

10 September 1998

SG Wilson
17 High Street
ROTORUA

Please Quote: P03554

Doc No: 97956



yellow copy
11/2/99
carport foundations
complete
next inspection 2m + 6 = 30/11/99

Dear Sir/Madam,

RESOURCE MANAGEMENT ACT 1991
NON-NOTIFIED APPLICATION FOR RESOURCE CONSENT
APPLICANT - SG WILSON

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 34(4), 94, 104, 105 and 108 of the Resource Management Act 1991, the Rotorua District Council grants consent in accordance with the submitted plans (numbered P03554/1) to the application by SG Wilson to construct a carport 1.2m from the front boundary and 2.1m from the side boundary at 17 High Street, legally described as Lot 1 DPS 78723.

This consent is subject to the following conditions:

- 1. That all conditions relating to this resource consent must be met in full and a Planning Compliance Certificate issued within 6 months of the completion of the carport.*
- 2. That the proposal proceeds in accordance with the application submitted.*
- 3. That the entrance, access, and on-site parking and manoeuvring areas shown on the approved plan be designed, formed, drained, constructed and surfaced with permanent wearing materials (such as concrete, cobblestones or asphalt) in accordance with Appendix f1.1.2 of the Proposed District Plan and the Council's Engineering Code of Practice to the satisfaction of the District Engineer, within 6 months of the use of the carport.*

Advice Note:

The applicants are advised that:

- (a) Please ensure that you fill in the enclosed "Advice of Intention to Comply" form and return to Council in the enclosed envelope.*
- (b) When you have completed the requirements of the conditions on your resource consent, please contact the Monitoring & Compliance Officer to schedule a final inspection.*
- (c) Under Section 357 of the Resource Management Act 1991, you have a right of objection to Council in respect of the above decision. Any such objection shall be made by notice in writing to the Council within 15 working days of receiving this decision.*
- (d) 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.*
- (e) The existing plants in front of the proposed carport should be maintained to provide screening and maintain amenity values.*

The reasons for this decision are that:

- 1. The site is zoned Residential B in the Proposed District Plan and the proposal is a Non-complying Activity.***
- 2. The proposal is in accordance with the provisions and requirements of the Proposed District Plan for a carport within the front and side boundary requirements in a Residential B zone.***
- 3. The proposal is not contrary to the policies and objectives of the District Plan.***
- 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.***
- 6. The access to Lot 1 will be permanently surfaced with cobblestones.***
- 7. On-site parking and manoeuvring can be achieved by reversing on to the legally established right of way on Lot 2 in favour of Lot 1.***
- 8. Adjacent properties are not considered to be adversely affected due to the large separation distance and existing plants providing screening and privacy.***

If you have any questions, please contact Donna Hills.

Yours faithfully



P. Crawford
Director, Environmental Services

Encl.

RESOURCE CONSENT	
Approved.....	10.9.98
Appn No.....	1998/289B
Plan No.....	P0355N/1
Date.....	11.9.98

10 September 1998

Please Quote: P03554

Doc No: 97956

SG Wilson
17 High Street
ROTORUA

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P. Crawford
Director, Environmental Services

Encl.

RESOURCE CONSENT	
Approved.....	10.9.98
Appn No.....	1998/289B
Plan No.....	P0355N/1
Date.....	11.9.98

Non-Notified Resource Consent Approval Form

Consent No: 1963 Planning file No: 1998/289B Ass No:
Street address: 17 High Street
Legal address: Lot 1 DPS 78723
Locality: Glenholme
Property File No's: 03554
Applicant Name: Sharron G Wilson
Application Type: Land Use
Due Date: 30/09/1998
Description of Application: Construction of a carport 1.2m from the front boundary and 2.1m from the side boundary

I certify that this application can be considered under delegated authority as per Council's Delegation Manual

Planner Officer: Donna Hills

Signed: D. Hills Dated: 10/9/98

Supervisor / Peer Reviewer:

Signed: [Signature] Dated: 10/9/98

Approved: _____
Manager / Director / District Manager

Signed: [Signature] Dated: 10/9/98

- driveway & parking & manoeuvring area is to be cobblestoned (see attached ops)
- ~~will~~ reverse onto road & then forwards onto High Street
- all parties considered affected have given written comments
- properties on the other side of High St are not considered affected as the road is wide, & the terms are wide & there is great plenty of existing vegetation providing screening & privacy.

