



NOTICE OF MEETING

DISTRICT PLAN AND REGULATORY COMMITTEE

TO: Penny Webster - Mayor
Crs Gaye Harding (Chairperson)
Michael Goudie
Dave Parker QSM
Grahame Powell
Suzanne Weld
Pat Delich (Alternate)
June Turner (Alternate)
Wayne Walker (Alternate)

The District Plan and Regulatory Committee will meet in the Committee Room, Centreway Road, Orewa on Wednesday, 3 March 2010 commencing at 9.00 a.m.

for: CHIEF EXECUTIVE
Rodger Kerr-Newell

OREWA
24 February 2010

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ITEM NO: 1

APOLOGIES

ITEM NO: 2

REPORT



TO District Plan and Regulatory Committee
ON 3 March 2010
FROM Laura Christian – Planner
APPROVED BY: Rob Goldsbury – Chief Legal Officer
SIGNATURE

A handwritten signature in black ink, appearing to be "Rob Goldsbury", with a horizontal line underneath.

SUBJECT NOTIFICATION OF NEW APPEAL(S)

In the event that there are matters to report on, these will be distributed as supplementary items prior to the meeting.

ITEM NO: 3

REPORT



TO District Plan and Regulatory Committee
ON 3 March 2010
FROM Wayne Knightbridge – Animal Control/Bylaws Manager
APPROVED BY Lloyd Barton – Director: Customer Service
SIGNATURE

A handwritten signature in black ink, appearing to be "Lloyd Barton".

SUBJECT APPEAL FOR RELEASE OF DOG RETAINED UNDER SECTION 71 OF
THE DOG CONTROL ACT 1996 – SUE TOMLINSON
FILE REF DC/10/1

A verbal update will be provided at the meeting.

ITEM NO: 4

REPORT



TO District Plan and Regulatory Committee
ON 3 March 2010
APPROVED BY Ian Dobson – Manager: Resource Consents
SIGNATURE

A handwritten signature in black ink, appearing to read "Ian Dobson", written over a horizontal line.

SUBJECT **SCHEDULE OF DELEGATED DECISIONS ON RESOURCE CONSENT APPLICATIONS**
FILE REF TP/1/6

Note: Councillors should raise any queries they may have with the relevant director prior to the day of the meeting so that these may be responded to on the day.

The schedule below summarises, for the Committee's information, recent decisions made by staff on delegated authority.

NORTHERN WARD

Type of Delegation	Officer	Applicant/ Owner	Address	Application	Decision/ Date
G	Team Leader Resource Management	J Taylor R55998	503 Waiteitei Road, Waiteitei	For consent to a Restricted Discretionary Activity for a boundary relocation of a common boundary between two existing titles.	Non-Notified Approved 09/02/10
A	Team Leader Resource Management	A & A Armit L56028	30 Jackson Crescent, Martins Bay	For consent to a Restricted Discretionary Activity for additions and alterations to an existing dwelling that will infringe the 3 metre rear yard.	Non-Notified Approved 11/02/10
A	Team Leader Resource Management	P de Rijk L56006	14 Shipwright Place, Red Beach	For consent to a Restricted Discretionary Activity for a dwelling where the landing and steps will infringe into the rear yard, and non-complying earthworks.	Non-Notified Approved 10/02/10
A	Team Leader Resource Management	S Duffy & P Lyons L55912	31 Pulham Road, Warkworth	For consent to a Non-Complying Activity to make additions to an existing dwelling on a cross lease title encroaching the front yard.	Non-Notified Approved 12/02/10
A	Team Leader Resource Management	Tree Solutions HBC L55919	36-36a Matheson Bay Road, Matheson Bay	For consent to a Restricted Discretionary Activity to remove approximately 130m ² of vegetation resulting in the removal of 1 exotic tree and 63 native trees of which 12 exceed 6 metres in height.	Non-Notified Approved 15/02/10

