

FILE

18 December 1997

Please Quote: P06451

Doc No: 77396

M & C Avery
23 Tania Crescent
ROTORUA



Dear Sir/Madam,

RESOURCE MANAGEMENT ACT 1991
NON-NOTIFIED APPLICATION FOR RESOURCE CONSENT
APPLICANT - M & C AVERY

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

That pursuant to Sections 94, 104, 105 and 108 of the Resource Management Act 1991, the Rotorua District Council grants consent in accordance with the submitted plans (numbered P06541/1) to the application by M & C Avery to build a garage and carport with the yard requirements at 23 Tania Crescent, Rotorua, legally described as Lot 65511555.09.

The reasons for this decision are that:

1. *The site is zoned Residential B in the Proposed District Plan and the proposal is a Controlled Activity.*
2. *The proposal is in accordance with the provisions and requirements of the Proposed District Plan for a carport and garage within the yard requirements in a Residential B zone.*
3. *The proposal is not contrary to the policies and objectives of the District Plans.*
4. *The proposal will have only a minor potential adverse effect on the environment.*
5. *All persons who may be adversely affected by the proposal have provided their written consent.*

Advice Note:

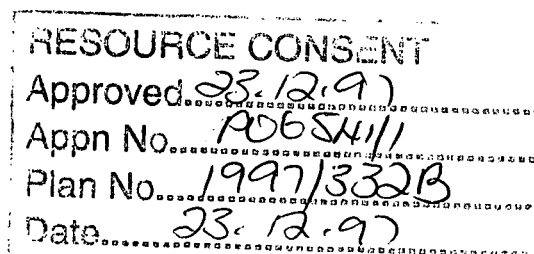
The applicants are advised that:

- (a) *The above consent lapses on the expiry of 2 years after the date of commencement of the consent, unless the consent is given effect to.*

If you have any questions, please contact Donna Hills.

Yours faithfully

P. Crawford
Director, Environmental Services



File No: 06NS1

RESOURCE CONSENT VETTING AND FIELD NOTES

APPLICANT: MAC AVERY DATE RECEIVED: 10.12.97

ADDRESS: 23 Tania Cres

TARGET DATE: 3.2.98

VETTING

Further Information Req. [Eng]

YES ☒ NO

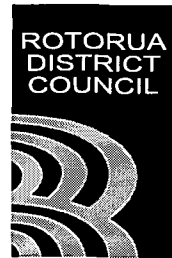
Further Information Req. [Plan]

YES ☒ NO

VETTING AND SITE NOTES

Dave

NON-NOTIFIED RESOURCE CONSENT APPLICATIONS



Property File: 06451

Planning File: 1997/332B

Applicant: M & C Avery (J Tetenburg)

Property: 23 Tania Crescent

Type of Application: Controlled

Due Date: 03/02/1998

Nature of Application:

Construction of a garage encroaching into the rear boundary. in the RESB zone where 2.5 metres is required. The affected party at 19 Tania crescent has given consent.

I certify that this application can be considered under delegated authority as per Council's delegation manual.

D. M. Hills

Signed : (Officer)

[Signature]

18/12/97

(Date)

22/12

Signed : (Supervisor/Peer Reviewer)

[Signature]

(Date)

23/12

Approved (initials)

MANAGER/DIRECTOR/DISTRICT MANAGER

(Date)

RESOURCE CONSENT APPLICATIONAPPLICATION TYPE: Controlled 1997/332B PLANNER: _____**APPLICANT DETAILS**Name: M & C AveryContact/Agent Address: J TedenburgRECEIVED: 10.12.97

TARGET DATE:

3.2.98

Agent Reference: _____

APPLICATIONSite Location: 23 Tania Crescent Zoning: Residential BLocality: Western Heights Map No: 19Legal Description: LOT 15 DPS 22438Valuation Roll No: 6551/555.09Description of Application: Construction of a garage encroaching into the rear boundary.**FEES:**Fee: 65 Date: _____ Initial: _____

Invoice: _____ Date: _____

Receipt: _____ Date: _____

RESERVE CONTRIBUTION

To Valuer: _____ To Applicant: _____

Assessed Value: _____

Received: _____

Paid: _____

VETTING**Planning**

Information Requested: _____

Information Received: _____

Resource Engineer

Information Requested: _____

Information Received: _____

Acknowledgement Letter: _____

NOTIFICATION

Application to be Non-Notified/Notified: _____

Reasons: Controlled Activity with minor effects

Section 94 Assessment Required: Yes/No

INFORMATION

Complete Resource Consent

Application (Section 88)

Complete Assessment/Effects

Fourth Schedule

DETAILS OF AFFECTED PERSONS

Location Plan

Adjoining property owners confirmed by Council records at time of application:

19 Tania Cres. ///

Received pursuant to Section 88(4) of the Resource Management Act 1991:

Date: 18/12/97 Signed: D. Hills

RESOURCE CONSENT PERFORMANCE SHEET

Due Date
(2 working days
after lodgement)

Further Information
Requested

Information
Received

Complete

Vetting

18/12/98

Distribution

Awaiting Comments

/

Consent Target Date

20/1/98

NB: Adjust if further
information requested

WORKING DAYS TAKEN:

(NB: If greater than 20 working days, ensure time extension notified to application).