Advice note: 1
Have you considered effects on amenity
maybe it's appropriate to impose
a condition requiring that the existing
hedge or similar is maintained on
an on going basis to ensure that there
are no adverse effects of the proposal
on the amenity.

File No: 08554

RESOURCE CONSENT VETTING AND FIELD NOTES

APPLICANT: Sharon G Wilson DATE RECEIVED: 29.9.98

ADDRESS: 17 High Street
Glenholme

TARGET DATE: 30.9.98

VETTING

Further Information Req. [Eng] YES/NO

Further Information Req. [Plan] ☒ YES ☐ NO

1. The fee you have paid is not of \$175 is not
the required amount of \$195 for a non not yet
Resource Consent. please forward the outstanding
balance of \$20.00

VETTING AND SITE NOTES

Paid \$175.00

Site visit 10/9/98

- proposed Cobblestone for Driveway ✓
- check manoeuvring - would reverse into rear & out forwards
- neighbours opposite affected? NO plenty of screening & wide road & Berms

RESOURCE CONSENT APPLICATIONAPPLICATION TYPE: Controlled 1998/289B PLANNER: _____**APPLICANT DETAILS**Name: Sharon G Wilson

Contact/Agent Address: _____

RECEIVED: 29.9.98TARGET DATE: 30.9.98

Agent Reference: _____

APPLICATIONSite Location: 17 High Street Zoning: Residential BLocality: Glenholme Map No: 30Legal Description: Lot 1 DPS 78723Valuation Roll No: 06520/578.00Description of Application: Construction of a carport 1.2m
from the side front boundary**FEES:** \$195 / \$175 paid

Fee: _____ Date: _____ Initial: _____

Invoice: _____ Date: _____

Receipt: _____ Date: _____

RESERVE CONTRIBUTION

To Valuer: _____ To Applicant: _____

Assessed Value: _____

Received: _____

Paid: _____

VETTING**Planning**Information Requested: 4/9/98

Information Received: _____

Resource Engineer

Information Requested: _____

Information Received: _____

Acknowledgement Letter: _____

NOTIFICATION

Application to be Non-Notified/Notified: _____

Reasons: Minor effectAffected parties consulted
obtainedSection 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:Dowland / 19 High StYoung / 17A High StHeath / 15 High StReceived pursuant to Section 88(4) of the
Resource Management Act 1991:Date: 4/9/98 Signed: D. Hills

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:

SHARRON GAIL WILSON

Applicant's postal address:

17 HIGH ST.

ROTORUA

Contact name and address
(if different from above):

Contact telephone number:

07-

3463427

Fax:

2. OWNER AND OCCUPIER OF PROPERTY

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

Name:

NA

Address:

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

Name:

NA

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).

17. High Street - Prop Carport at 17a

High St Rotorua for S. G. Wilson

ROTORUA
DISTRICT
COUNCIL



ENVIRONMENTAL
SERVICES

Private Bag 3029

Rotorua

Ph (07) 348 4199

Fax (07) 346 3143

Version 1. Version Date: 17/08/2009

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:

addition of a double carport

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

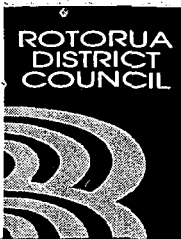
- ☐ I attach sufficient information in accordance with Section 219 of the Act to adequately define:
- The position of all new boundaries;
 - The areas of all new allotments (Not required for cross leases, company leases, or unit plans);
 - The location and areas of new reserves to be created, including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

1-9-98
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:

- the type of effect (positive/negative/cumulative);
- the extent of the effect (geographic spread/duration/volume; and
- 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 checked="" 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? ☐ 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

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.

