



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 Council Chambers, Centreway Road, Orewa on Wednesday, 27 February 2008 commencing at 9.00 a.m.

for: Acting CHIEF EXECUTIVE OFFICER
Geoff Mears

OREWA
20 February 2008

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CONFIDENTIAL

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ITEM NO: 1

APOLOGIES AND ANNOUNCEMENTS

ITEM NO: 2

REQUESTS FOR CONSIDERATION OF URGENT ITEMS

Urgent items not referred to on the main agenda can only be considered if the following requirements of the Local Government Official Information and Meetings Act 1987 are met:

- The Chairperson must explain at a time when the meeting is open to the public (even if the additional item is a confidential item)
 - the reason why the item is not on the agenda
 - the reason why the discussion of the item cannot be delayed until a subsequent meeting.
- The Council or Committee must resolve to consider the item.

Councillors or staff members who wish to raise urgent items for consideration need to brief the Committee Chairperson and the Committee Adviser prior to the meeting.

ITEM NO: 3

REPORT



TO District Plan and Regulatory Committee
ON 27 February 2008
FROM Fran Mikulicic – Principal Planner Appeals

SIGNATURE

Fran Mikulicic.

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: 4

REPORT



TO District Plan and Regulatory Committee
ON 27 February 2008
FROM Ron Hewson – Surveyor
APPROVED BY Ian Dobson – Team Leader – Consents Northern Area
SIGNATURE

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SUBJECT **NEW ROAD NAME:**
APPLICANT: KENSINGTON TRUST
WEST HOE HEIGHTS, OREWA

FILE REF **R36187**

SUMMARY

The Kensington Trust is finalising the construction of a 15 lot residential subdivision on the north side of West Hoe Heights, Orewa.

To provide access to the lots the applicant has constructed three jointly owned access lots which it wish to name. The name FERN COURT has been proposed which meets the Council's Road Naming Policy and is not in use elsewhere in the District.

Their alternative choices were Wings Court, The Top Grove and The Hill Place.

RECOMMENDATION:

That the private road serving the subdivision shown on DP 394934 be named FERN COURT.

Appendix 1 – Relevant Maps

ITEM NO: 5

REPORT



TO District Plan and Regulatory Committee
ON 27 February 2008
FROM Ron Hewson – Surveyor
APPROVED BY Ian Dobson – Team Leader – Consents Northern Area
SIGNATURE

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

SUBJECT **NEW ROAD NAME:**
APPLICANTS: G4 PROPERTIES AND MVR PARTNERSHIP
MATAKANA ROAD, MATAKANA

FILE REF R36282.

SUMMARY

The applicants are undertaking a 24 lot country-side living subdivision off the northern side of Matakana Road, Matakana.

They have proposed the name "TAMAHUNGA DRIVE" for the new road being constructed to serve the subdivision.

The road name is not duplicated elsewhere within the District and has been approved by the local Iwi.

RECOMMENDATION:

That the new road shown on subdivision consent R36282, being the subdivision of Lots 1 and 2 DP 111605 and Lot 1 DP 319819 be named TAMAHUNGA DRIVE.

Appendix 1 – Relevant Maps

REPORT



TO District Plan and Regulatory Committee
ON 27 February 2008
FROM Ron Hewson – Surveyor
APPROVED BY Ian Dobson – Team Leader – Consents Northern Area
SIGNATURE

A handwritten signature in black ink, appearing to read "I. Dobson".

SUBJECT **NEW ROAD NAME:**
APPLICANT: CABRA DEVELOPMENTS LTD
MAHURANGI EAST ROAD, SNELLS BEACH

FILE REF R37295

SUMMARY

By virtue of an Environment Court decision issued on 17 January 2007, Cabra Developments Ltd. has consent to undertake a residential subdivision of 7.58 hectares of land on the west side of Mahurangi East Road, Snells Beach.

The first stage will involve the development of 36 residential lots and the construction (in part) of four new roads as shown on the attached plan.