Reason if target date not met (20 working days): _____

Received 10/2/97

Hayley

Resource Consent Application

under the Resource Management Act 1991

PLEASE FILL OUT ALL PARTS OF THIS FORM UNLESS OTHERWISE STATED
(Failure to do so may result in delays in processing your application.)

1. APPLICANT'S NAME AND ADDRESS

Applicant's name:

J. TETENBULL

Applicant's postal address:

PO Box 164

NGONGOTAHIA

Contact name and address
(if different from above):

Contact telephone number:

3485132

Fax:

2. OWNER AND OCCUPIER OF PROPERTY

Owner of property to which the
application relates:
(If different from applicant)

Name:

M&C AUCKY

Address:

23 TANIA CRES

ROTORUA

Occupier of property to which the
application relates:
(If different from applicant)

Name:

Address:

3. LOCATION OF ACTIVITY

Describe the location of the application to which this application relates in a way which will enable it to be readily identified (e.g. street address and legal description).

23 TANIA CRES Rotorua

LOT 15 OPS 22438

ROTORUA
DISTRICT
COUNCIL



ENVIRONMENTAL
SERVICES

Private Bag 3029

Rotorua

Ph (07) 348 4199

Fax (07) 346 3143

Version: 1, Version Date: 21/04/2010

4. RESOURCE CONSENT INFORMATION

- a. I am applying for: ☒ Resource Consent
☐ Subdivision Consent
- b. List any other resource consents that you require from other consent authorities to carry out the proposed activity (e.g. discharge or water permit or resource consent from Environment BOP or Environment Waikato):

- c. Please provide a brief description of the activity to which this application relates:

REAR BOUNDARY ENCROACHMENT

Attach any further sheets needed.

5. OTHER INFORMATION REQUIREMENTS

I have attached:

- ☐ A completed environmental effect checklist
- ☐ A plan/plans showing the location of the activity and what is proposed
- ☐ All required neighbours consent forms and plans signed by them
(Please check with the Planning Services Section to find out who you need to obtain consents from)
- ☐ An assessment of any effects that the proposed activity may have on the environment in accordance with Section 88 and the Fourth Schedule to the Act
(NOTE: this assessment is not always required - please check with Planning Services to find out if you need to complete one)

SUBDIVISION CONSENT APPLICATIONS ONLY

- ☐ I attach sufficient information in accordance with Section 219 of the Act to adequately define:
- The position of all new boundaries;
 - The areas of all new allotments (Not required for cross leases, company leases, or unit plans);
 - The location and areas of new reserves to be created, including any esplanade reserves to be set aside on a survey plan under Section 230 of the Act.
 - The location and areas of esplanade strips to be created under Section 232 of the Act;
 - The location and areas of any existing esplanade reserves, esplanade strips, or access strips;
 - The location and areas of land of any part of the bed of a river or lake which is to be vested in the Crown or local authority under Section 237A of the Act;
 - The location of any areas of land to be set aside as new road.

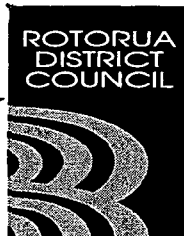
ROTORUA
DISTRICT
COUNCIL



Signature of applicant or person authorised
to sign on the applicants behalf

Date

3.12.97



RESOURCE MANAGEMENT ACT 1991

Environmental Effect Checklist For Land Use Consents

The effects of your proposed activity will be one of the key considerations when your application is assessed. This checklist has been compiled to assist you to prepare an application which will meet the requirements of the *Resource Management Act 1991*. Your application must be accompanied by this completed checklist.

Through consultation with Council staff and the affected parties, you should be able to identify the significant environmental effects which should be addressed in your application. We strongly recommend that you consult at an early stage. The formal process of the statutory application will be much smoother if you have done so.

Should you answer YES to any of the following questions, you may be required to provide an assessment of the effects from a professional person experienced in assessing the effects of your proposed activity, eg. soil engineer, or environmental health expert. This assessment should also accompany the application. If there is any doubt, discussions with Council staff may assist.

NOTE: Unless the question is clearly not applicable to the application, it is unacceptable to claim without any reason that the proposed activity will have no effect on the environment. Applications with such incomplete assessments will not be processed until the relevant information is provided.