2.9.98

(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 J Douland being the owner/occupier

of 19 HIGH ST (address),

having studied the proposal of S. Wilson (name)

located at 17a High St
(address)

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

Car port 1.2 off High St

2.1 off side Bdy

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: 1.9.98

Signature: [Signature]

Contact name/address:

(if different from above)

Phone: 3496995

Fax: _____

ROTORUA
DISTRICT
COUNCIL

ENVIRONMENTAL
SERVICES

Private Bag 3029

Rotorua

Ph (07) 348 4199

Fax (07) 346 3143

Document Set ID: 434525

Version: 1, Version Date: 17/08/2009

#40 M/L/Boy.

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 Shirley Young being the owner/occupier

of 17 H High Street (address),

having studied the proposal of Sharon Wilson (name)

located at 17 High Street
Rotorua (address)

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

Proposed addition to 17 High Street
as per plans

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: 29/8/98

Signature: Shirley Young

Contact name/address: 2/22 Malvern Rd.

(if different from above)

Phone: 3488723 Fax: _____

ROTORUA
DISTRICT
COUNCIL



ENVIRONMENTAL
SERVICES

Private Bag 3029

Rotorua

Ph (07) 348 4199

Fax (07) 346 3143

Document Set ID: 434525

Version: 1, Version Date: 17/08/2009

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 Ly V Heath being the owner/occupier

of 15 High St Rotorua (address),

having studied the proposal of Sharon Wilson (name)

located at 17 a High St.
Rotorua. (address)

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

Car port 1.2 off High Street
2.1 off side

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: 29/8/98

Signature: Ly V Heath

Contact name/address: 15 High St Rotorua

(if different from above)

Phone: 3482406 Fax: _____

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DISTRICT
COUNCIL



ENVIRONMENTAL
SERVICES

Private Bag 3029

Rotorua

Ph (07) 348 4199

Fax (07) 346 3153

Version: 1, Version Date: 17/08/2009

PAYMENT OF PLANNING FEES & CHARGES

FILE NO: _____

TAX INVOICE TO BE MADE OUT TO:

NAME: S Wilson

ADDRESS: 17 High Street

RE: _____

NOTIFIED RESOURCE CONSENTS	235	8900	6776	\$.....
NON-NOTIFIED & CONTROLLED ACTIVITIES	235	8900	6775	\$..... ¹⁹⁵
SALE OF MAPS/PHOTOCOPYING	235	8900	6738	\$.....
SALE OF DISTRICT PLANS	230	8900	6821	\$.....
SUBDIVISION & CROSSLEASE FEES (Incl. extensions, re approval, variations, Sec.226 Cert., esp. res. reduction, Sec. 223 & 224 Certs., ROWs, Objections to decisions)	235	8900	6972	\$.....
ENGINEERING FEES		361	6769	\$.....
RESERVES CONTRIBUTION	445	6000	6803	\$.....
LIQUOR LICENCE FEE	235	8900	6732	\$.....
OTHER CONSENTS (Incl. Cert. under Land Settlement Promotion and Land Acquisition Act)	235	8900	6732	\$.....

RECEIPT NO. 539663 DATE 2-9-98 TOTAL \$.....¹⁹⁵
\$175.00

ANZ Banking Group (New Zealand) Limited.