The conditions of consent require the applicant to provide suggested names for these new roads. The suggested names and the reasons they have been chosen are as follows.

1. **RIVERLEIGH DRIVE:** In recognition of the area's proximity to the Mahurangi River and the views that are attainable from some locations on this road.
2. **HEWSON DRIVE:** A name which the directors of the company liked and is not currently in use in the District.
3. **CLIFTON LANE:** The middle name of Samuel Clifton Dawson, an earlier settler of Snells Beach and a previous owner of the land.
4. **PARKDALE CLOSE:** The road is adjacent to a proposed neighbourhood reserve and therefore considered to be appropriate.

The names have all been checked to ensure there is no duplication with any existing names in the District. Alternative names have been provided for two of the names as shown on the attached **Appendix 1**.

RECOMMENDATION:

That the new roads to be created under Resource Consent R37295, being a subdivision of Lot 2 DP 211172 and as shown on the attached plan, be named RIVERLEIGH DRIVE, HEWSON DRIVE, CLIFTON LANE and PARKDALE CLOSE.

ITEM NO: 7

REPORT



TO District Plan and Regulatory Committee
ON 27 February 2008
FROM Ron Hewson – Surveyor
APPROVED BY Ian Dobson – Team Leader – Consents Northern Area
SIGNATURE

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

SUBJECT **NEW ROAD NAME:**
APPLICANT: WARKWORTH PROPERTY TRUST
EARLSWAY, WARKWORTH

FILE REF R39909

SUMMARY

The applicant Trust is undertaking a multi-lot residential subdivision between Pulham Road and Alnwick Street, Warkworth. The current stage involves the extension of Earlsway to meet what will become the extension of Alnwick Street and the formation of two new cul-se-sac streets off Earlsway.

As a condition of consent the applicant was required to suggest names for the new roads in accordance with the Council's road naming policy.

In keeping with the proximity of the site to the Mahurangi River estuary the applicant has proposed the names JADE RIVER PLACE and ESTUARY CLOSE. Both names were cleared as being acceptable to NZ Post and the NZ Fire Service.

RECOMMENDATION:

That the new roads to be created off Earlsway, Warkworth, and shown on Deposited Plan 389328 be named JADE RIVER PLACE and ESTUARY CLOSE.

Appendix 1 – Relevant Map

REPORT



TO District Plan and Regulatory Committee
ON 27 February 2008
FROM Ron Hewson – Surveyor
APPROVED BY Ian Dobson – Team Leader – Consents Northern Area
SIGNATURE

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

SUBJECT **NEW ROAD NAME:**
APPLICANT: GFT TRUST
SOLAN DRIVE, WAIMAUKU

FILE REF R50230

SUMMARY

The applicant Trust is nearing completion of a 30 lot residential subdivision off the extension of Solan Drive, Waimauku. The conditions of consent require the applicant to propose a name for the new road which has been constructed to serve the new lots.

As a first choice GAVINIKE PLACE has been proposed. This name has been chosen because it is the name of the principal Trust that currently owns the land.

As alternatives the names HILLARY CRESCENT and EVEREST CRESCENT in memory of the late Sir Edmund Hillary have been proposed.

The names are not duplicated anywhere within the District.

Note: There is no indication that the family of Sir Edmund Hillary have been approached for their approval /comments with respect to the naming of a road in his memory.

RECOMMENDATION:

That the new road created under resource consent R50230, being the subdivision of Lot 1 DP 320599 and Lot 1 DP 197706, be named GAVINIKE PLACE.

Appendix 1 – Relevant Maps

REPORT



TO District Plan and Regulatory Committee
ON 27 February 2008
FROM Ron Hewson – Surveyor
APPROVED BY Ian Dobson – Team Leader – Consents Northern Area
SIGNATURE

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

SUBJECT **NEW ROAD NAME:**
APPLICANT : CABRA DEVELOPMENTS LTD
OTANERUA ROAD, HATFIELDS BEACH
FILE REF R51117

SUMMARY

The applicant company is undertaking a 33 lot residential subdivision off Otanerua Road, Hatfields Beach. The development will involve the construction of a 240 metre long new street through the middle of the block and construction of a short cul-de-sac off that road.

