

**PALMERSTON NORTH CITY COUNCIL
LANDUSE CONSENT – COVER SHEET**

1 Job No:
 2 RC No: 201285
 3 Property File Reference: M44/23B/PLN
 4 Fee Paid (amount): \$ 100.00
 5 Receipt Number: 2160202

6 Applicant Edward & Marion Anderson
 7 Street Address 23B Meadowbrook Drive
Palmerston North
 8 Postal Address 23B Meadowbrook Drive
Palmerston North
 9 Legal Description Lot 25 DP 43090
 10 Type of Application (code for loading) Non-Complying
 11 Proposal Addition of carport exceeding site coverage

12 Application Received 29/04/04
 13 Consent Due 27/05/04

14 Section 92 Request Date	
15 Section 92 Info Received Date	
16 Section 37 Set Date	
17 Consent Now Due	
18 Consent Granted/declined Date	<u>3/06/04</u>
19 Number of Working Days	<u>25/06/04</u>
20 Monitoring Required (Yes/No)	<u>NO</u>

21 Planner Initials MM

22 Application Fee Still to be Paid if any:
 23 Total Charge from processing hours \$ 551.50
Less Deposit \$ 100.00
Total Processing \$ 451.50

24 Monitoring Fee

25 Total Payable \$ 451.50

26 Invoice to go to Edward & Marion Anderson
23B Meadowbrook Drive
Palmerston North

*Inv # 12168
10-6-04*

**PALMERSTON NORTH CITY COUNCIL
CHARGE SHEET**

Application Number: **201285**

Address for Account: **Edward & Marion Anderson**
23B Meadowbrook Drive
Palmerston North

Applicant's Name(s): **Edward & Marion Anderson**

Application Address: **23B Meadowbrook Drive**
Palmerston North

Address for Service: **23B Meadowbrook Drive**
Palmerston North

Admin

date	chargeable	non-charge	initials	task
29/04/04	1		FM	Load,Letter,Fincls,Csheet
				Make File
8/06/04	1		FM	Grant,Letter,Fincls,Csheet
				Pcopying, Lift BCR

Tot Chargeable Hrs 2 @\$57.00 per hour = \$ 114.00

Planners

date	chargeable	non-charge	initials	task
30/04/04	0.5		MM	Site Visit
11/05/04	0.75		MM	Report
13/05/04	0.75		MM	Report
14/05/04	0.5		MM	Report
21/05/04	0.5		MM	Report Changes
26/05/04	0.5		MM	Report Update
31/05/04	0.25		MM	Changes
3/05/04	0.25		MM	Admin & Signing

Tot Chargeable hrs 4 @\$76.00per hour = \$ 304.00

Seniors

date	chargeable	non-charge	initials	task
29/04/04	0.25		VSW	Allocation
30/04/04	0.5		VSW	site visit
3/06/04	0.5		VSW	Check & Edit

Tot Chargeable hrs 1.25 @\$89.00per hour = \$ 111.25

Principal

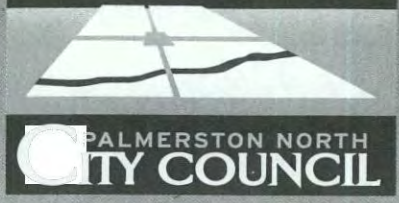
Date	Charge	non-charge	initials	task
3/06/04	0.25		SFH	Read & Sign

Tot Chargeable hrs 0.25 @\$89.00per hour = \$ 22.25

Technical Staff Sheet Attached

PALMERSTON NORTH CITY COUNCIL

Civic Administration Building, The Square
 Private Bag 11034
 Palmerston North
 Telephone: 06 356 8199
 Facsimile: 06 358 2372



EDWARD ANDERSON
 23B MEADOWBROOK DRIVE
 PALMERSTON NORTH

TAX INVOICE

PAGE 1

Invoice No.	I 12168
Date	09Jun04
Debtor No.	663718
G.S.T. Reg. No.	11-213-081
Client Ref.	

Description	QTY	UNIT PRICE	Amount
201285	1.00	401.33	401.33
Processing of Land Use Consent for 23B Meadowbrook Drive, Palmerston North.			
Total Processing Charge		\$551.50	
Less: Deposit		-\$100.00	
Total Due		\$451.50	

N denotes those items where GST is not applicable

Sub Total	401.33
G.S.T.	50.17
TOTAL \$	451.50

Detach this portion and return with your payment to:

PALMERSTON NORTH CITY COUNCIL
 Private Bag 11034
 Palmerston North

Invoice No.	I 12168
Debtor No.	663718
Account No.	18306
AMOUNT \$	451.50

ANDERSON E

PALMERSTON NORTH CITY COUNCIL

Date: Tue 08 Jun 2004
Consent No: 201285/1
Assessment No:
Property ID: 33124

Attention:
ANDERSON, EDWARD
23B MEADOWBROOK DRIVE
PALMERSTON NORTH

Pay At:

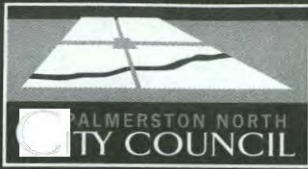
Fee	Description	Quantity	Paid/ Credited	Now Due
ADMIN	admin processing at hourly rate		\$0.00	\$0.00
DEPOS	DEPOSIT COVERS PROCESSING		\$100.00	\$0.00
PLANN	PLANNER PROCESSING AT HOURLY RATE		\$0.00	\$451.50
PRINC	PRINCIPAL PLANNER AT HOURLY RATE		\$0.00	\$0.00
SENIO	SENIOR STAFF AT HOURLY RATE		\$0.00	\$0.00
			Total	===== \$451.50

Processing of Land Use Consent for
23 B Meadowbrook Drive, Palmerston North.

Total Processing Charge	551.50
Less Deposit	100.00
	<hr/>
Total Due	451.50

5369/745

Thanks
f



Private Bag 11034
Palmerston North
New Zealand
Telephone 64 6 356 8199
Web Site www.pncc.govt.nz

Working with
our Community
to Build
a Better City

Facsimile 06 351 4471

8 June 2004

Edward and Marion Anderson
23B Meadowbrook Drive
PALMERSTON NORTH

Dear Mr and Mrs Anderson,

**NON NOTIFIED LAND USE CONSENT
FOR A NON - COMPLYING ACTIVITY
E and M ANDERSON
23B MEADOWBROOK DRIVE, PALMERSTON NORTH**

I am writing to advise that the above application has been **granted**. *Enclosed* is a copy of the report and decision.

If you are not satisfied with the decision you have the right of objection pursuant to Section 357 of the Resource Management Act 1991. Objections should be in writing, and received by Council **no later than 15 working days after the conditions of consent have been notified to the applicant or the applicant's agent**.

Any appeal against the decision must be made in accordance with Sections 120 and 121 of the Resource Management Act 1991.

You should note that pursuant to Section 125 of the Resource Management Act 1991, all resource consents will lapse unless the consent is given effect to within five years of the date of the consent, or application has been made within 3 months of the expiry of the consent to extend the duration of the consent.

Also *enclosed* is an information brochure which outlines your rights and obligations in relation to the decision which has been made.

Council's fee for this type of application is a deposit, which you have already paid, plus additional charges as reflected in the Fees and Charges Schedule.

Consent has been **granted** to your application. An invoice is *enclosed* which requests payment of the additional application processing charge.

Yours faithfully

Matthew Mackay
Planning Officer
City Contact



YOUNG HEART
EASY LIVING
MANAWATU

The Development Services Manager
PALMERSTON NORTH CITY COUNCIL

**NON NOTIFIED LAND USE CONSENT
FOR A NON - COMPLYING ACTIVITY
E and M ANDERSON
23B MEADOWBROOK DRIVE, PALMERSTON NORTH**

The Applicant: E and M Anderson

The Site: 23B Meadowbrook Drive, Palmerston North (Flat 2 DP 64506 on Lot 25 DP 43090).

1. APPLICATION

E and M Anderson have submitted an application for land use consent to construct a carport attached to the dwelling at 23B Meadowbrook Drive that will exceed the permitted site coverage, and separation distance provisions for Dwellings in the Palmerston North City District Plan.

The dwelling received a dispensation on 29 February 1988 for a reduction in on site amenity (attached as Appendix 1).

The application was accepted on the 29 April 2004.

2. THE DISTRICT PLAN

The subject site is zoned Residential in the District Plan. The proposed addition of a carport attached to the dwelling complies with the relevant District Plan Performance Conditions for dwellings, with the exception of Rules 10.7.1.1(c), and 10.7.1.1(d)(ii).

Palmerston North City Council District Plan

Performance Conditions

Rule 10.7.1.1(c) – Separation Distance

(b) Any part of a dwelling not contained in (a) shall be located at least 1.5 metres from any boundary.

The proposed carport will be located on the boundary common with 21 Meadowbrook Drive.

Rule 10.7.1.1(d)(ii)(c) – Site Coverage

The maximum amount of site which may be covered by buildings shall be:

(a) 40% on sites of less than 500 m².

The addition of the proposed carport will increase the site coverage to 50.06%.

Pursuant to Rule 10.7.5.1 of the Palmerston North City District Plan the application must be assessed as a Non-Complying Activity.

3. THE RESOURCE MANAGEMENT ACT

Application

Section 88 of the Resource Management Act 1991 enables any person to make an application for resource consent.

Notification

With regard to notification, Section 93(1)(b) requires that a consent authority must notify an application for resource consent unless the consent authority is satisfied that the adverse effects of the activity on the environment will be minor.

In this case, it is my opinion that the proposed carport will not create adverse effects that are more than minor for the follow reasons:

- The potential effects are limited to effects on the residential amenity of the surrounding properties, and
- The identified potentially affected parties have provided their written approvals to the application.

