

Please Quote: P15169

Doc No: 56453



IN THE MATTER of the
Resource
Management Act 1991

AND

IN THE MATTER of a
resource consent application by

G. MANNERS

for a Controlled Activity in
accordance with the provisions
of the Rotorua District Plan

G. Manners
20 Willow Avenue
ROTORUA

Dear Sir/Madam,

ADDRESS: 20 WILLOW AVENUE, ROTORUA
APPLICATION: CONSTRUCTION OF A CARPORT 1 METRE
FROM THE SIDE BOUNDARY

The Rotorua District Council considered the abovementioned application on 21st April 1997.

The decision of Council was that consent to the application be granted under Section 105 of the Resource Management Act 1991, subject to development generally being in accordance with the submitted plans.

Please note that you are still required to obtain a Building Consent in terms of the Building Act 1991.

Dated at Rotorua this 21st day of April 1997

Yours faithfully

A handwritten signature in black ink, appearing to be 'JD Sholl', written in a cursive style.

JD Sholl
Principal Planner



CHECKLIST FOR CONTROLLED ACTIVITY APPROVALS

Minor Accessory Buildings in Side and Rear Yards

APPLICATION DETAILS

CONTROLLED ACTIVITY NUMBER

1997/94B

Building Application No:

97/0576

Property File:

15169

Valuation No:

6993/618

Applicant:

Manners Gt

Street Address:

20 willow Av.

Address for

Correspondence:

Legal Description:

Lot 29 DP 33114

Zoning:

ResB.

Description of Activity:

carport 1m from ^{side} ~~rear~~ boundary.

Lodgement Date:

17/4/97.

- ☐ Information received
- ☒ Completed Resource Consent application
- ☒ Completed Environmental Effects Checklist
- ☒ Fee paid
- ☐ Additional information provided
- ☐ Acknowledgement letter sent out: -

Target Date:

Affected Parties consents required:

Received

- (1) Bartle, 60 Lee Rd
- (2)
- (3)
- (4)

- ☒
- ☐
- ☐
- ☐

Comments:

Signed plans.

Reasons/Conditions (use separate sheet if needed):

not ex. to cause any sig. env. eff.

Recommended: D. Hills 17/4/97.

Approved

: J. Hall 21/4/97

P15169

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:

G. Manners

Applicant's postal address:

20 Lilla Ave

Rotorua

Contact name and address
(if different from above):

Contact telephone number:

Fax:

2. OWNER AND OCCUPIER OF PROPERTY

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

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

Name:

Name:

Address:

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).

20 Lilla Avenue

Hannabes bay

Rotorua

ROTORUA
DISTRICT
COUNCIL



ENVIRONMENTAL
SERVICES

Private Bag 3029

Rotorua

Ph (07) 348 4199

Fax (07) 346 3143

Version 1. Version Date: 03/02/2009

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:

To build a Garage/Carport 1m From
adjoining side boundary

Attach any further sheets needed.

5. OTHER INFORMATION REQUIREMENTS

I have attached:

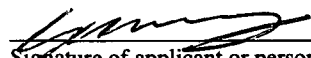
- ☐ A completed environmental effect checklist
- ☐ A plan/plans showing the location of the activity and what is proposed
- ☐ All required neighbours consent forms and plans signed by them
(Please check with the Planning Services Section to find out who you need to obtain consents from)
- ☐ An assessment 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

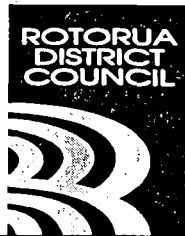
- ☐ I attach sufficient information in accordance with Section 219 of the Act to adequately define:
- The position of all new boundaries;
 - The areas of all new allotments (Not required for cross leases, company leases, or unit plans);
 - The location and areas of new reserves to be created, including 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.

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DISTRICT
COUNCIL




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

Date



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?
- Is the land unstable or on a slope greater than 20°?
- Is the site in or adjacent to a gully?
- Is the site within 20 metres of a permanent watercourse?
- Are there any geothermal features on the site?
- Are there any geothermal bores on the site?
- Has the site been subject to landfill?
- Are there any other natural constraints to the site?
- (If YES, what are they?)

