



FILE

3 September 1997

Please Quote: P04672

Doc No: 67952

R. McKinley
C/- Ideal Garages
PO Box 1718
ROTORUA

Dear Sir,

RESOURCE MANAGEMENT ACT 1991
NON-NOTIFIED APPLICATION FOR RESOURCE CONSENT
APPLICANT - R. McKINLEY

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 unconditional consent in accordance with the submitted plans (numbered P04672/1) to the application by R. McKinley to build a carport 1 metre from the adjoining eastern side boundary at 1B Isobel Street, legally described as Flat 2 DPS 45910 on Lot 15 DP 34348.

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 building located within the side yard requirement in a Residential B zone.*
- 3. The proposal will have only a minor potential adverse effect on the environment.*
- 4. 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

A.E. Hansen
District Manager

RESOURCE CONSENT	
Approved.....	21 SEPT 97
Appn No.....	1997/1338
Plan No.....	P04672/1
Date.....	5 SEPT 97

Doc No. 61361
town045ROTORUA
DISTRICT
COUNCIL**NON - NOTIFIED RESOURCE CONSENT
APPLICATIONS**

65411705.000.

Property File P04672 Planning File No: 1997/213BApplicant: R. McKinley CL - 1dwd GaragesProperty: 1B Isabel StReturnFlat 2 DP 345910.00Legal Description: Lot 15 DP 34548 Zoning: ResBNature of Application: Garage located in rear adjoiningSide BoundaryType of Application: ☐ Controlled ☐ Discretionary ☐ Non-ComplyingLodgement date: 28/8/97

Information received:

☒ Completed resource consent application☒ Completed Environmental Checklist☒ Fee paid

Additional Information provided

Adjoining property owners consents required: at time of application3rd Isabel St

Acknowledgement letter sent out _____ (date)

Reporting Planner DeneRecommended for Approval ☒ Yes / No

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

D.M. Hill
Signed: _____ [Officer]
R. McKinley
Signed: _____ [Supervisor/Peer Reviewer]
H. Hansen
Approved (Initials)
MANAGER/DIRECTOR/DISTRICT MANAGER

28/8/97
[Date]
2/9/97
[Date]
4/9/97
[Date]

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: Ideal Garages

Applicant's postal address: Box 1718

Rotorua

Contact name and address
(if different from above): Sue Williams

Contact telephone number: 3480661 Fax: 3480664

2. OWNER AND OCCUPIER OF PROPERTY

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

Name: Russell McKinley

Address: 14 Hapi St

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).

18 Isabel St

Rotorua

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SERVICES

Private Bag 3029

Rotorua

Ph (07) 348 4199

Fax (07) 346 3143

Version: 1, Version Date: 17/10/2009

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):

None

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

Erect a garage 1m from side & rear boundaries

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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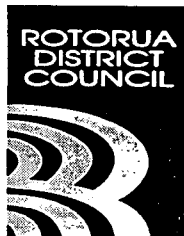


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[Signature]
Signature of applicant or person authorised
to sign on the applicants behalf

Date

21/8/07



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? | ☐ YES | ☒ NO |
| Is the land unstable or on a slope greater than 20°? | ☐ YES | ☒ NO |
| Is the site in or adjacent to a gully? | ☐ YES | ☒ NO |
| Is the site within 20 metres of a permanent watercourse? | ☐ YES | ☒ NO |
| Are there any geothermal features on the site? | ☐ YES | ☒ NO |
| Are there any geothermal bores on the site? | ☐ YES | ☒ NO |
| Has the site been subject to landfill? | ☐ YES | ☒ NO |
| Are there any other natural constraints to the site? | ☐ YES | ☒ 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? | ☐ 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 |
| Does the proposed development affect tangata whenua? | ☐ YES | ☒ 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