The company has suggested the name BEACHWOOD DRIVE for the longer road because of its proximity to Hatfields Beach and an area of bush which is being protected and enhanced. The name FENDALTON PLACE has been suggested for the shorter street for the reason that the company like the name and it is not already in use within the District.

RECOMMENDATION:

That the new roads to be vested in the Council as the result of Resource Consent R51117, being a subdivision of Lots 1 to 3 DP 204357, Lots 4 to 8 DP 52464 and Lot 16 DP 65652, be named BEACHWOOD DRIVE and FENDALTON PLACE.

Appendix 1 – Relevant Maps

REPORT



TO District Plan and Regulatory Committee
ON 27 February 2008
FROM Ron Hewson – Surveyor
APPROVED BY Ian Dobson – Team Leader – Consents Northern Area
SIGNATURE

A handwritten signature in black ink, appearing to read "I. Dobson", with a horizontal line underneath.

SUBJECT **NEW ROAD NAME:**
APPLICANT: COASTAL PROPERTIES LTD
ALBATROSS ROAD, RED BEACH
FILE REF R51145

SUMMARY

The applicant company has consent to create six residential lots in the north western corner of the land occupied by the Peninsula Golf Club, Red Beach.

Access to the sites will be provided by the declaration as road, of a section of land currently held by the Council as road reserve. All that is required for this land to become legal road is for the Council to declare the land to be legal road and the District Land Registrar is to be advised accordingly.

As a condition of the subdivision consent the applicant was required to propose a name for the new road. In keeping with the golfing theme of the street names in the area, the applicant company has proposed the name for the new road as TEE POINT. The name has been cleared by NZ Post as not being duplicated within the District.

RECOMMENDATIONS:

- (a) That, pursuant to Section 111 of the Reserves Act 1977, the Council hereby resolves that Lot 15 DP 74827 (Road Reserve) be dedicated as road and that the District Land Registrar be advised accordingly.
- (b) That the new road to be created by the previous resolution be named, TEE POINT.

Appendix 1 – Relevant Map

ITEM NO: 11

REPORT



TO District Plan and Regulatory Committee
ON 27 February 2008
FROM Ron Hewson – Surveyor
APPROVED BY Ian Dobson – Team Leader – Consents Northern Area
SIGNATURE

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

SUBJECT **NEW ROAD NAME**
APPLICANT: STOCKYARD HOLDINGS LTD
WOODCOCKS ROAD, WARKWORTH
FILE REF R53130

SUMMARY

As the result of an Environment Court decision, the applicant company will establish the Stockyard Falls Retail Centre on the north side of Woodcocks Road, Warkworth.

The company has a legal agreement with the Council requiring them to vest and construct a new road down the full length of the western boundary of the site to serve the future development.

The name MANSEL DRIVE has been used in several legal documents and plans to refer to this new road and refers to a previous owner of the land. As the road is to be shown shortly on a survey plan and vested in the Council it is recommended that the name be formally adopted.

RECOMMENDATION:

That the new road to be created to serve the Stockyard Falls Retail Centre as shown on Scheme Plan R53130, be named MANSEL DRIVE.