Cheque duty paid

ANZ Bank

300 Rutheke St.

01-0414

29 1998

Pay *R. D. C.* or bearer

The sum of *One hundred & Seventy five* ^{plus} *1/95* - 00

Bank Branch Account number
010414 0074229 001

549300

Ph 3463427

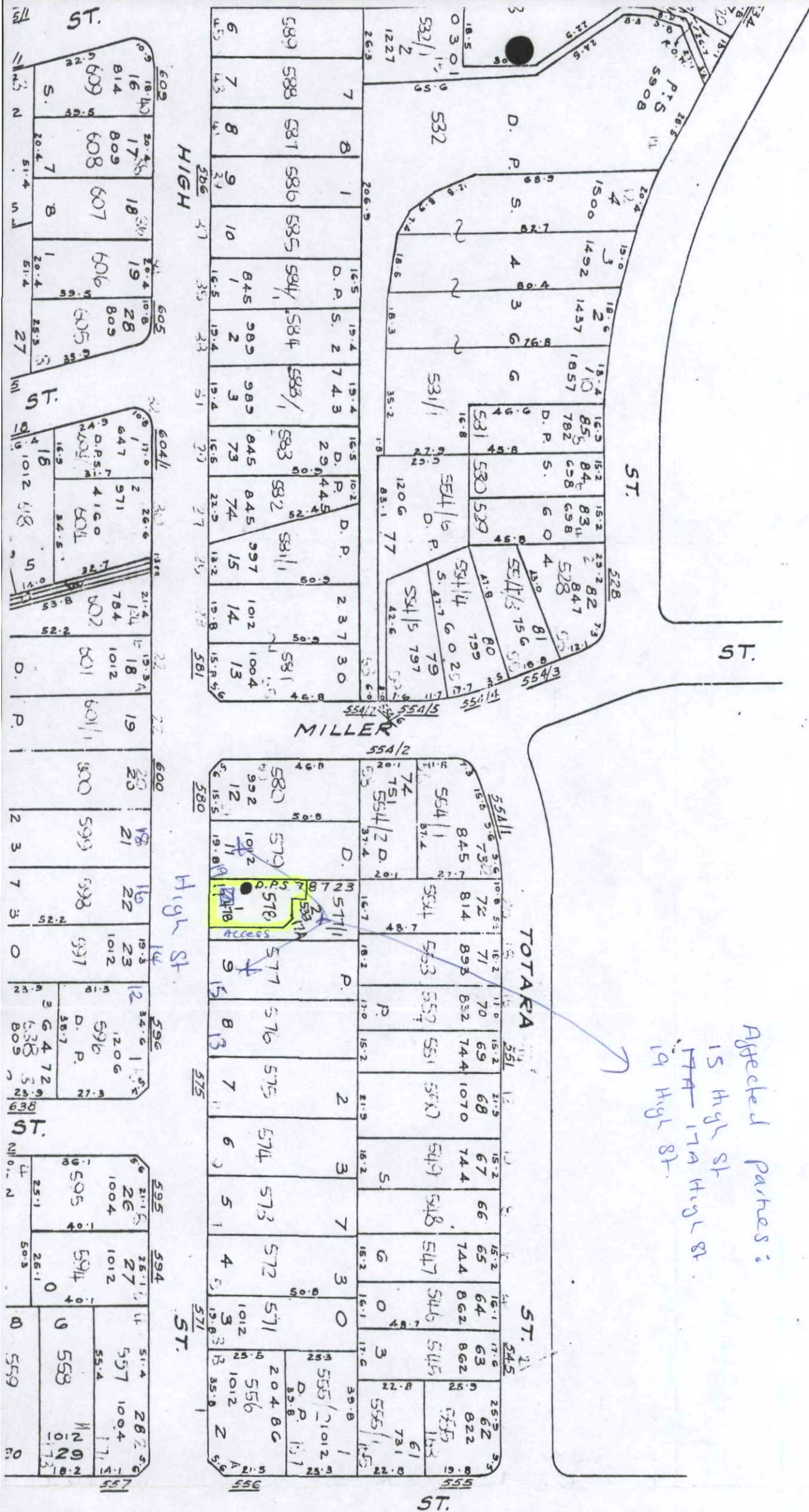
652

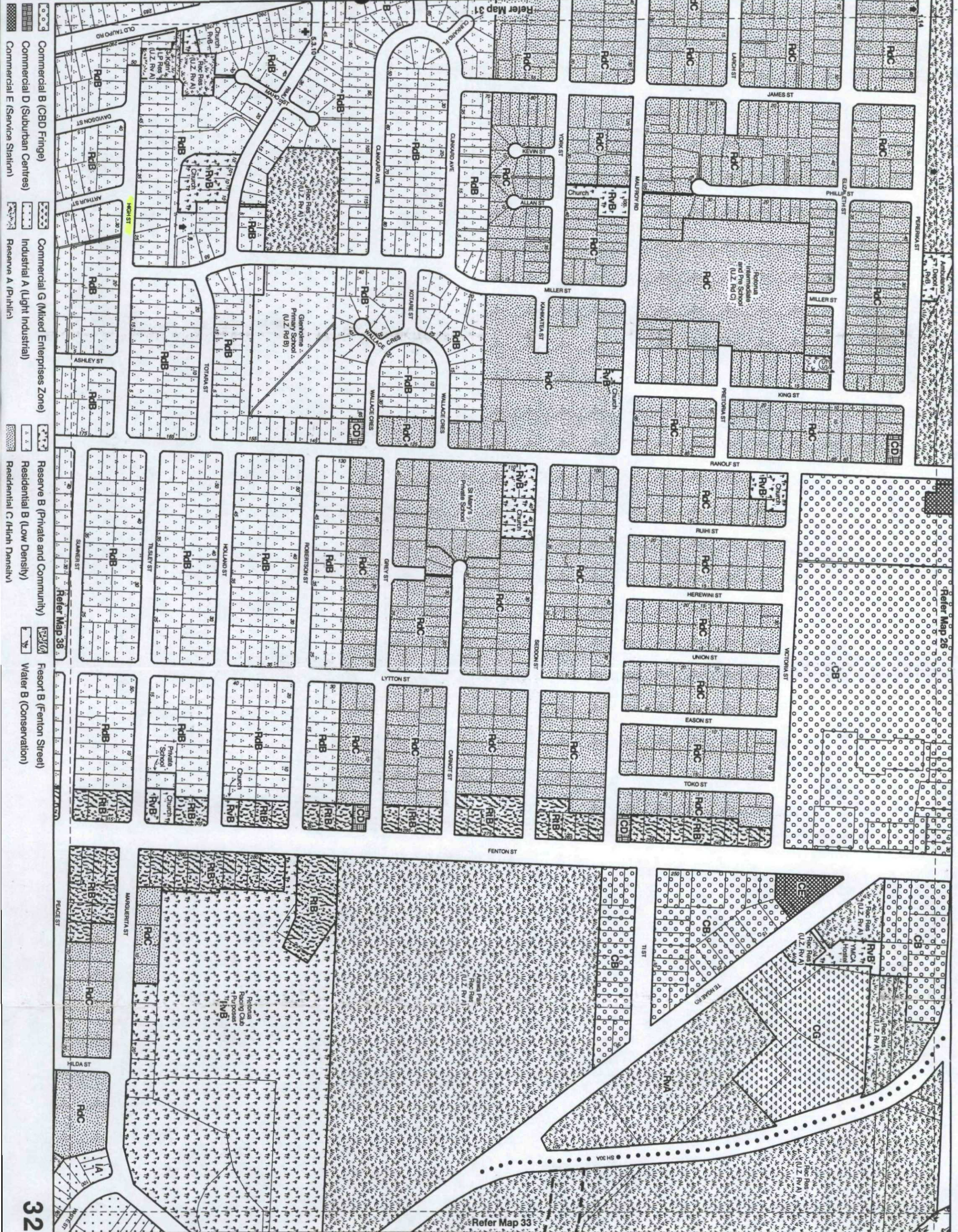
ASST: 528-70

TOWN PLANNING

65201

Affected Parties:
15 High St
17A High St
19 High St





Proposed Rotorua District Planning Map

100 0 100 200 300 400 500 metres