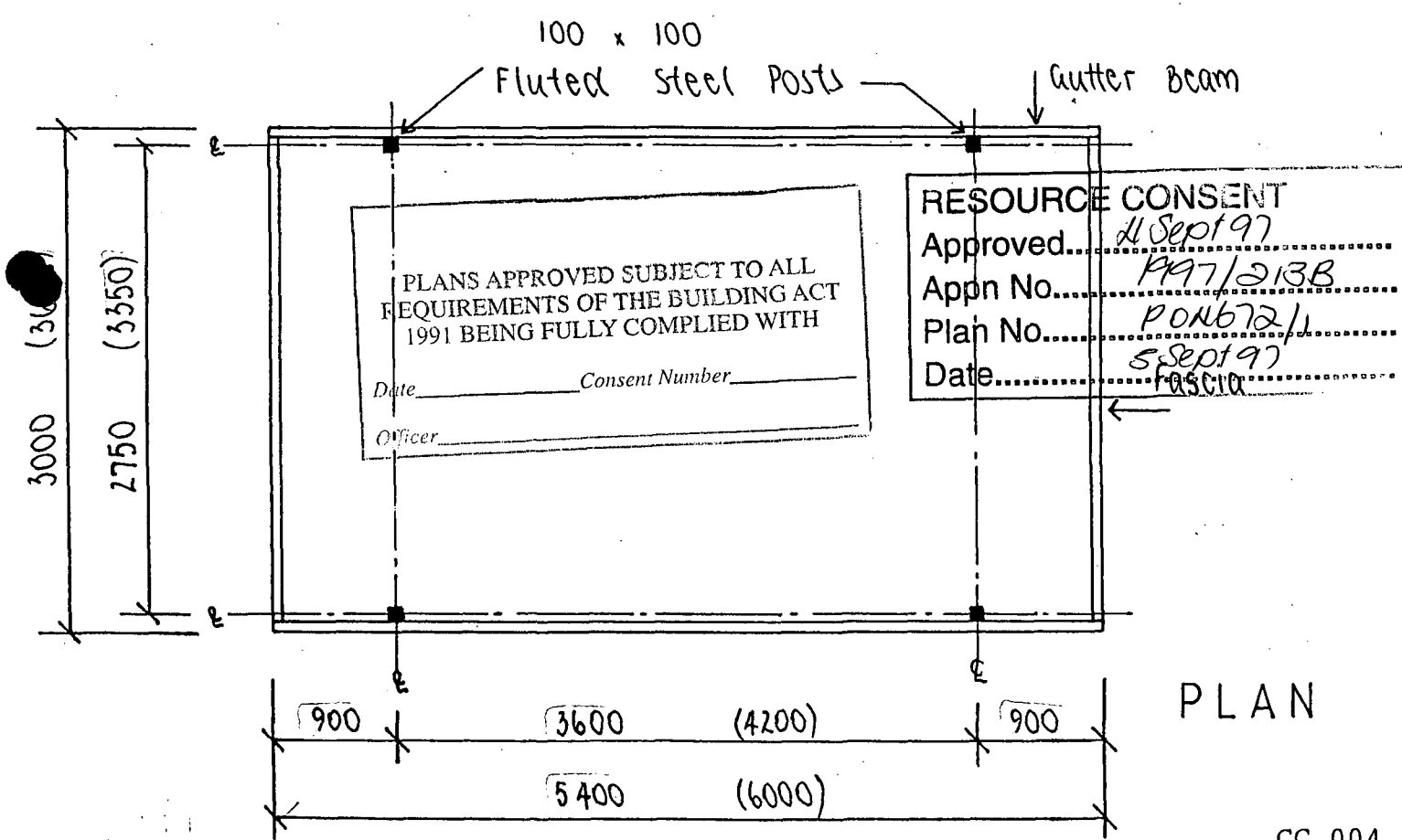
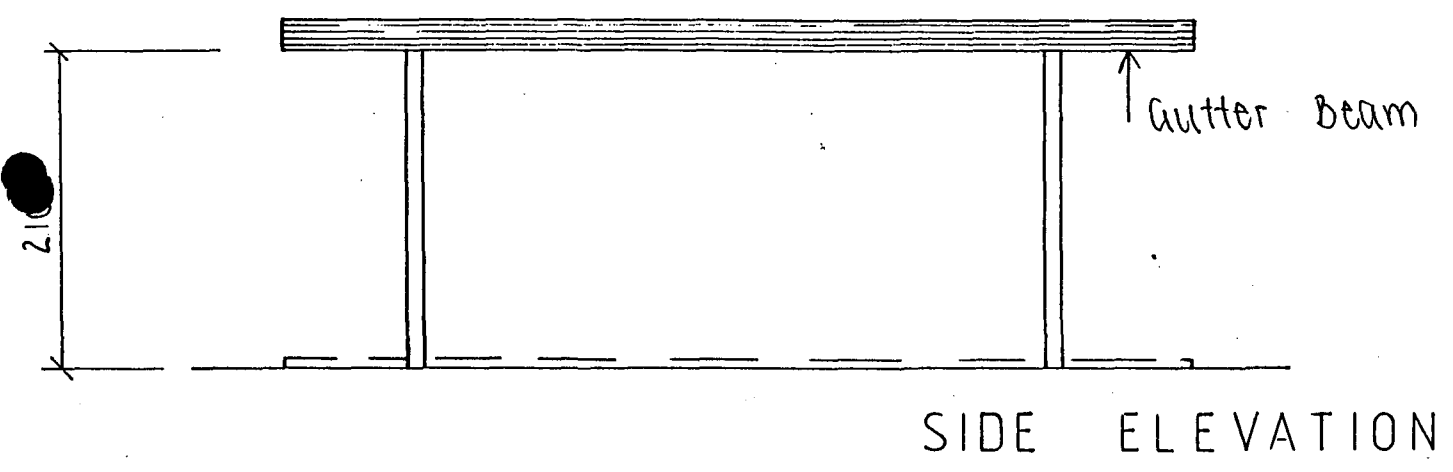
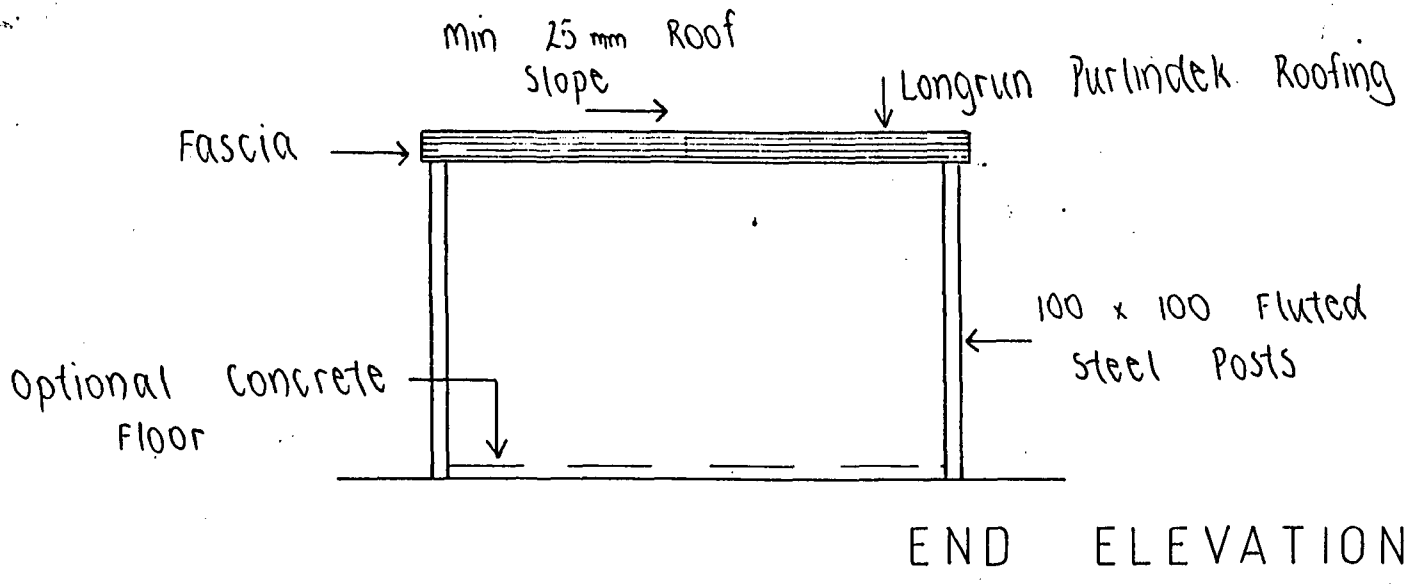
To the best of my knowledge the answers on this form are correct. Where the answer is "YES" I have included an assessment from a recognised professional or addressed the issue in consultation with Council staff and have shown on a plan of the site those particular features.