Type of Delegation	Officer	Applicant/ Owner	Address	Application	Decision/ Date
A	Team Leader Resource Management	Leuschke Group Architects L55892	7 Taiawa Place, Omaha	For consent to a Restricted Discretionary Activity for the construction of a two storey four bedroom house including the submerging of 3 x 5,000 gallon water tanks. The development includes approximately 149m ³ of earthworks and exceeds the earthwork limit of 20m ² as it is situated within 75m inland from the Coastal Hazard Line.	Non-Notified Approved 16/02/10
A	Team Leader Resource Management	D & T Ashby L56020	26 Day Dawn Crescent, Omaha	For consent to a Restricted Discretionary Activity for an addition to an existing accessory building infringing the front yard setback.	Non-Notified Approved 16/02/10
A	Team Leader Resource Management	Aquita Developments (2007) Ltd L55967	Blackbridge Road Pine Valley	Section 95A-F to continue to operate a cleanfill operation in order to finalise works on the site	S95A-F Limited Notification 16/02/10
A	Team Leader Resource Management	Puhoi Historical Society L55983	Puhoi Historical Society	Section 95A-F to a retrospective consent to erect a 1.058m ² sign for the Puhoi Bohemian Museum	S95A-F Limited Notification 12/02/10
A	Land Surveyor	Drinnan Family Trust R55999	121 Old Kaipara Road Kaipara Flats	Consent to a Restricted Discretionary Activity for a boundary relocation - two lots	Non-Notified Approved 18/02/10
G	Team Leader Resource Management	Traverse Ltd R55373	Ahuroa Valley Road, Ahuroa	For consent to a Non-Complying Activity to subdivide into three lots through the protection of significant native bush.	Non-Notified Approved 19/02/10
A	Team Leader Resource Management	L & J Lamberg C55852	North Cove, Kawau Island	For consent to occupy the coastal marine area with a jetty.	Non-Notified Approved 19/02/10
G	Team Leader Resource Management	Neil Construction R55375	10 Robinia Place Snells Beach	For a Restricted Discretionary Activity for subdivision for 48 residential lots including associated earthworks, removal of trees and infrastructure.	Non-Notified Approved 19/02/10
A	Team Leader Resource Management	E & P Bosch L56021	23 Willjames Avenue, Algies Bay	For consent to a Restricted Discretionary Activity for a new principal dwelling infringing the side yard setbacks along the southern boundary and height in relation to boundary setbacks on the northern and southern side of the dwelling and works within the dripline of a 10 metre high Totara tree.	Non-Notified Approved 19/02/10
A	Team Leader Resource Management	G & S Phipps L55486	29a Hexham Street, Warkworth	For consent to a Restricted Discretionary Activity to remove four eucalyptus trees that are grouped together, over six metres in height.	Non-Notified Approved 22/02/10

WESTERN AND CENTRAL WARDS

Type of Delegation	Officer	Applicant/ Owner	Address	Application	Decision/ Date
G	Team Leader Resource Management	L Fletcher and R Dakin R55569	202 McPike Road, Woodhill	For consent to a Discretionary Activity to undertake a stage subdivision. Stage 1 will amalgamate the two existing lots and undertake a boundary relocation. Stage 2 will create two rural residential lots through the protection of a significant wetland.	Non-Notified Approved 11/02/10

Type of Delegation	Officer	Applicant/ Owner	Address	Application	Decision/ Date
A	Team Leader Resource Management	D George L56018	40 Wake Road, Riverhead	For consent to a Discretionary Activity for the construction of a barn that will infringe into the side yard by 4 metres.	Non-Notified Approved 10/02/10
A	Team Leader Resource Management	Vector Ltd L55889	Various – In an area which extends from Westhoe Heights towards Hillcrest Road and terminating adjacent to the intersection of McCathie Road and Weranui Road, Waiwera	For a Certificate of Compliance to undertake the trimming and removal of vegetation interfering with and like to interfere with an existing overhead power line.	Non-Notified Approved 11/02/10
A	Independent Commissioner	New Zealand Transport Agency (NZTA) L55856	State Highway 16/Old North Road and Taupaki Road intersection.	For a Notice of Requirement for the alteration to a designation at the State Highway 16/Old North Road and Taupaki Road intersection. The proposal is to alter the existing New Zealand Transport Agency designation to provide for the upgrade of the SH16/Old North Road and Taupaki Road intersection.	Non-Notified Approved.12 /02/10
G	Land Surveyor	A & H Claydon R55984	411 Wainui Road, Upper Orewa	For consent to a Restricted Discretionary Activity for a boundary relocation, two lots.	Non-Notified Approved 12/02/10
A	Team Leader Resource Management	C Ingham & A Hughes L55949	83 Rautawhiri Road, Helensville	For consent to a Restricted Discretionary Activity, retrospective consent for conversion of a garage and sleep out to a minor household unit.	Non-Notified Approved 12/02/10
A	Team Leader Resource Management	G Coleman & K Markwick L55992	61c Rautahi Terrace, Redvale	For consent to a Discretionary Activity for the construction of a new dwelling and associated earthworks.	Non-Notified Approved 15/02/10
G	Land Surveyor	Liang He R55688	271 Taylor Road, Waimauku	For consent to a Restricted Discretionary Activity is sought to create one additional lot based on the protection of significant native bush.	Non-Notified Approved 15/02/10
A	Team Leader Resource Management	M & K Warton L56030	91 Screen Road, Coatesville	For consent to a Restricted Discretionary Activity to undertake earthworks with a volume of approximately 1200m ³ to provide a flat building platform.	Non-Notified Approved 16/02/10
A	Team Leader Resource Management	D Hare L56048	498 Waitoki Road, Wainui	For consent to a Restricted Discretionary Activity for a new garage and workshop infringing approximately 3 metres into the 6 metre site yard.	Non-Notified Approved 15/02/10
A	Team Leader Resource Management	D & C Walse L56002	39 Cloverfields Drive, Waimauku	For consent to a Restricted Discretionary Activity for a retrospective consent for a canopy over an existing concrete slab.	Non-Notified Approved 15/02/10
A	Team Leader Resource Management	J M Raj L55917	609 State Highway 16 Huapai	For consent to a Non-Complying Activity to renovate and extend an existing building (wine cellar) and change the use to a licensed café for 60 patrons. The applicant also proposes to erect two signs.	Non-Notified Approved 16/02/10
A	Council Arborist Resource Management	A J D Toms L55991	26 Laurence Street Manly	For consent to a Discretionary Activity to installing a storm water pipe within the dripline of a protected Totara tree.	Non-Notified Approved 18/02/10