Section 94(2) states that a consent authority is not required to serve notice of an application if all persons who, in the opinion of the consent authority, may be adversely affected by the activity have given their written approval to the activity.

The following properties have been identified as potentially affected by the proposal, and neighbours consent was sought:

- Peter and Dawna Crawford, at 21 Meadowbrook Drive (Lot 24 DP 43090)
- Gaylene Thompson, at 23A Meadowbrook Drive (Flat 1 DP52370 of Lot 25 DP 43090).

Both of the above parties signed plans of the proposed carport and existing dwelling, and completed Affected Parties Consent forms. Section 104(3)(6) of the Resource Management Act 1991 provides that:

“A consent authority must not- when considering an application, have regard to any effect on a person who has given written approval to the application.”

After completing a site visit with Senior Planner Virginia Watson, the adjacent property of 25 Meadowbrook Drive was not deemed to be potentially affected for the following reasons:

- Their garage is located on the property boundary, and features a large four-metre tall concrete block wall, restricting their view of 23b Meadowbrook Drive, and the proposed extension.
- No change in effect will result, as the extension is on the far side of 23b Meadowbrook Drive.

The adjoining rural property on Rangitikei Line, was also not deemed potentially affected for the following reasons:

- The property is rural farmland used for grazing, and
- The nearest dwelling is located at least 230 metres from the subject site.

Pursuant to Section 94(2) it is not necessary to serve notice on any persons, as all potentially affected parties have consented to the proposed dwelling by signing affected parties consent forms, and copies of the proposed site plan.

With any effects on the environment considered to be no more than minor, and all affected parties providing consent, it is recommended that the application be considered without notification pursuant to Section 93 of the Resource Management Act 1991.

Consideration

Section 104 of the Resource Management Act sets out the matters to be considered when making a decision including, but not limited to:

- *any actual and potential effects on the environment of allowing the activity;*
- *any relevant provisions of a Regional Policy Statement;*
- *any relevant objectives, policies, rules or other provisions of a plan or proposed plan;*
- *any other matters the consent authority considers relevant and reasonably necessary to determine the application.*

Section 104B of the Resource Management Act sets out the determination of applications for discretionary or non-complying activities, and states that:

After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority –

- (a) may grant or refuse the application; and*
- (b) if it grants the application, may impose conditions under section 108.*

4. CONSIDERATION OF ENVIRONMENTAL EFFECTS

The District Plan sets out rules for Residential Properties to control the potential adverse environmental effects of Separation Distance, Site Coverage, and On-Site Amenity, on Residential Amenity.

Separation Distance:

The potential effects of the separation distance encroachment are minimal. The carport will be constructed of a clear plastic, that is to be attached to the dwelling, and sloping down to the boundary fence, where it will stand 0.475 metres above the existing 1.8 metre high fence. The neighbours at 21 Meadowbrook Drive (the Crawfords) have provided written consent to the separation distance encroachment, and any potential effects must not be considered pursuant to Section 104(3)(6).

Site Size And Coverage:

The District Plan Section 10.7.1.1(d)(ii) states in the explanation that:

“The site coverage control is intended to deal with both the “bulk” effect and the physical coverage of the site while still allowing for adequate development potential...”

In this case the subject site is undersized at 331.59 m² (nett), and the site coverage requirement of 40% has already been exceeded. Nevertheless, the potential impacts on residential amenity, possible loss of sunlight and daylight, and loss of privacy, are reduced as:

- The site size is small.
- The dwelling and proposed addition are a single storey in height.
- The property is located on the city boundary, and the surrounding farmland is the dominant contributing factor to amenity, with most of the dwellings orientated to this direction.
- The applicants have advised that the addition is to be used to house a caravan currently located on site, and in essence there will be no change in effects.
- The applicants have advised that their on-site amenity will be unchanged as a result of the addition.
- Between the subject site and the neighbouring property at 21 Meadowbrook Drive is a solid 1.8 metre fence that will screen the carport from view, and potentially mitigate the effects of the building bulk.
- The potentially affected parties have signed neighbours consent, and as such any potential effects on them cannot be considered under Section 104(3)(6) of the RMA.

On-site Amenity

The property received a dispensation on 29 February 1988 for a reduction in on-site amenity. The addition of the proposed carport will not affect the provision of outdoor living space. The applicants have indicated that this space has always been used for storage, and is not the focal point for out-door living as it is shaded by the sun.

An area 3 metres by 12 metres is located on the North East boundary that is used as outdoor living, as it receives greater sunlight, and this is unaffected by the proposal.

Environmental Effects Conclusion

The proposed addition will have minimal environmental effects in relation to the concerns of the bulk rules in the District Plan. Any potential adverse effects are restricted to the surrounding area, and those parties identified as potentially affected have given their consent.

