for the gravelled area to the east of the dwelling. The front of the site contains a number of relatively mature native species scattered at various locations. The rear of the site contains more dense native vegetation.
- Proposal:** The applicants propose to erect a double carport with an area of approximately 27m² attached to the eastern face of the dwelling. A bedroom and playroom addition of approximately 19m² is also proposed at the rear of the existing dwelling.
- Infringement:** The proposed carport would be located partially on Council Road Reserve (for an area of approximately 8m²) and for a distance of approximately 4 metres would be located within the 3 metre front yard.

ENVIRONMENTAL CONSIDERATIONS

Effect on amenity values:

Due to the irregular shape of the site, the steep topography, and the position of existing mature native vegetation on the site it would be impractical to locate the proposed carport elsewhere (in a complying position).

The provision of a double carport on site would greatly improve on site amenity as currently vehicles must park on a rough unformed gravel area. The proposal would not require the removal of any native vegetation as the area is already cleared.

A condition of consent would require that the carport be finished in colours compatible with both the surrounding bush environment and existing development on the site.

The carport proposal would have minimal effects on surrounding properties. Daylight levels would be unaffected by the proposal. Due to both the scale and form of the proposed carport existing levels of privacy would be unaffected and the structure would not be physically dominant.

Although visible from the road, the character of the streetscape would be unaffected by the proposal. Furthermore the safety of pedestrians and road users would be maintained, if not enhanced by the proposal.

The proposed playroom/bedroom addition would be finished in similar building materials as are already utilised in the existing dwelling, and would not be visible from the road. This addition complies fully with all Council's bulk and location controls and would have little impact on the surrounding environment.

RECOMMENDATION


That pursuant to Section 104, 105 and 108 of the Resource Management Act 1991, and being satisfied that the interests of no body or person are prejudiced, consent be granted to the application by Kim Hetherington and Sue Morrow to erect a carport within the 3 metre front yard at 33 Tainui Rd, Titirangi being Lot 68 DP 37794 for the following reasons:-


1. The impact on the amenities of adjacent sites, including impacts on sunlight/daylight admission, privacy, obstruction of outlook, and physical domination are minor.
2. Subject to compliance with conditions of consent relating to the finish of the proposed carport the visual amenity of the area and character of the streetscape would not be adversely affected.
3. Adequate separation between buildings and open space around buildings is maintained by the proposal.

CONDITIONS IMPOSED ON CONSENT ARE AS FOLLOWS:

1. That the proposed carport be finished in colours compatible both with the surrounding bush environment and with the existing development on the site within 6 months of the issue of this consent.

APPLICATION GRANTED/DECLINED

Report Prepared by:

L.H. Ogilvie
(Planner)



P.D. Reaburn
PLANNING MANAGER

DATE 24/2/94

Note: Please contact Lee Ogilvie (Ph 836-8000 extn 8622) with any queries about this report.

CITY OF WAITAKERE DISTRICT PLAN
NOTIFICATION/NON-NOTIFICATION OF RESOURCE CONSENT
SECTION 94 RESOURCE MANAGEMENT ACT 1991

APPLICATION 33 Tainui Road

CONSENT CATEGORY Discretionary Activity

1. The Waitakere City Council is satisfied that:-
- (a) the adverse effect on the environment of the activity for which consent is sought will be minor; and
 - (b) no person will be adversely affected by the granting of the resource consent.

2. The Waitakere City Council is satisfied that:-
- (a) the adverse effect on the environment of the activity for which consent is sought will be minor; and
 - (b) the following parties are affected by the application, and written approvals from those parties is required as a prerequisite to non-notification of the application.

R. M. [Signature]

*33 Tainui Road
4099 09 377924*

[Signature]

P.D. Reaburn
Planning Manager

24/2/96
Date

EFFECTS - SUMMARY SHEET

PROJECT NAME: Kim Ha Ning for Sue Monon

REFERENCE: 33 Tai Wai Rd.

DATE: 25/1/94

ADVERSE EFFECT ON THE ENVIRONMENT	DO THEY APPLY IN THIS CASE?	ARE THEY REGULATED BY DISTRICT PLAN? (Ordinance No)	ARE THEY DEEMED MINOR BY DISTRICT PLAN?	PARTIES CONSULTED FOR INFORMATION RESOURCES USED?	ARE THEY MINOR IN TERMS OF SCHEDULE OF EFFECTS?
NOISE (includes vibration)	/				
SMELL	/				
TRAFFIC & PARKING (safety & convenience)	yes	6.4.1	yes	District Plan	yes
VISUAL/AESTHETIC	yes	11.4.4(1)(e)	yes	District Plan	yes
ECOLOGICAL	/				
POLLUTION BY CONTAMINANTS (eg dust)	/				
CLIMATIC/WEATHER	/				
SOCIO-ECONOMIC	/				
OTHER	/				
CUMULATIVE	/				

DECISION: MINOR / NOT MINOR
(Delete one)

Signed:

(Planning Officer)

(Delete one)

(Delegated Officer)

ASSESSMENT OF EFFECTS

The proposed development is the final stage in establishing a comfortable and attractive dwelling on a relatively troublesome site. The initial stages involved relocating a small cottage on to the site which required the clearing of an accessway for the building. I have consciously kept the clearing to a minimum; approx 100m² in my desire to entice more Woodpigeon, Turis, Rosellas etc to the attractive stands of Nikau, Kahikatea and Tarekahas.