The assessment should include but not be limited to:

- a) the type of effect (positive/negative/cumulative);
- b) the extent of the effect (geographic spread/duration/volume; and
- c) possible actions to reduce (avoid, remedy or mitigate) adverse effects.

1. Are any of the following natural constraints or hazards present on the site?

- | | | |
|--|------------------------------|--|
| Is there any stormwater or flood-flow path? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| Is the land unstable or on a slope greater than 20°? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| Is the site in or adjacent to a gully? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| Is the site within 20 metres of a permanent watercourse? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| Are there any geothermal features on the site? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| Are there any geothermal bores on the site? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| Has the site been subject to landfill? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| Are there any other natural constraints to the site? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| (If YES, what are they?) | SHOW ON PLAN | |

2. Is there any waahi tapu or archaeological site present which may be affected by the proposed development?

- | | | |
|---|------------------------------|--|
| Is there any historic or significant building, tree, object or site affected by the proposed development? | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
|---|------------------------------|--|

Note 1: The District Plan contains registers of the above features for reference, see Appendix A.

Note 2: If the above feature is registered under the *Historic Places Act 1993* the consent of the Historic Places Trust will be required. In addition a survey of archaeological sites, including registered, non-registered and NZAA listed and previously unlisted sites may be required to be undertaken.

DESCRIBE THE EFFECT OF THE PROPOSAL ON THE ABOVE FEATURE.

- | | | | |
|---|---|------------------------------|-----------------------------|
| Has the value of any of the above listed items been assessed and relevant parties consulted? | <input checked="" type="checkbox"/> N/A | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| Does the proposed development affect tangata whenua? | <input type="checkbox"/> YES | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| If YES outline how you have taken account of the principles of the Treaty of Waitangi. See Part Five of the District Plan for an explanation of these principles. | SHOW ON PLAN | | |

PTO..

3. Does the site or neighbouring site contain:

Any wildlife habitat, wetland or area of indigenous vegetation that could be affected by the proposed activity? ☐ YES ☒ NO

Any trees that will be affected by the proposed activity? ☐ YES ☒ NO

SHOW ON PLAN

4. Will the proposed development generate:

Any additional utility service requirements? ☐ YES ☒ NO

Any additional vehicular traffic? ☐ YES ☒ NO

Any additional noise? ☐ YES ☒ NO

Any dust that can drift beyond the site? ☐ YES ☒ NO

Any odour beyond the site? ☐ YES ☒ NO

Where 'YES' will the above be during the construction period? ☐ YES ☐ NO

Where 'YES' will the above be when the development is completed? ☐ YES ☐ NO

5. Will the property have direct access to a State Highway? ☐ YES ☒ NO

(If YES, the written comments of Transit New Zealand will be required for both existing and proposed vehicular access points)

6. Will the development produce any waste materials? ☐ YES ☒ NO

7. Will you be applying for a liquor licence in relation to this activity? ☐ YES ☒ NO

8. Will you be storing, using, transporting or disposing of any hazardous substance or contaminant? ☐ YES ☒ NO

Will any activity produce contaminated wash waters/effluent run off? ☐ YES ☒ NO

9. Will the scale/size/use of your development have any adverse effect on the environment or the amenities of the neighbourhood and the resources and services already provided to support such a use? ☐ YES ☒ NO

10. Describe the visual effects of the proposed development *GARAGE & CARPORT*

To the best of my knowledge the answers on this form are correct. Where the answer is "YES" I have included an assessment from a recognised professional or addressed the issue in consultation with Council staff and have shown on a plan of the site those particular features.

8-12-97

(date)

[Signature]
(Signature of applicant or agent for applicant)

ROTORUA DISTRICT COUNCIL, PRIVATE BAG RO 3029, ROTORUA, NEW ZEALAND
PH: 07 348 4199 FAX: 07 346 3143

Affected Parties Consent Form

*Consent of affected property owner/occupier to a
proposed activity or building work*

TO: The District Manager
Rotorua District Council
Private Bag
ROTORUA

I GLEN TAIATIAJI being the owner/occupier

of 19 TANIA CRECENT (address),

having studied the proposal of MBC AVEON (name)

located at 23 TANIA CRESC
ROTORUA (address)

consent to the following proposed activity (state exactly what has been agreed to):

GARAGE/CARPORT 1.5m FROM BOUNDARY.

The applicant must also show you a copy of the proposed plans and an assessment of environmental effects. You need to sign these documents as well as this form.

Date: 3-12-07

Signature: G. Taiatiji

Contact name/address: _____

(if different from above) _____

Phone: _____ Fax: _____

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Version: 1, Version Date: 21/04/2010