5. CONSIDERATION OF RELEVANT OBJECTIVES AND POLICIES

The following Objectives and Policies are also relevant in determining this application:

10.3 Objectives and Policies

Objective 1. To promote the efficient use of the urban infrastructure and other physical resources.

Policies

Policy 1.3 To provide the opportunity to create a variety of building sizes and designs which can assist in creating a sustainable urban area.

Objective 3. To secure and maintain a high standard of amenity within the Residential Zone.**Policies**

Policy 3.2 To ensure adequate sunlight and daylight access to sites.

Policy 3.3 To ensure effective open space is provided for on every site developed.

Policy 3.4 To control any adverse effects of development on privacy.

Comment

Residential amenity will not be adversely affected by the proposal, as the dwelling and carport are single storey in height, and will not restrict sunlight or daylight to neighbouring properties. The applicants have advised that sufficient open space is provided on site to meet their needs, and the proposal will not affect their open space. Furthermore the proposal will not affect the privacy of the neighbouring properties, as the proposal is for the construction of a carport.

The applicants have advised, and a site visit has confirmed that the site will retain its existing on-site amenity, which is enhanced by its proximity to the open farmland to the northwest.

Conclusion

Based on the comments in section 4 of this report, I am of the opinion that this proposal is consistent with the relevant objectives and policies of the Palmerston North District Plan.

6. RECOMMENDATION

That pursuant to Sections 104, 104B, and 108 of the Resource Management Act 1991 the application of E & M Anderson to construct a carport attached to the dwelling that can not comply with the separation distance, site coverage, and on-site amenity requirements of the District Plan at 23B Meadowbrook Drive (Flat 2 DP 64506 on Lot 25 DP 43090) be **granted** for the following reasons:

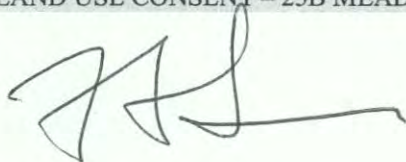
Reasons:

1. All identified potentially affected neighbours have given their consent to the proposed dwelling.
2. The rule relating to site coverage is designed to minimise the impact of bulk effects on residential amenity. The dwelling and proposed extension are single level in height, and thus the potential effects on residential amenity are reduced.
3. The proposal is consistent with the relevant Objectives and Policies of the Residential Zone.

6 CONDITIONS

Consent is granted subject to the following Conditions:

1. That the carport be constructed in general accordance with the plans submitted as part of building consent.



Matthew Mackay
PLANNING OFFICER

DECISION:

Pursuant to powers delegated to the Development Services Manager by the Palmerston North City Council at its meeting on the 29th day of September 2003, Consent is granted for the construction of a carport attached to the dwelling as detailed in the application at 23B Meadowbrook Drive, Palmerston North as a Non-Complying Activity.

This application was not publicly notified and notice was not served pursuant to section 93 and 94 of the Resource Management Act, as Council is satisfied that the effects of the proposed activity on the environment will be no more than minor, and all identified potentially affected parties have provided their written approval.

Dated this 3RD day of June 2004



Shayne Harris
DEVELOPMENT SERVICES MANAGER

Notes to applicant:

1. This document is a planning consent and not a consent to build. Any change of use or building alterations can not commence without a Building Consent.
2. The temporary structure located between the garage and the house is not included in this Resource Consent as it does not have building consent.
3. The Cross-lease Flats Plan will be required to be upgraded to include the carport prior to the sale of the property.

29th February 1988



REPORT TO:

The Chairman
District Scheme Administration Committee
PALMERSTON NORTH CITY COUNCIL

APPLICATION FOR A WAIVER UNDER ORDINANCE 10.3.1
OF THE PROPOSED THIRD REVIEW

Applicant: MR. E. ANDERSON

Site: 23 MEADOWBROOK DRIVE

THE APPLICATION:

Mr Anderson through his lawyer Mr Sunderland of Fowe McBride, has submitted a plan to build a second unit at 23 Meadowbrook Drive (Lot 25, D.P. 43090 : Flats Plan D.P. 52370). The unit is some 112.9m² in area with a single garage of some 18.02m² associated with the house. The unit proposed cannot meet the requirement of Ordinance 2.11.1 of the Review which requires a living court capable of containing a circle of 6 metres in diameter and the requirement of Ordinance 2.10.4 which requires a 3 metre separation distance between the main glazing of a habitable room and a boundary. In the case of the lounge the glazing is 1.5m from the boundary and in the case of bedroom 1 it is only 2.5 metres from the boundary.

Letters from Mr Sunderland and Dr Dijkstra are attached explaining some of the circumstances which have led the Andersons to make this application. Mr Sunderlands letter also indicates that the property is over site coverage. On checking the plans submitted this appears to be erroneous, arising it would appear out of a miscalculation of the boundary of the notional site and subsequently its area.