Having lived at the property for over a year, and having considered other options, I am certain that the area I am proposing to utilize will offer the least negative impact on the environment, as it is already cleared, and with some landscaping to hide the dwelling from the road will enhance the usual appearance to vehicles travelling down Tainui Rd.

I have consulted Mr [redacted] being the only neighbor affected by this development and am respectful of his cooperation with the ~~dev~~ project.

Finally I have recently been the recipient of council requests to move vehicles from roadside areas and am quite sure that providing suitable off road parking will not only greatly improve the appearance of this particular road frontage but will be welcomed by the local neighborhood.

L.O. by
4/2

WAITAKERE CITY COUNCIL
APPLICATION FOR RESOURCE CONSENT
UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991

TO: The Chief Executive Officer
Waitakere City Council
Private Bag 93109
Henderson
WAITAKERE CITY

Based on Form 5
Reg 8(1)

8702
Paving rate.

ATTN: Planning Administration Manager

(1) APPLICANT: Kim HETHERINGTON & Sue Morrow agent/owner

(2) ADDRESS OF PROPERTY: 33 TAINUI Rd WAIRUA

(3) LEGAL DESCRIPTION: LOT 68 DP 37794

(4) TOTAL SITE AREA: 0.12190M²

UNIT SITE AREAS: (if applicable) _____ M²

(5) BUILDING CONSENT APPLICATION NO: (if applicable) 93/

(6) DESCRIPTION OF PROPOSAL: I propose To have a
4 x 6 m² CARPORT with concrete drive +
floor built adjoining the existing dwelling and
lying approx 8m on council road Edge.

(7) THE TYPE OF RESOURCE CONSENT SOUGHT IS:

<input checked="" type="radio"/> LAND USE CONSENT	<input type="radio"/> SUBDIVISION CONSENT	<input type="radio"/> AIR DISCHARGE CONSENT	<input type="radio"/> OTHER
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(8) SPECIFY THE PARTICULAR RULE(S) OF THE DISTRICT PLAN NOT COMPLIED WITH: (as applicable)
(i.e. what aspect of your proposal needs a resource consent)

Rule 11.4.4 (c) 3m yards.

(9) ASSESSMENT OF EFFECTS - DESCRIBE THE EFFECT OF THE PROPOSAL ON THE ENVIRONMENT
(INCLUDING NEIGHBOURING PROPERTIES) AND GIVE REASONS WHY YOU THINK IT SHOULD BE
GRANTED (attach further written statements as necessary)

Refer to Attached sheet

(10) IF ANY ADDITIONAL RESOURCE CONSENTS ARE REQUIRED FOR THE PROPOSAL PLEASE
INDICATE WHICH, AND WHEN APPLIED FOR:

(A) SUBDIVISION CONSENT/WATER PERMIT/DISCHARGE PERMIT.

(B) APPLIED FOR: YES/NO

DATE OF APPLICATION: _____

AUTHORITY: _____

211976/4
18/11

(11) NAMES AND ADDRESSES OF OWNERS AND OCCUPIERS OF THE PROPERTY (if other than applicant):

OWNER(S) _____ OCCUPIER(S) _____

(12) ADDRESS FOR CORRESPONDENCE: Kim Heherington & Sue Morran
33 Tamar Rd Tairāngi

SIGNATURE: [Signature] DATE: 14/1/98

PHONE NO: BUSINESS: 817 8435 HOME: Same

FAX: _____

ATTACHMENTS

1. Attach a further assessment of any effects that the proposed activity may have on the environment in accordance with the Fourth Schedule to the Act. (For a Controlled Activity such an assessment is not necessary unless specifically required in the District Plan).
2. Attach a set of accurate to-scale plans. Note: if a building consent application has been lodged it will still be necessary to supply an additional set of plans for this application.
3. Attach written consent of affected parties (eg neighbours) where this is required. (NB: where a property is in joint ownership, such as husband and wife, all landowners must sign. A copy of the plans should be signed also).
4. Attach other information (if any), required to be included in the application by the District Plan or Regulations.
5. For subdivision consent application only - attach information in accordance with Section 219 of the Act.

PAYMENT OF THE CORRECT PROCESSING FEE/DEPOSIT IS REQUIRED WITH THIS APPLICATION.

FURTHER INFORMATION WILL BE REQUESTED IF CONSIDERED NECESSARY.

PLEASE RING THE PLANNING SECTION ON 836-8013 WITH ANY QUERIES REGARDING THIS FORM.