Appendix 1 – Relevant Maps

ITEM NO: 12

REPORT



TO District Plan and Regulatory Committee
ON 27 February 2008
FROM Lloyd Barton – Manager, Resource Management
APPROVED BY Lloyd Barton – Manager, Resource Management
SIGNATURE

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

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
A	Team Leader Resource Management	Jennian Homes Rodney Ltd L53477	54 Whitaker Road, Warkworth	For consent to a Discretionary Activity to establish a professional office within an existing show home.	Non-Notified Approved 11/02/08
A	Team Leader Resource Management	H Taylor L53414	65 Percy Street, Warkworth	For consent to a Discretionary Activity to remove one totara and thinning/formative prune four totara trees.	Non-Notified Approved 12/02/08
A	Team Leader Resource Management	D Hopkins L52622	17 Ferndale Drive, Snells Beach	For consent to a Discretionary Activity to prune one pohutukawa tree.	Non-Notified Approved 12/02/08
G	Team Leader Resource Management	D & L Webster R52883	578 Leigh Road, Whangateau	For consent to a Discretionary Activity to subdivide an underlying lot creating three freehold sites based on the protection of native bush.	Non-Notified Approve 12/02/08
A	Team Leader Resource Management	VTB Developments Ltd L53550	22 Southgate Road, Warkworth	For consent to a Restricted Discretionary Activity for anew dwelling, earthworks and retaining.	Non-Notified Approved 12/02/08
A	Team Leader Resource Management	G & S Pallister L53587	483 Woodcocks Road, Streamlands	For consent to a Discretionary Activity to construct a new dwelling requiring earthworks.	Non-Notified Approved 12/02/08
A	Team Leader Resource Management	VTB Developments Ltd L53546	24 Southgate Road, Warkworth	For consent to a Restricted Discretionary Activity for anew dwelling, earthworks and retaining.	Non-Notified Approved 12/02/08

Type of Delegation	Officer	Applicant/ Owner	Address	Application	Decision/ Date
A	Team Leader Resource Management	B Plowman L53412	11 Riverside Drive, Point Wells	For consent to a Discretionary Activity for additions and alterations to an existing dwelling including the construction of a new garage.	Non-Notified Approved 12/02/08
F	Team Leader Resource Management	D Scofield C51808; FS/298	Swansea Bay, Bon Accord Harbour, Kawau Island	For consent to construct a boat ramp in the coastal marine area and to occupy the coastal marine area.	Non-Notified Approved 13/02/08
A	Team Leader Resource Management	D Turner L53486	Omaha Flats Road, Omaha Flats	For consent to a Discretionary Activity for excavation of 1250m ³ and the deposition of this earth within the site to enable creation of a pond.	Non-Notified Approved 14/02/08
G	Land Surveyor	R Bennett R53542	1 Bennett Street, Port Albert	For consent to a Restricted Discretionary Activity for a two lot subdivision.	Non-Notified Approved 14/02/08
G	Team Leader Resource Management	Gin Point Ltd R53161	155 Whitmore Road, Buckleton Beach	For consent to a Discretionary Activity for subdivision to create four rural residential sites, protection of significant natural bush, landuse consent for earthworks and tree removal.	Non-Notified Approved 15/02/08

WESTERN WARD

Type of Delegation	Officer	Applicant/ Owner	Address	Application	Decision/ Date
G	Land Surveyor	D & J Houten R52255	336 Burnside Road, Makarau	For consent to a Discretionary Activity to create one additional title by way of protection of wetland and to carry out earthworks in excess of 200m ³ .	Non-Notified Approved 11/02/08
G	Land Surveyor	L & C Biggs R52569	363 Kanohi Road, Kaukapakapa	For consent to a Non-Complying Activity to create two additional lots based on the protection of significant wetland and native bush.	Non-Notified Approved 11/02/08
A	Team Leader Resource Management	C Kilvington & P Blackmore L52884	6 Grivelle Street, Kumeu	For consent to a Restricted Discretionary Activity for the erection of warehouse with a parking shortfall.	Non-Notified Approved 13/02/08
A	Team Leader Resource Management	D Bailey L36546	23a Trigg Road, Huapai	For consent to a Discretionary Activity for retrospective consent for an existing double garage and tree removal.	Non-Notified Approved 14/02/08
A	Team Leader Resource Management	Neville Bros Ltd L51681	Kahikatea Flat Road, Dairy Flat	For consent to a Discretionary Activity for the operation of a private cleanfill with a footprint of 0.75ha.	Non-Notified Approved 14/02/08
G	Land Surveyor	Haszard Counties Ltd R53495	48 and 54 Sunnyvale Road, Taupaki	For consent to a Restricted Discretionary Activity for a subdivision by way of a boundary relocation between two adjoining lots.	Non-Notified Approved 14/02/08
A	Team Leader Resource Management	Twin Totara Wines Ltd L53543	816 Old North road, Waikoukou	For consent to a Non-Complying Activity for a relocated building for a vineyard showroom for selling wine made from grapes grown on site, six vehicle spaces will be provided for parking.	Non-Notified Approved 15/02/08
A	Team Leader Resource Management	C & J Hope L53465	64 Wake Road, Coatesville	For consent to a Discretionary Activity for a new dwelling, shed and earthworks.	Non-Notified Approved 15/02/08