NEIGHBOURS CONSENT:

No neighbours consent was sought as no neighbours would appear to be affected. The neighbouring property at the rear is in fact in Kairanga County and has no visible buildings on it. Further under the Rural B zoning in the Kairanga County District Scheme only an accessory building could be built on the land. Further the dispensations sought relate primarily to the amenity of the proposed unit rather than that of the adjoining sites.

CONSIDERATION:

Ordinance 10.3.1 sets out the circumstances in which Council must consider granting a dispensation in concert with those contained in Section 76 of the Act.

The part of Meadowbrook Drive on which the site is located, coincides with the city boundary. Consequently the site adjoins a large area of open farmland which is located in Kairanga County. Under the Kairanga County's District Scheme the land is zoned Rural B, a zoning which recognises the flood potential of land so zoned. Within that zone the only uses permitted are farming, accessory buildings and

U

parks and reserves, to avoid property damage should the land flood. Enquiries with Mr B. Sliim of the City Engineers Department indicates that part of the land can be expected to take some overflow from the Flyers Line Spillway. Consequently the land has always been excluded from consideration for future urban development and is likely to be so excluded in the foreseeable future.

Further the intention of providing a living court is to ensure that an area of open space is available to residents and the provide visual amenity and privacy (Policy 2.11). Similarly the separation distance requirement is required to ensure adequate ventilation and daylight penetration and again to provide visual privacy. In this case the remainder of the site offers open space provision, with three quarters of the living court being able to be provided. Thus the occupants of the unit are assured of a pleasant outlook over farmland and visual privacy. Again the same can be said for the separation distance requirement which is intended to retain a sufficient distance between the boundaries of adjoining properties and buildings to ensure visual privacy and air and light penetration. In this case there are no buildings on the adjoining property or any prospect of the same. Consequently the unit can be assured of excellent air and light penetration and privacy. In the latter respect it is interesting to note that many of the adjacent properties have not fenced their rear boundary with the farmland, with any type of solid fence.

Thus the circumstances pertaining to the site appear to fall within the circumstances detailed in O10.3.1(b)(ii) in terms of the physical conditions applying to the site.

Turning to the provisions of Section 76 (2) of the Town and Country Planning Act 1977. Given that the intentions and objectives of the living court and separation distance requirements are met by the special locational circumstances of the site it would be unreasonable to enforce these requirements. Equally both controls are within site controls and as such will not detract from the amenities of the neighbourhood or have town and country planning significance beyond the immediate vicinity of the site.

RECOMMENDATION:

That a waiver from the provisions of Ordinance 2.11.1 and Ordinance 2.10.4 of the proposed Third Review be granted to Mr E. Anderson of 23 Meadowbrook Drive (Lot 25, D.P. 43090 : Flats plan D.P. 52370) be granted on the grounds that:

- (a) It is not, due to the location of the property adjacent to rurally zoned land or which it is not possible to construct dwellings, reasonable to enforce the full living court and separation distance requirements.
- (b) The waiver will not detract from the amenities of the neighbourhood and is unlikely to have town and country planning significance beyond the immediate vicinity of the site.
- (c) The application falls within the circumstances detailed in Ordinance 10.3.1 of the proposed Review.

That the waiver be subject to the following conditions which must be met prior to the commencement of the use:

1. The proposed dwelling to be located in conformity with the plans submitted.

C.L. Miller

C.L. MILLER
PLANNING OFFICER

Decision: *afforded*

Dated this *29th* day of February, 1988

M. J. Jordan Chairman

J. M. ... Member

The General Manager *City Contact*
PALMERSTON NORTH CITY COUNCIL

**EXTENSION OF TIME LIMITS PURSUANT TO SECTION 37
OF THE RESOURCE MANAGEMENT ACT 1991,
FOR E & M ANDERSON
23B MEADOWBROOK DRIVE, PALMERSTON NORTH
201285**

1. REASON FOR REPORT

The reason for this report is to provide background information to assist with the decision to extend time limits applying to the above subdivision application under the Resource Management Act 1991.

2. THE APPLICATION

E and M Anderson have submitted an application for land use consent to construct a carport attached to the existing dwelling at 23B Meadowbrook Drive that exceeds the site coverage rules of the Palmerston North City District Plan. The site is zoned Residential in the District Plan.

The application was made in terms of the Resource Management Act 1991, and was accepted on the 29 April 2004.

Due to high work loads, the application was not processed within 20 working days.

An extension of the permitted statutory timeframe of twenty working days is being sought in order to process the application.

3. CONSIDERATION

Section 37(1) of the Resource Management Act 1991 provides that:

“(1) A local authority or consent authority may, in any particular case, extend a time period specified in this Act or in regulations within which it or any other person must do something in connection with any of the authority’s functions under this Act whether or not the time period has expired.”