- | | |
|------------------------------|--|
| ☐ YES | ☒ NO |
| ☐ YES | ☒ NO |
| ☐ YES | ☒ NO |
| ☐ YES | ☒ NO |
| ☐ YES | ☒ NO |
| ☐ YES | ☒ NO |
| ☐ YES | ☒ NO |
| ☐ YES | ☒ NO |

SHOW ON PLAN

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

- | | |
|------------------------------|--|
| ☐ YES | ☒ NO |
|------------------------------|--|

Is there any historic or significant building, tree, object or site affected by the proposed development?

- | | |
|------------------------------|--|
| ☐ YES | ☒ 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?

- | | | |
|------------------------------|------------------------------|--|
| ☐ N/A | ☐ YES | ☒ NO |
| | ☐ YES | ☒ NO |

Does the proposed development affect tangata whenua?

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

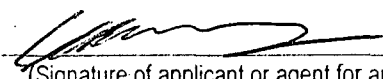
Will any activity produce contaminated wash waters/effluent run off? ☐ YES ☒ NO

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.

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.

28 MARCH 1997
(date)


(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 Adrian Bartle being the owner/occupier
of 60 Lee Rd Rotorua (address),
having studied the proposal of G.N. MANIERS (name)
located at 20 WILLOW AVE
ROTORUA (address)

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

To build a new Garage/Carport 1m From the
adjoining side 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: 28-3-97

Signature: A. Bartle

Contact name/address: ADRIAN BARTLE

(if different from above)

Phone: 3454085 Fax: _____

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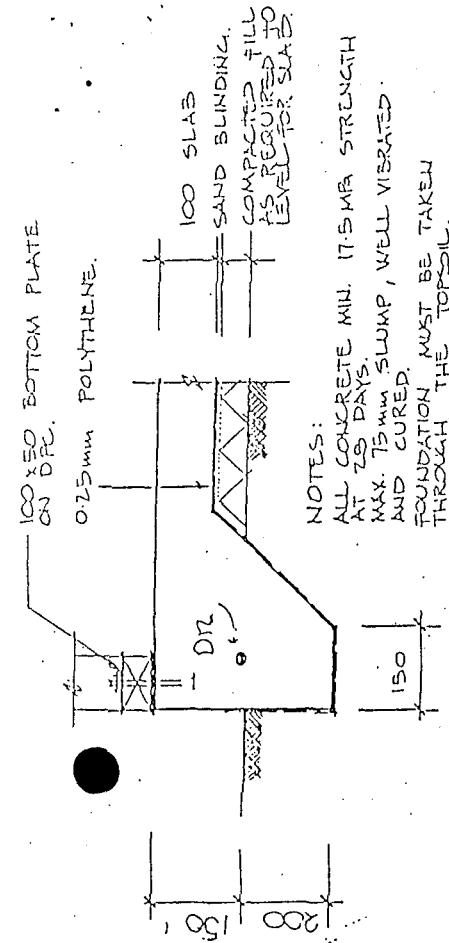
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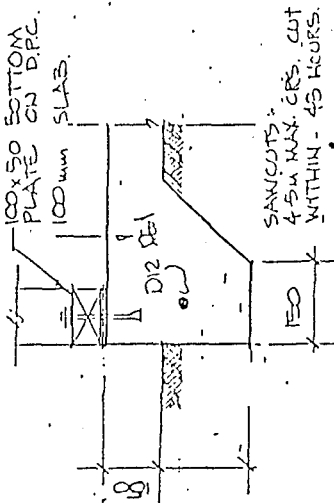
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4	
6	
4.8	
6.0	
7.2	
9.0	