21/8/97
(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



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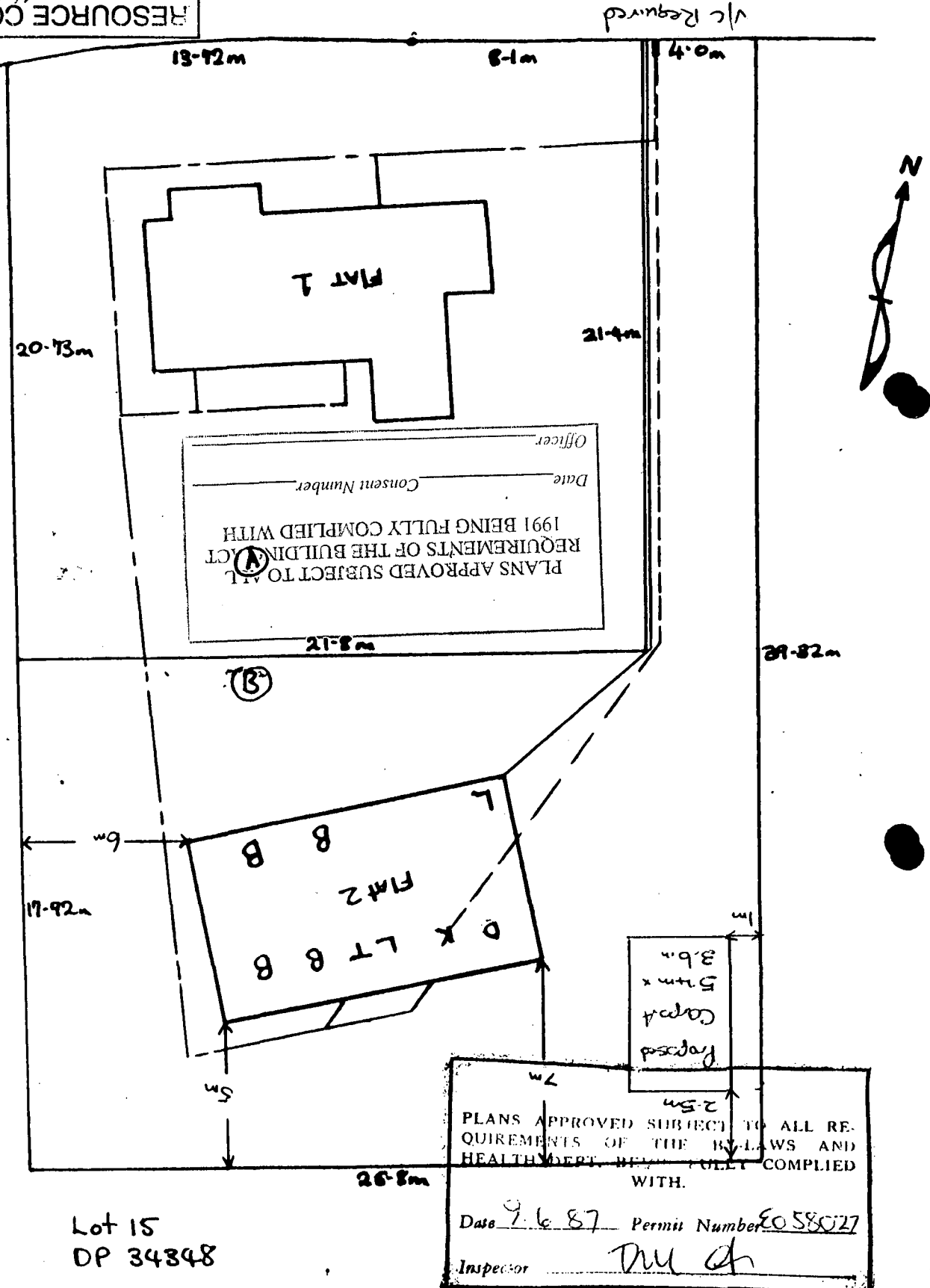
CARPORTS

217 COPYRIGHT RESERVED ©
Date: 17/10/2009

Agent:	
Title:	Floor Plan and Elevations Single Carport

RESSOURCE CONSENT
 Approved 11/8/97
 Appn No. 1997/2138
 Plan No. P04672/1
 Date 5/8/97

LABEL Street.