Waitakere City Council

CIVIC CENTRE - 6 WAIPAREIRA AVENUE, WAITAKERE CITY
 POSTAL ADDRESS:
 PRIVATE BAG 93 109 HENDERSON, WAITAKERE CITY, 1231

TELEPHONE 0-9-836 8000
 OFFICE HOURS: 8.30 A.M. - 4.30 P.M.



OFFICIAL RECEIPT

HETHERINGTON ADDRESS DETAILS	ASSESSMENT No ACCOUNT No.	AMOUNT RECEIVED
<p>33 TAINUI RD</p> <p>CHQ HETHERINGTON</p> <p>LOT 68 DP 37794</p> <p>211976</p> <p>18-Jan-94</p>	<p>0003750001711026</p> <p>\$0.00</p>	<p>1258</p>

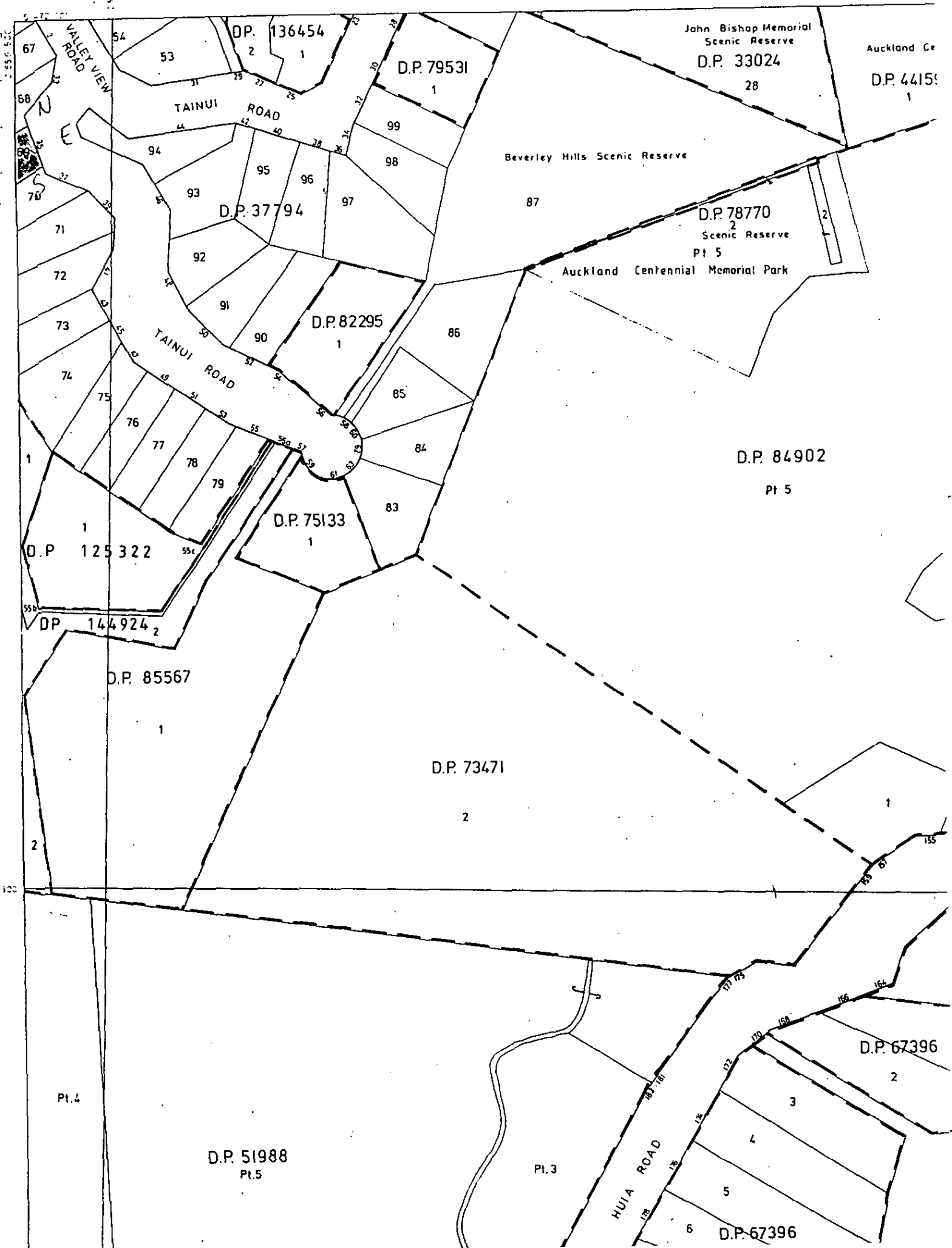
\$0.00
 TENDERED

OP-04/II-992

RECEIPT No.
 DATE

CASH
 CHEQUE

CHANGE



John Bishop Memorial
Scenic Reserve

D.P. 33024

Auckland Co

D.P. 44159

Beverley Hills Scenic Reserve

D.P. 78770

Scenic Reserve

Pt 5

Auckland Centennial Memorial Park

D.P. 84902

Pt 5

D.P. 73471

D.P. 51988

Pt. 5

D.P. 67396

D.P. 67396