PLAN
1:100



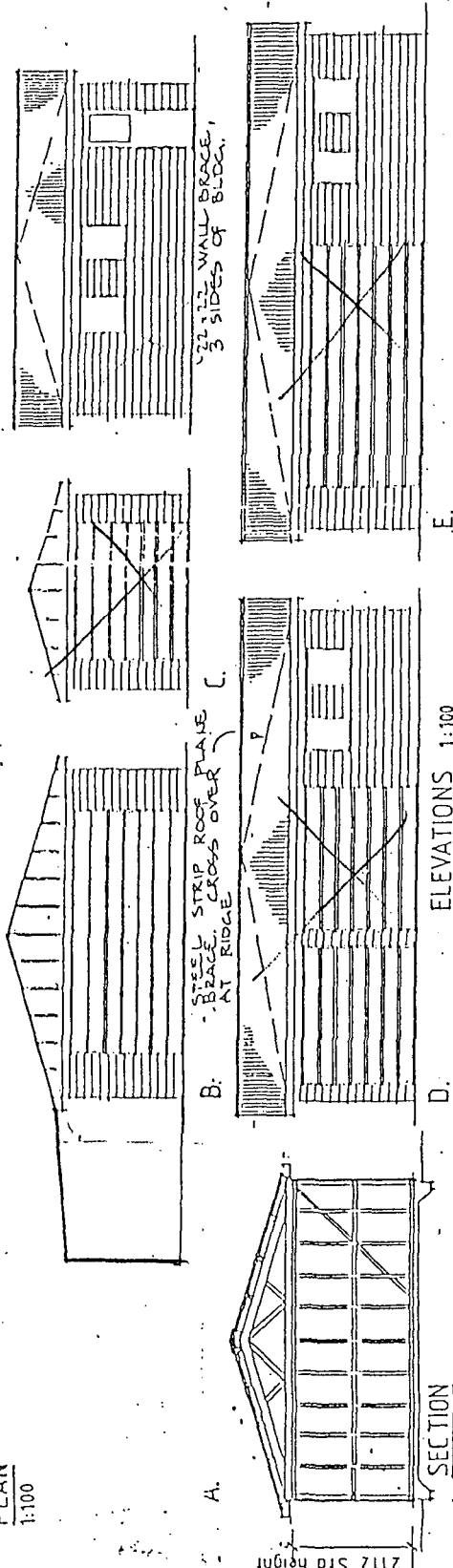
NOTES:
ALL CONCRETE MIN. 17.5MPa STRENGTH AT 28 DAYS.
MAX. 75mm SLUMP, WELL VIBRATED AND CURED.
FOUNDATION MUST BE TAKEN THROUGH THE TOPSOIL.

CONCRETE FOOTING - DETAIL 1
1:10



NOTES:
ALL CONCRETE MIN. 17.5MPa STRENGTH AT 28 DAYS.
MAX. 75mm SLUMP, WELL VIBRATED AND CURED.
FOUNDATION MUST BE TAKEN THROUGH THE TOPSOIL.

CONCRETE FOOTING - DETAIL 2
1:10



ELEVATIONS
1:100

SPECIFICATION

FOUNDATIONS Concrete floor 17.5MPa 100mm thick;

TIE DOWNS 2-3.55 galv wire or 10mm dia x 160 galv bolts cast-in or D12088 Dynaballs at max 1200 c/s.

DAMP COURSE 2 Ply D.P.C. under all plates.

FRAMING All framing is housed, ie studs checked into plates & brangs checked into studs, all studs at 600 c/s

Max height of 3.0m - 100x50, 3.6m - 150x50;

SIDE ENTRY OPENING LINTELS

Max span 2.2 150x100 lintel

Max span 3.0 200x100 lintel

Max span 4.5 300x100 lintel

Max span 4.8 300x100 lintel

Trusses bolted to lintel with 9x47 lumbeelok joint hanger

Side door timber framed-steel clad each side. Over doors 0.4mm metal panel on overhead garage door gear or roller doors.

DOORS

DOOR BEAMS

WALL BRACES

ROOF TRUSSES

TRUSS STIFFENER

PURLINS

DRAGON TIES

ROOFING

SPOUTING

EXTERIOR CLADDING

Gable overdoor openings have standard truss lintel, see under Roof trusses.

Steel angle brace 27x22 cut into plates & studs, as NZS 3604.

Design cert. CH 3083. All trusses at 15° unless specified otherwise. Max. spacing 1800 c/s at 0.6 kPa snow load.

Up to 6.0m span 1 row 100x50 on edge

Over 6.0m span 2 rows 100x50 on edge

100x50 on edge at max 900 c/s

100x50 on flat over top plates at each corner. Applies to buildings up to 5.4 x 5.4, then strap bracing is used.

0.4mm steel long run Rib Roof, 0.4mm steel ridge capping.

0.55mm gutters 250 wide each side of garage, color steel.

Profile Colorsteel Superclad 300'

built for:

built by:

content: PROPOSED GARAGE

scale: 1:100

date:

file:

Lot No. 29

Blk./Sctn.

S.D. XIV ROTORUA

D.P. 3 3 1 1 4

Street No.

Scale: 1 : 200

WILLOW AVENUE