Signed: p.p. CONTRACTOR		Signed: EMPLOYER	
SCALE 1: 200	AREA: 547m ² m ²	DRAWN: 986	NAME: P.T. MARINO & T. WHARE
KEITH HAY HOMES LIMITED		COPYRIGHT 198	DESIGNED TO N.Z.S. 3804
Version: 1, Version Date: 17/10/2000		DATE: 27/11/86	PLAN REF. 30/283

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 ☒ M. H. Pung - J. A. Conery being the owner/occupier
of X 3A Isabel St (address),

having studied the proposal of Russell McKinley (name)

located at 18 Isabel St
Rotorua (address)

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

Erect a carport 1m from our adjoining 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: X 24-8-97

Signature: X [Signature]

Contact name/address: _____

(if different from above) _____

Phone: 3491279 Fax: _____

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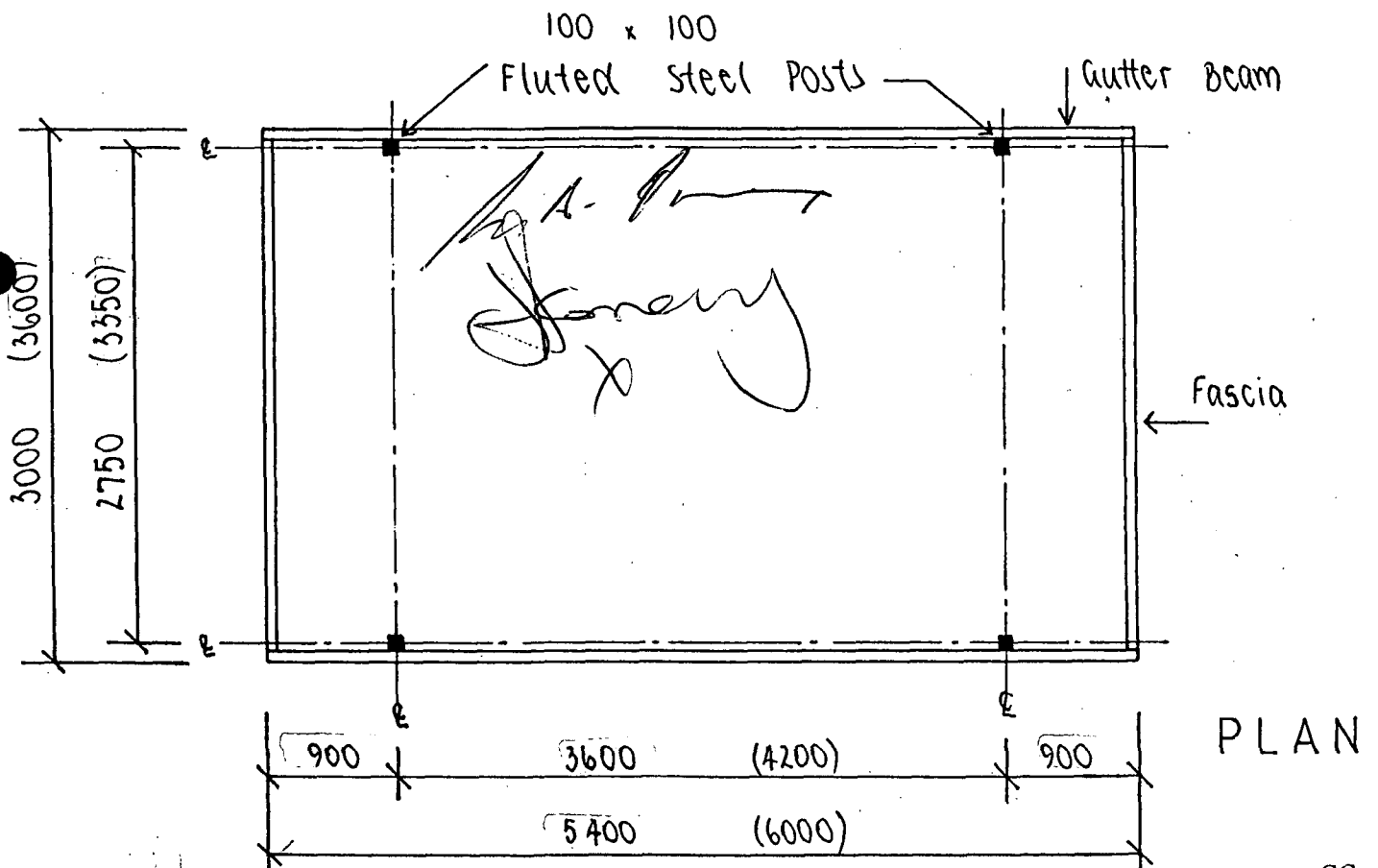
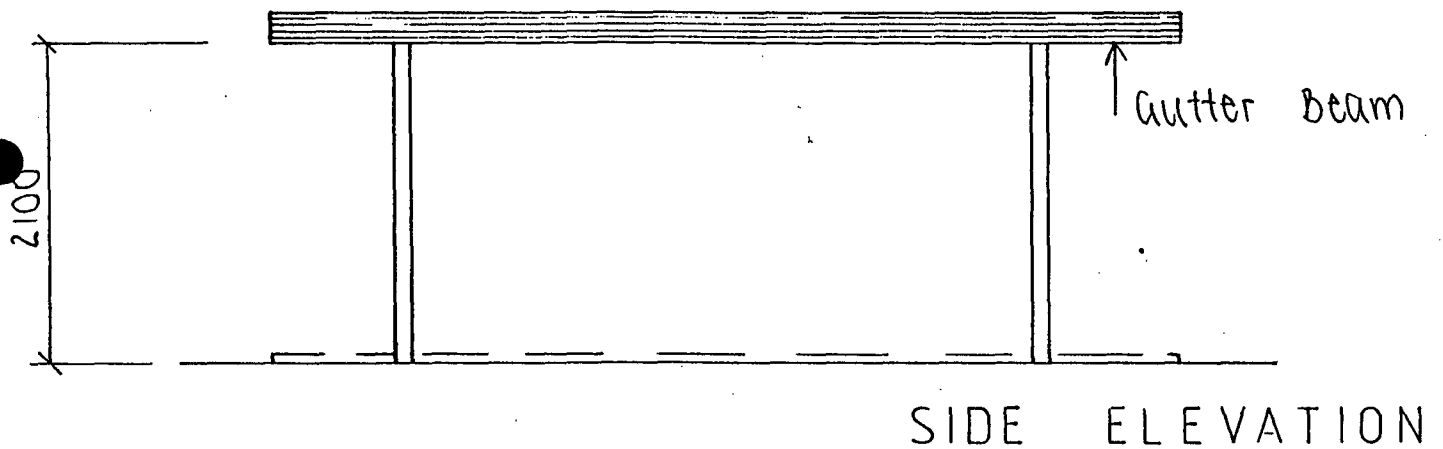
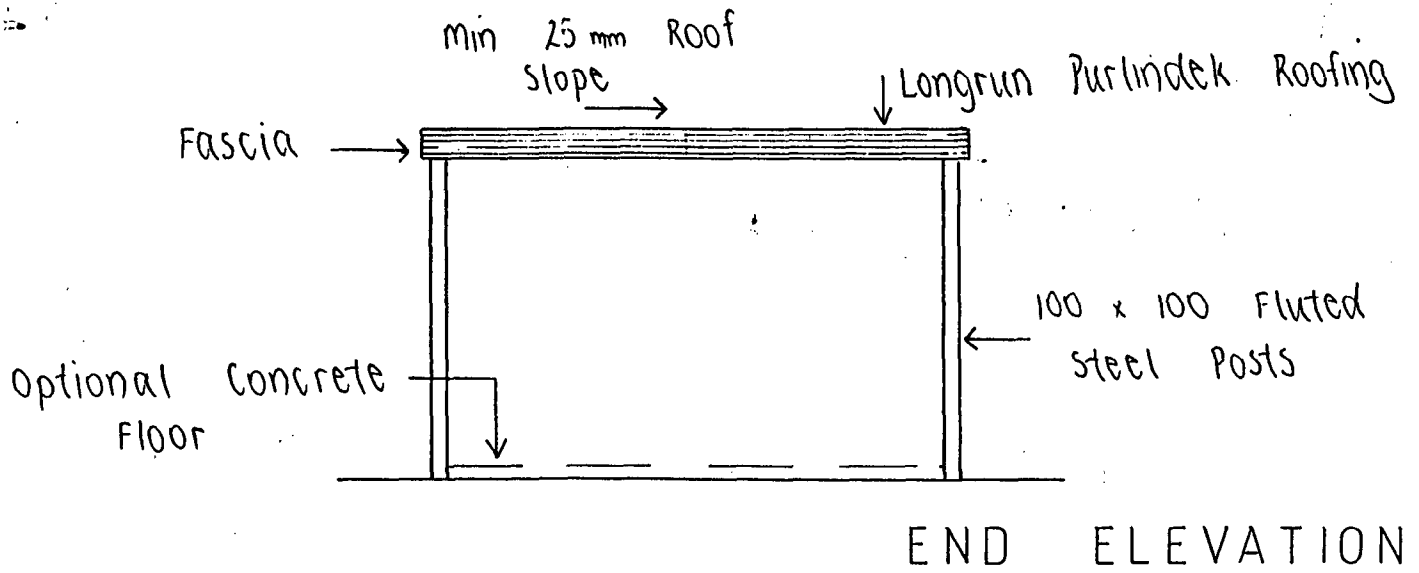
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Version: 1, Version Date: 17/10/2009