Type of Delegation	Officer	Applicant/ Owner	Address	Application	Decision/ Date
A	Land Surveyor	C Spencer-Inight R55883	360 Burnside Road Makarau	For consent to a Restrictive Discretionary Activity to create one additional lot based on the protection of 2.63 hectares of significant native bush.	Non-Notified Approved 19/02/10
G	Independent Commissioner	Shirley Richards R55641	10 Pine Valley Road Dairy Flat	For consent to a Non-Complying Activity to a two lot subdivision.	Full Notification Refused 17/02/10

HIBISCUS COAST WARD

Type of Delegation	Officer	Applicant/ Owner	Address	Application	Decision/ Date
A	Council Arborist Resource Management	O Arnold L55958	15 Kenneth Hopper Place, Manly	For consent to a Discretionary Activity to remove one Smooth Arizona Cypress.	Non-Notified Approved 08/02/10
A	Team Leader Resource Management	L & M Swim Project Ltd L54890A	44 Hibiscus Coast Highway, Silverdale North	For consent to a Variation to condition 1 of resource consent L54890.	Non-Notified Approved 09/02/10
A	Team Leader Resource Management	J & R Strobel L55867	25 Barwick Place, Whangaparaoa	For consent to a Restricted Discretionary Activity to carry out earthworks of 220m ³ for a new dwelling and retaining walls along the northern, eastern and western boundaries.	Non-Notified Approved 09/02/10
A	Team Leader Resource Management	S & R Beard L56009	15 Marie Avenue, Red Beach	For consent to a Restricted Discretionary Activity for earthworks of 30m ³ which involve excavations intercepting a line drawn at 1 vertical to 2 horizontal from the ground level at the eastern boundary.	Non-Notified Approved 08/02/10
G	Land Surveyor	M & M Coney, L & M Downes and R McGuire R55985	60 and 62 Brixton Road, Manly	For consent to a Discretionary Activity to enable the subdivision of two sites into three residential lots 700m ² , 770m ² and 720m ² respectively.	Non-Notified Approved 10/02/10
A	Team Leader Resource Management	CM Mexted & MA Rhodes	458C Duck Creek Road, Stillwater	Consent to a Discretionary Activity under section 127 of the Act to vary condition 1b of Resource Consent R39685 to allow change to the defined building area on Lot 6 from that shown on Cato Bolam Consultants plans referenced 17980 dated December 2005 and certified by Engineering Geology Ltd dated January 2006.	Non-Notified Approved 09/02/2010
A	Team Leader Resource Management	R & S Hale L55858	151 Lennon Access Road, Stillwater	For consent to a Discretionary Activity for the construction of a single level three bedroom home and associated earthworks.	Non-Notified Approved 12/02/10
A	Team Leader Resource Management	J Nathan L55904	272 Vipond Road, Stanmore Bay	For consent to a Restricted Discretionary Activity for the removal of one flowering gum and one cryptomeria japonica-elegans tree.	Non-Notified Approved 15/02/10