Sections 37(4) and (5) state:

“(4) A local authority or consent authority shall not do anything under subsections (1) to (3) unless it has taken into account -

(a) The interests of any person who, in its opinion, may be directly affected by the extension; and

(b) The interests of the community in achieving adequate assessment of the effects of any proposal, policy statement or plan; and

- (c) *Its duty under Section 21 to avoid unreasonable delay.*
- (5) *The extension of a time period under subsection (1) shall not have the effect of more than doubling the maximum time period specified in this Act."*

It is intended that the interests of the community will be well served by the extended consideration period. It is not intended that an extension should be sought beyond the permitted second twenty working days. All care will be taken to avoid unreasonable delay.

4. RECOMMENDATION

That pursuant to Section 37(1) of the Resource Management Act 1991 the land use consent application (201285) time limit of 20 working days which expired on 27 May 2004 be extended for a further 20 working days to expire on **24 June 2004**.



Matthew Mackay
PLANNING OFFICER

DECISION:

Pursuant to the powers delegated to the General Manager *City Contact* by the Palmerston North City Council at its meeting on 29 September 2003, the time limit on the Land Use Consent application 201285 is extended to 24 June 2004.

Dated this 7 day of July 2004



Peter Eathorne
GENERAL MANAGER *City Contact*

**RESOURCE CONSENT APPLICATIONS
TO NOTIFY OR NOT TO NOTIFY
Record of Decision**

1. Consent No(s): 201285
Applicant: Est M Anderson
Location: 23B Meadowbrook Drive

2. Description of activity: Addition of a carport to the dwelling.

3. Sufficient information received? Yes No
If no: Section 92 Received and stopped
Section 88 Non-received

4. Is the activity [please tick]
Controlled
Restricted discretionary
Discretionary
Non-complying
Other

5. Plan reference and relevant rules summary 10.7.1.1(e), 10.7.1.1(d)
10.7.5.1

6. Identify the principal/potential adverse effects on the environment of the activity.
Potential adverse effects on residential amenity, loss of daylight, sunlight, privacy.

7. Are the potential adverse effects localised rather than potentially affecting the wider environment?
(Can a finite group of potentially affected persons be identified?)
Yes No

8. If the answer to number 7 is Yes, then having regard to Section 94B of the Resource Management Act.

Identify persons who may be adversely affected by the granting of the resource consent.
 [Note: For the purposes of this question the definition of "person" includes the Crown, a corporation sole and also a body of persons, whether corporate or incorporate.]

	Written Approval		
Peter + Dawna Crawford	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
21 Meadowbrook Drive	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
Chaplene Thompson	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
28A Meadowbrook Drive	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
.....	Yes	<input type="checkbox"/>	No <input type="checkbox"/>

9. Is it unreasonable to require the written approval from any person? State reasons

Residents of 25 Meadowbrook & the adjacent farm property have been deemed not affected. Yes No

10. Having regard to Section 94A of the RMA, are the potential adverse environmental effects of the activity on the environment considered to be minor pursuant to Section 93(1)(b) of the RMA.

Yes No

If the answer to this question is Yes, then which of the following reasons has been used as justification? (Tick whatever box or boxes are appropriate).

- The District Plan permits an activity with effect/s on the environment that are the same or similar as those identified in 6 above.
- The activity proposed is a restricted discretionary activity and the only identified potential adverse effect/s do not relate to a matter specified in the District Plan as a matter for which discretion is restricted for the activity.
- The effects are considered to be so minor, that no parties have been identified as potentially affected.
- Any potentially adverse environmental effects can be avoided, remedied or mitigated through the imposition of appropriate conditions.
- Specialist technical advice has been provided relating to one, some, or all of the potential adverse effects identified in 6 above which concludes that the effect/s will be minor.
- The potential adverse effects are localised and the written approvals of all identified potentially affected parties have been obtained and it is considered that those parties are well positioned to judge whether the potential adverse effects on them are minor because of their personal interest in the outcome.
- The potential adverse effects are localised and even though not all identified potentially affected parties have provided their written approvals, the interests of all identified potentially affected parties can be appropriately considered through the service of notice provisions of Section 94(1) of the RMA.

11. If special circumstances justifying notification are considered to exist pursuant to Section 94C(2) identify these.

.....
..... N/A
.....
.....

12. Application to be (Tick appropriate box)

- | | | | |
|-------------------------------------|-------------------|---------------------------|--|
| <input type="checkbox"/> | Notified | Section 93(1) | Adverse environmental effects more than minor |
| <input type="checkbox"/> | Notified | Section 94C(1) | Applicant has requested it |
| <input type="checkbox"/> | Notified | Section 94C(2) | Special circumstances considered to exist (see 11 above) |
| <input type="checkbox"/> | Service of Notice | Sections 93(1) & 94 (1) | Effects minor, not all approvals obtained |
| <input type="checkbox"/> | Non-notified | Section 93(1)(a) | Controlled activity |
| <input type="checkbox"/> | Non-notified | Section 93(1)(b) | Effects minor |
| <input checked="" type="checkbox"/> | Non-notified | Sections 93(1)(b) & 94(2) | Effects minor, all approvals obtained |

Person authorised to determine whether notified, service of notice or non-notified.