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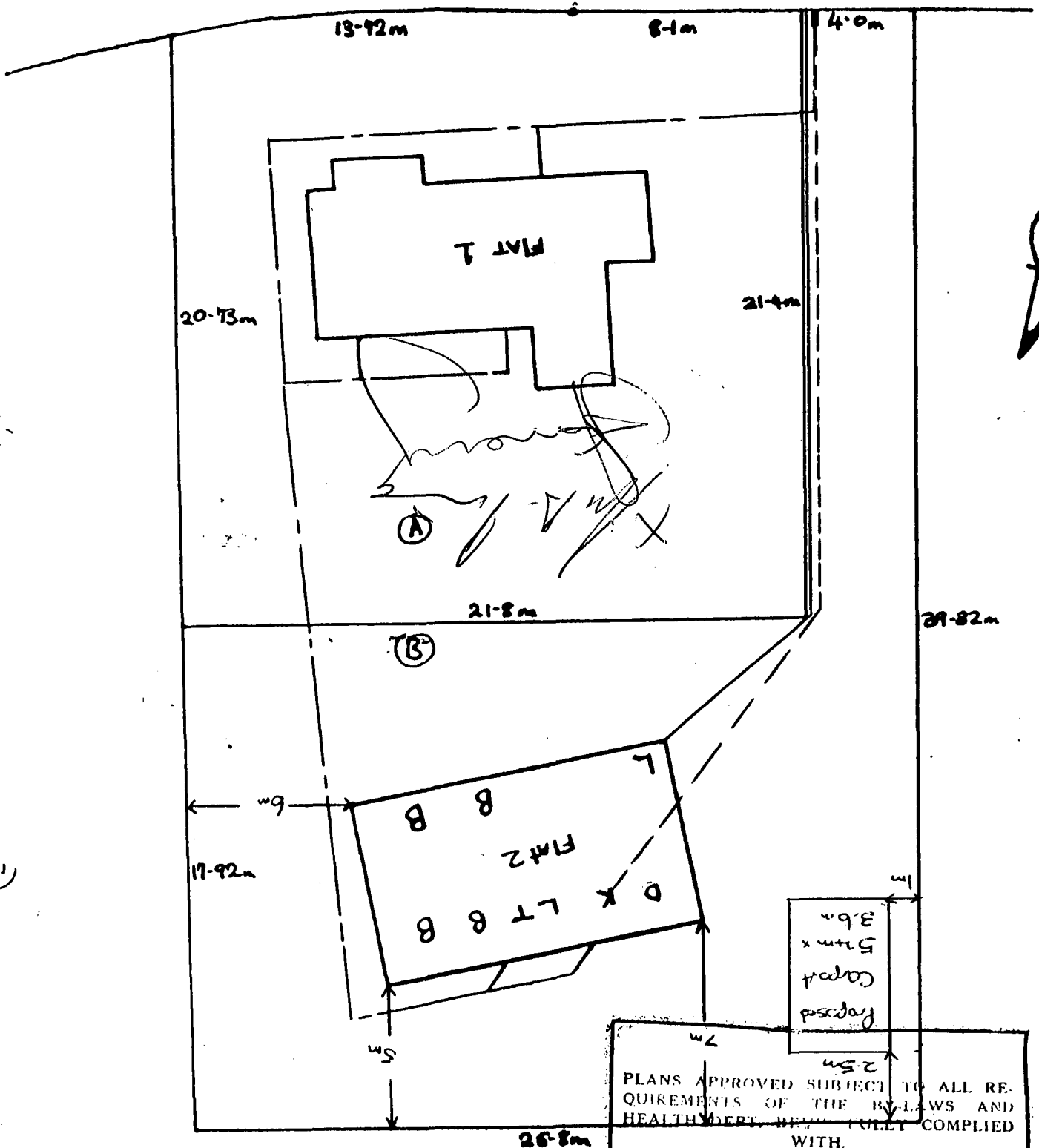
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Agent:

Title: Floor Plan and Elevations
Single Carport

217
Date: 17/10/2009

ISABEL Street.



Lot 15
DP 34348

PLANS APPROVED SUBJECT TO ALL REQUIREMENTS OF THE BY-LAWS AND HEALTH DEPT. BEING FULLY COMPLIED WITH.

Date 9.6.87 Permit Number E058027

Inspector DM

Signed: p.p. CONTRACTOR		Signed: EMPLOYER	
SCALE 1: 200	AREA ^B 547m ² m	DRAWN: <u>JB</u>	NAME: P.T. MARINO & T. WHARE
KEITH HAY HOMES LIMITED		COPYRIGHT 198	DESIGNED TO N.Z.B. 3004
Version: 1, Version Date: 17/10/2000		DATE: <u>27/11/86</u>	PLAN REF. <u>30/283</u>

QUARRY RD.

SPRINGS
FAIRY

Isabel St

TURAMA ST

TAPSELL

BIDDIS

KOUMA RD.

RD.

6533/1

"This plan is subject to Crown copyright.
and is not to be copied or transmitted in part

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 X M. Muri F. Muri being the owner/occupier

of X F. Muri / Isobel street (address),

having studied the proposal of Russell McKinley (name)

located at 13 Isobel St

Rotorua (address)