Type of Delegation	Officer	Applicant/ Owner	Address	Application	Decision/ Date
A	Team Leader Resource Management	J & C Brambley L56035	4 Fairway Avenue, Red Beach	For consent to a Restricted Discretionary Activity for additions and alterations to existing dwelling that will infringe the height in relation to boundary on the western boundary.	Non-Notified Approved 15/02/10
A	Independent Commissioner	Rodney District Council L56042	Southern abutment of the Orewa Bridge	For consent to a Discretionary Activity for the erection of Pou carving at an abutment alongside the bridge at the Orewa estuary that infringes the shoreline yard, and would involve minor earthworks within 10m of Mean High Water Springs.	Non-Notified Approved 16/02/10
A	Team Leader Resource Management	Eldamos Investments Ltd L54023A	40 Hibiscus Coast Highway, Silverdale North	For consent to a Variation to consent L54023 relating to the proposed development of a large format retail centre on the subject property. The conditions relates to certain road improvements, footpath construction, water supply reticulation and stormwater management.	Non-Notified Approved 16/02/10
A	Team Leader Resource Management	D Peterken R55712	52 Sunnyheights Road Orewa	Section 95A-F to subdivide creating one additional lot around an existing dwelling.	S95A-F Full Notification 11/02/10
G	Team Leader Resource Management	Coastal Properties Ltd R55861	112 Maire Road, Orewa	For consent to a Non-complying Activity for a subdivision into 13 lots to enable the establishment of an Integrated Residential Development on the site.	Non-Notified Approved 16/02/10
A	Independent Commissioner	S and R Quinlan L55625	4/9a Melandra Road Manly	For consent to a Restricted activity to the removal of a Norfolk Pine tree	Fully Notified Approved 16/02/10
A	Council Arborist Resource Management	GM & JM Hayes L55963	161 Whangaparaoa Road, Red Beach	For consent to a Discretionary Activity to remove 3 x Rata hybrid trees to be replaced by native trees.	Non-Notified Approved 18/02/10
A	Team Leader Resource Management	W & S Rickman L55950	19 Beauvoir Road Matakatia	For consent to a Controlled Activity for additions to an existing dwelling. Proposed additions comprise an upper floor level with a floor area of 81m ² encompassing a home theatre, an additional bedroom and bathroom along with a stairwell and lift access.	Non-Notified Approved 18/02/10
A	Team Leader Resource Management	F & L Rands L56019	27 Old North Road Orewa	For consent to a Restricted Discretionary Activity to remove 1x Totara tree, undertake works within the dripline of 2x Totara trees and 1x Kanuka tree, and undertake remedial pruning to the same 2x Totara trees and 1x Kanuka tree. Three Totara trees and 1x Kanuka tree in total will be affected.	Non-Notified Approved 18.02.10

Type of Delegation	Officer	Applicant/ Owner	Address	Application	Decision/ Date
A	Team Leader Resource Management	Yiping Jiang L55918	34 Rishworth Avenue, Stanmore Bay	For consent to a Restricted Discretionary Activity for earthworks.	Non-Notified Approved 18/02/10

RECOMMENDATION:

That the report on decisions relating to:

- A Land Use Resource Consent Applications [s.88 of the Resource Management Act 1991] (Controlled Activity, Discretionary Activity, Non-Complying Activity, Preservation or Conservation of Landscape);**
- B Lapsing of Consents [s.125 of the Resource Management Act 1991];**
- C Change or Cancellation of Consent Conditions by Consent Holder [s.127 of the Resource Management Act 1991];**
- D Existing Uses [s.10 of the Resource Management Act 1991];**
- E Non-Conforming Buildings [s.10 of the Resource Management Act 1991];**
- F Any Other Decision Relating to Activities;**
- G Subdivision Consent [s.105 of the Resource Management Act 1991] and Development Plans [s.409];**

made pursuant to delegated authority from the Council, be received.

ITEM NO: 5

SUBJECT PUBLIC EXCLUDED

That the public be excluded from the following parts of the proceedings of this meeting, namely:

Agenda Item No(s). 6, 7, 8, 9 and 10

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Grounds under section 48(1) for the passing of this resolution
Appeals / Proposed District Plan 2000	Refer grounds	That the exclusion of the public from the whole or the relevant part of the proceedings of the meeting is necessary to enable the Local Authority to deliberate in private on its decision or recommendation in any proceedings before it where: (i) a right of appeal lies to any court or tribunal against the final decision of the Local Authority in those proceedings; or (ii) the Local Authority is required, by any enactment, to make a recommendation in respect of the matter that is the subject of those proceedings. (section 48(1)(d) Local Government Official Information and Meetings Act 1987.)

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