Type of Delegation	Officer	Applicant/ Owner	Address	Application	Decision/ Date
A	Team Leader Resource Management	B Walker L53566	101 Old North Road, Kumeu	For consent to a Restricted Discretionary Activity for anew dwelling with side and rear boundary infringements.	Non-Notified Approved 18/02/08

EASTERN WARD

Type of Delegation	Officer	Applicant/ Owner	Address	Application	Decision/ Date
A	Team Leader Resource Management	DP Family Trust L53565	35 Bayview Park Lane, Orewa	For consent to a Discretionary Activity for earthworks in excess of 200m ³ .	Non-Notified Approved 08/02/08
A	Team Leader Resource Management	C Buist L53631	35 Lakeside Drive, Orewa	For consent to a Discretionary Activity to remove one canton lace tree.	Non-Notified Approved 12/02/08
A	Team Leader Resource Management	C Wium L53649	198 Wade River Road, Wade Heads	For consent to a Discretionary Activity to remove a queen palm.	Non-Notified Approved 12/02/08
A	Team Leader Resource Management	A Mason L53648	16 Amorino Drive, Red Beach	For consent to a Discretionary Activity to trim two silky oak trees.	Non-Notified Approved 12/02/08
A	Team Leader Resource Management	B McIndoe L53418	1-32/453 Hibiscus Coast Highway SH1, Orewa	For consent to a Discretionary Activity to remove one pohutukawa limb against unit 27, contain lateral branches on pohutukawa away from units 25, 26, remove two storm damaged pohutukawa stems (retrospective) and trim three pohutukawa trees in car park area.	Non-Notified Approved 12/02/08
A	Team Leader Resource Management	B Ellich & B Smith L53508	34 Javelin Close, Hobbs Bay	For consent to a Discretionary Activity for earthworks in excess of 200m ³ .	Non-Notified Approved 11/02/08
A	Team Leader Resource Management	G & A Rhind L53285	17 Clansman Terrace, Gulf Harbour	For consent to a Discretionary Activity for a new dwelling, earthworks and retaining walls.	Non-Notified Approved 11/02/08
A	Team Leader Resource Management	G Arthur L53330	22 Monyash Road, Manly	For consent to a Discretionary Activity to thin, crown and formative prune two pohutukawa trees.	Non-Notified Refused 11/02/08
A	Team Leader Resource Management	Wayne Wilson L53527	524F Hibiscus Coast Highway	For Section 94 to establish a single household unit and minor household unit on the site and to construct a retaining wall within 1:2 of the rear boundary	Section 94 Limited Notification 11/02/08
A	Team Leader Resource Management	P Atkins L53410	24 Kotanui Avenue, Army Bay	For consent to a Discretionary Activity for a new dwelling and earthworks.	Non-Notified Approved 15/02/08

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.

SUBJECT PUBLIC EXCLUDED

Recommendation:

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

Agenda Item No(s). 14, 15 and 16

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	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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