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

Erect a carport on rear of cross lease
property, as per attached plan

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: X 2.9.87. M. Muri

Signature: X F. Muri

Contact name/address: _____

(if different from above) _____

Phone: _____ Fax: _____

ROTORUA
DISTRICT
COUNCIL



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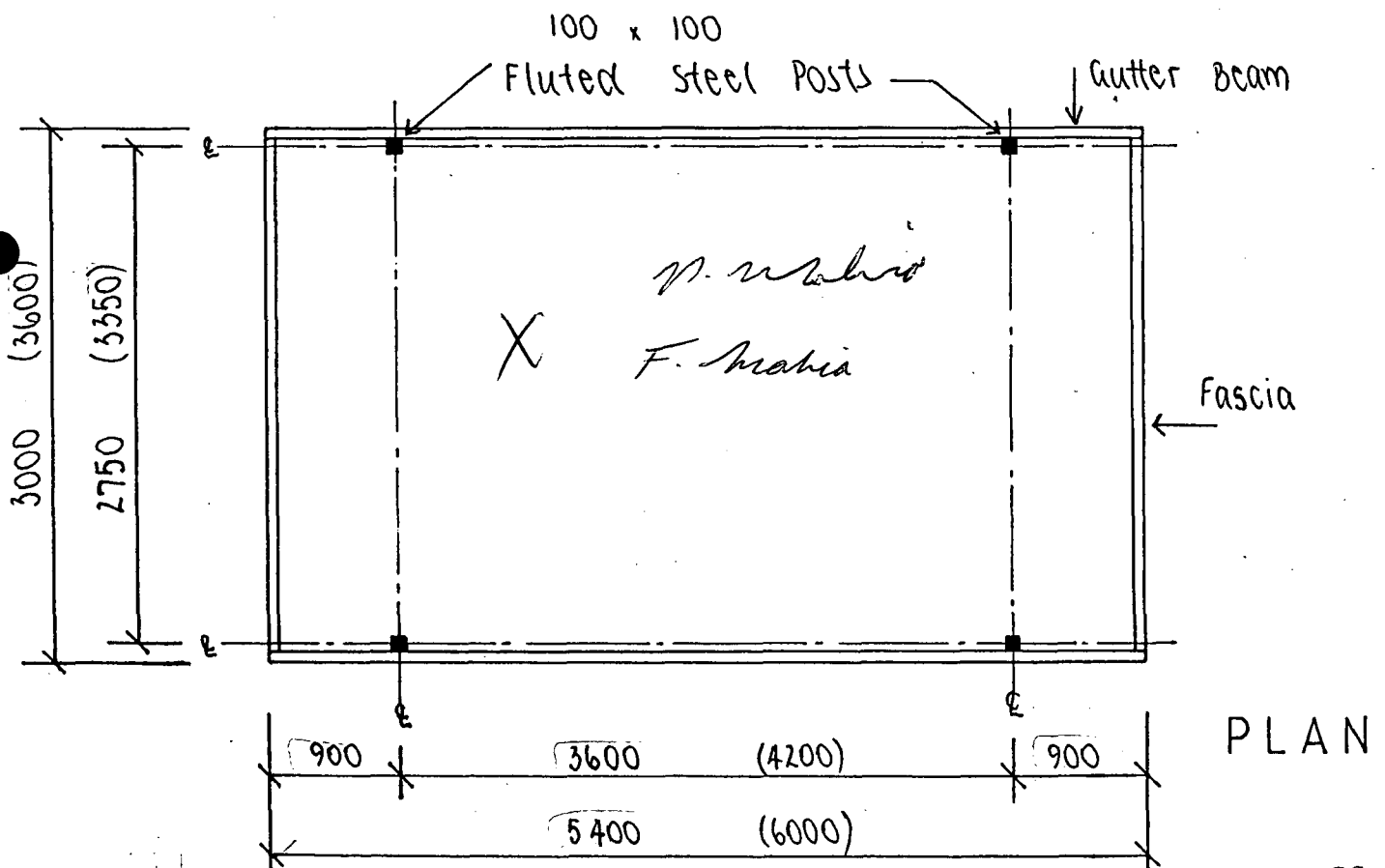
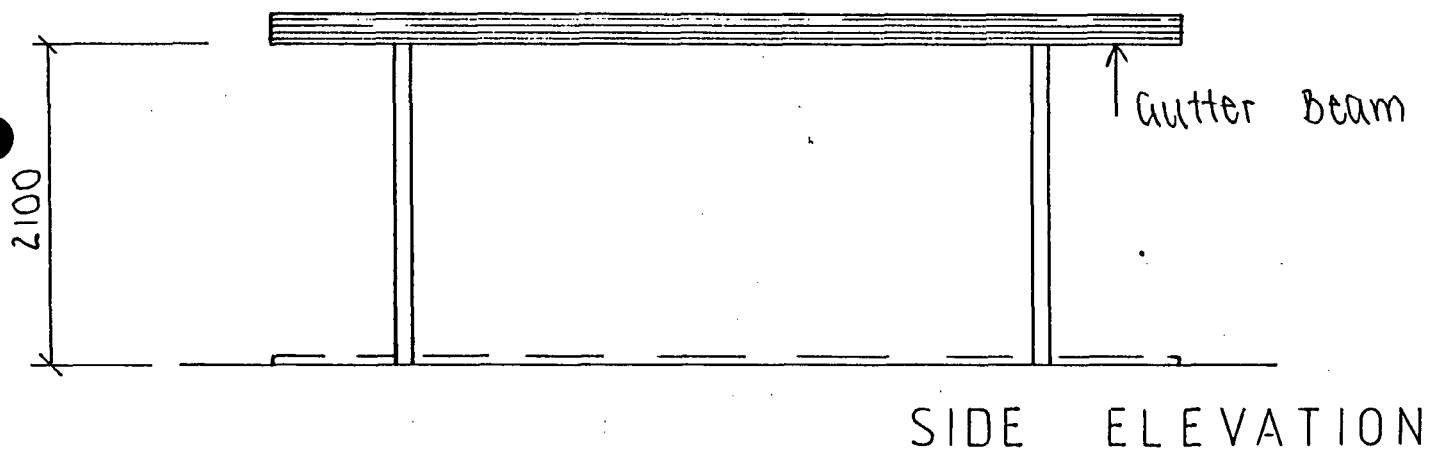
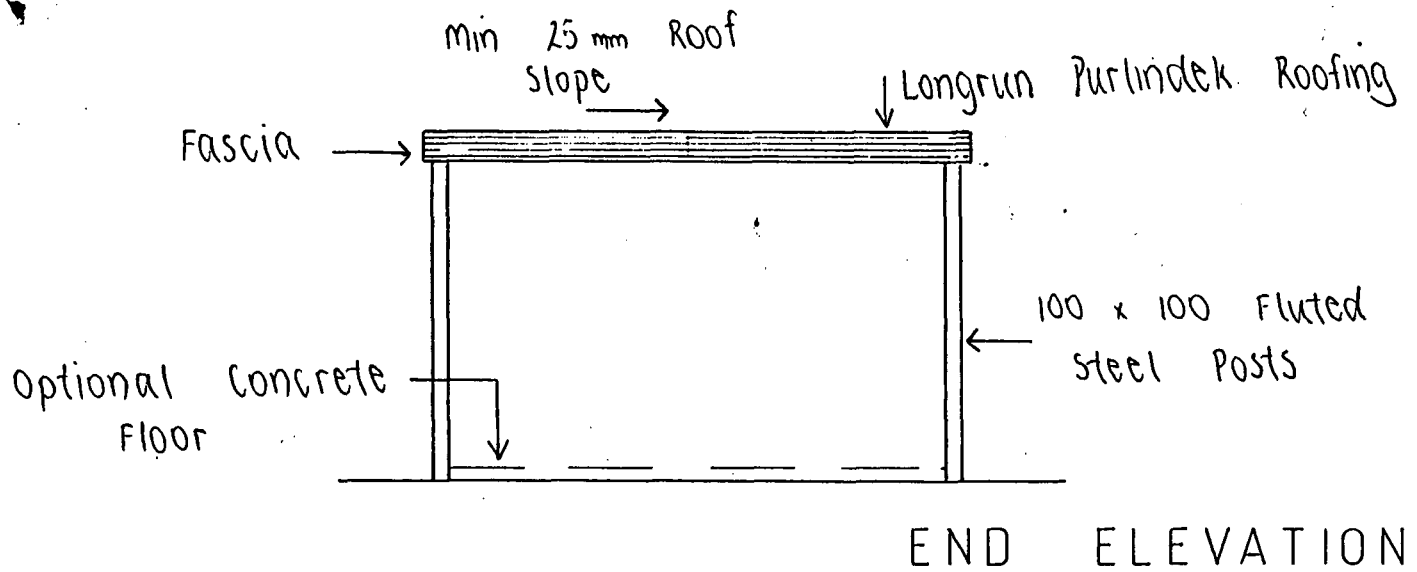
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Version 1. Version Date: 17/10/2009