Name:

Suanda Harris

Signature



Date

3/6/04

**PALMERSTON NORTH CITY COUNCIL
LANDUSE CONSENT – COVER SHEET**

1 Job No:
 2 RC No: 201285
 3 Property File Reference: M44/23B/PLN
 4 Fee Paid (amount): \$ 100.00
 5 Receipt Number: 2160202

6 Applicant Edward & Marion Anderson

7 Street Address 23B Meadowbrook Drive
Palmerston North

8 Postal Address 23B Meadowbrook Drive
Palmerston North

9 Legal Description Lot 25 DP 43090

10 Type of Application (code for loading) Non-Complying

11 Proposal Addition of carport exceeding site coverage

12 Application Received 29/04/04

13 Consent Due 27/05/04

14 Section 92 Request Date	
15 Section 92 Info Received Date	
16 Section 37 Set Date	
17 Consent Now Due	
18 Consent Granted/declined Date	
19 Number of Working Days	
20 Monitoring Required (Yes/No)	

21 Planner Initials MM

22 Application Fee Still to be Paid if any:

23 Total Charge from processing hours \$ 79.25

Less Deposit \$ 100.00

Total Processing -\$ 20.75

24 Monitoring Fee

25 Total Payable -\$ 20.75

26 Invoice to go to Edward & Marion Anderson
23B Meadowbrook Drive
Palmerston North

**PALMERSTON NORTH CITY COUNCIL
CHARGE SHEET**

Application Number: **201285**

Address for Account: **Edward & Marion Anderson**
23B Meadowbrook Drive
Palmerston North

Applicant's Name(s): **Edward & Marion Anderson**

Application Address: **23B Meadowbrook Drive**
Palmerston North

Address for Service: **23B Meadowbrook Drive**
Palmerston North

Admin

date	chargeable	non-charge	initials	task
29/04/04	1		FM	Load, Letter, Fincls, Csheets
				Make File

Tot Chargeable Hrs 1 @\$57.00 per hour = \$ 57.00

Planners

date	chargeable	non-charge	initials	task
30/4/04	0.5		mm	sv
11/5/4	0.75		mm	Report
13/5/4	0.75		mm	"
14/5/4	0.5		mm	Report
21/5/4	0.5		mm	Report Changes
26/5	0.5		mm	Report Update
31/5	0.25		mm	Changes & Admin
3/5	0.25		mm	Admin & Signy

Tot Chargeable hrs 0 @\$76.00 per hour = \$ -

Seniors

date	chargeable	non-charge	initials	task
29/04/04	0.25		VSW	Allocation
30/4/04	0.5		VW	Site Visit
3/6/04	0.5		VW	check & edit

Tot Chargeable hrs 0.25 @\$89.00 per hour = \$ 22.25

Principal

Date	Charge	non-charge	initials	task
3/6/04	1.25		SH	Head of Senior

Tot Chargeable hrs 0 @\$89.00 per hour = \$ -

Technical Staff Sheet Attached

Circle one in each category

Planner?

Zone?

To Form

per 29/4

JFP

VW

LB

CA

SM

IC

LB

MM

Notified?

NO

YES

Type?

1

Rural Zone

2

Residential Zone

3

Inner Business Zone

4

Outer Business Zone

5

Local Business Zone

6

Industrial Zone

7

Albert Street Industrial Zone

8

Recreation Zone

9

Conservation & Amenity Zone

10

Water Recreation Zone

11

Racecourse Zone

12

Show grounds Zone

13

Cacia Birch Zone

14

Future Development Zone

15

Institutional Zone

16

Race Training Zone

17

Flood Protection Zone

18

Airport Zone

1 Controlled

2 Discretionary – Restricted

3 Discretionary – Unrestricted

4 Non-complying

5 Relocated Dwelling

Change/Cancellation of Conditions

Y

Separation Distances

Y

Bulk & Location

Y

Hazardous Substances

Y

W?

Proposal:

Addition of consent exceeds site coverage

24/5/04



Private Bag 11034
 The Square
 Palmerston North, New Zealand
 Telephone 0 6 356 8199
 Facsimile 0 6 351 4471



OFFICIAL RECEIPT

COPY

Date : 16Apr04

E & M J ANDERSON FAMILY TRUSTS

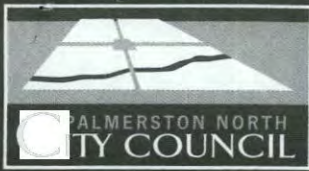
Drawer No : 8
 Receipt No : 2160202

----- General Ledger Receipts -----

5330/745	LD.US.CON. 23B MEADOW BROOK DRI	\$100.00
5303/745	MICFLM 23B MEADOW BROOK DRIVE	\$25.20
5303/745	BC 23B MEADOW BROOK DRIVE	\$320.00
5303/745	PIM 23B MEADOW BROOK DRIVE	\$102.50