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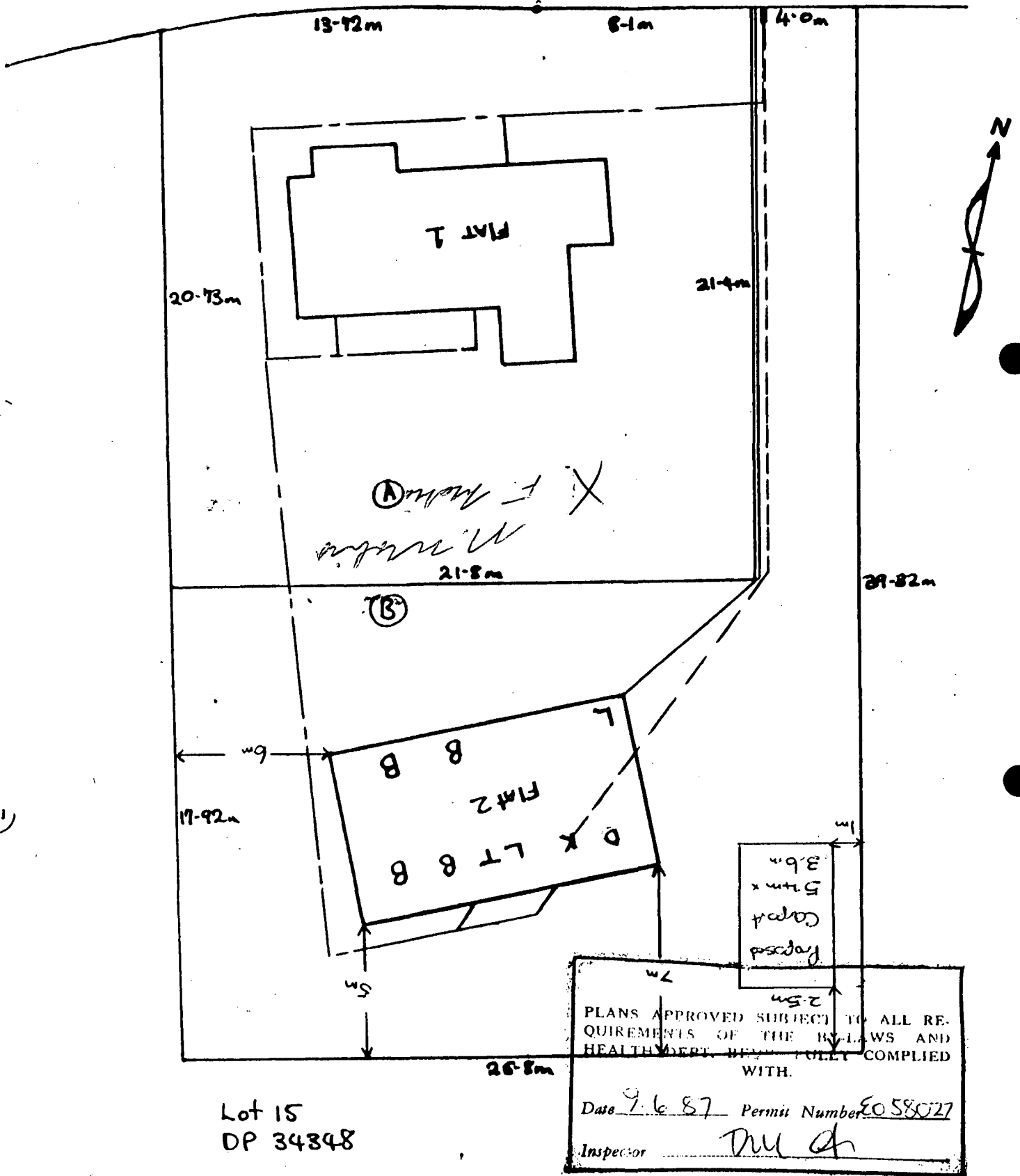
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Ver: 17/10/2009

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Agent:

Title: Floor Plan and Elevations
Single Carport

ISABEL Street.



Signed: p.p. CONTRACTOR

Signed: EMPLOYER

SCALE 1: 200

AREA^B 547m² m²

DRAWN: *JB*

NAME: P.T. MARINO & T. WHARE

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DATE: 27/11/86

PLAN REF. 30/283