TAX INVOICE: G.S.T. No : 11-213-081
 Consideration Excl. GST: \$486.84
 GST Amount: \$60.86
 Total: \$547.70

*Crosshouse
 DP 52370
 64506*



Private Bag 11034
Palmerston North
New Zealand
Telephone 64 6 356 8199
Web Site www.pncc.govt.nz

Working with
our Community
to Build
a Better City

Facsimile 0 6 351 4471

29 April 2004

Edward and Marion Anderson
23B Meadowbrook Drive
PALMERSTON NORTH

Dear Mr and Mrs Anderson,

**CONFIRMATION OF RECEIPT OF
RESOURCE CONSENT APPLICATION
(Application No:201285)**

Thank you for your application for resource consent at 23B Meadowbrook Drive, which was received on 29 April 2004.

We are currently assessing your application to ensure we have sufficient information to process your Resource Consent. The Planning Officer responsible for processing your Resource Consent and for carrying out any site visits required is Matthew Mackay.

Part of the planner's assessment involves consideration of whether your application might have to be publicly notified. The planner will contact you if public notification is a possibility and discuss the process.

If your application does not have to be notified we can move directly to the next stage. Council has a statutory obligation to process non-notified Resource Consents within 20 working days of the date of receipt if sufficient information is provided. If no further information is required you will receive a decision on your application within 20 working days from the date of Council receiving the application. However if we require further information you will be immediately advised your application will be put on hold until this information is provided.

If additional information is required we will attempt to contact you via phone to discuss the matter. Any outstanding information needs will then be confirmed in writing. Once we receive the additional information your application will be processed as quickly as possible.

When lodging your application you were asked to pay deposit. There will be additional charges for actual Planning and Administration Staff time spent processing your application less the deposit, which will be invoiced at the completion of the application. This is based on an hourly rate set in the schedule of Planning Services current fee and charges.

G:\REG.PLG\Administration\Landuse\201285 23B MEADOWNBROOK DRIVE\Acknowledgement.doc



YOUNG HEART
EASY LIVING
MANAWATU

If you have any questions about any part of these processes, please contact Matthew Mackay on 356-8199, extension 7815 or alternatively email matthew.mackay@pncc.govt.nz.

Yours faithfully

Ferne Milne
Business Support Officer
City Contact



Private Bag 11034
Palmerston North
New Zealand
Telephone 64 6 356 8199
Web Site www.pncc.govt.nz

Working with
our Community
to Build
a Better City

Assessment of Environmental Effects (AEE)

An AEE is an essential part of the application. If an AEE is not provided the application will be considered incomplete and will **not** be accepted for processing. The AEE should discuss all the actual and potential effects on the environment arising from this proposal. The amount of detail provided must reflect the nature and scale of the effects. For example, if there are major effects arising from the proposal, a detailed analysis and discussion of these effects should be included in the AEE. It may require the provision of information from specific experts such as an acoustic consultant or traffic engineer. If the effects of the proposal are very minor then a less detailed AEE can be submitted.

For more information see the Fourth Schedule of the Resource Management Act 1991 which lists the matters to be covered in an AEE.

Please refer to the assessment policies contained within the Palmerston North City District Plan that are specific to the type of application you are applying for. These will help focus you on the types of effects that need to be addressed in your assessment.

Key questions that should be addressed in an AEE

- Is this proposal likely to have any negative effects beyond the boundary of the site (for example, shading from a building that can't comply with height requirements)?
- Can such a negative effect be avoided, remedied or mitigated (for example significant trees growing on the boundary of the potentially shaded property which will more than eclipse potential shading from the proposed building)?
- Is the proposal likely to have any positive effects (for example, a potentially dangerous vehicle crossing will be closed and moved to a safer location)?
- Has any consultation has been undertaken? If so please provide details of the results.

If you have trouble compiling the information, or need some advice on aspects of your application, please consult a Council Planning Officer. There are also a range of professionals who can give you expert advice including Planners, Acoustic Consultants, Traffic Engineers, Architects, Landscape Architects, and Surveyors.

APPLICATION FOR RESOURCE CONSENT

Form 5

PLG-004(f)

Pursuant to Section 88 of the Resource Management Act 1991

Send or deliver your application to:
Planning Services
Palmerston North City Council
Private Bag 11-034
PALMERSTON NORTH

For Office Use Only

Date Received: 16/4/04
Fee Received: \$100
Receipt number: _____

For enquires: Phone (06) 356 8199
Fax (06) 351 4471

Please Note: *The initial fee payment is a deposit only. There will be additional charges for actual planning staff time spent processing your application, which will be invoiced at the completion of the application. This is based on an hourly rate set in the schedule of Planning Services Current Fees and Charges.*

Completing this form:

This form provides us with your contact details, and details about your proposed activity and its actual and potential effects on the environment. Note that all the information provided in your application is available to the public.

We recommend that you talk your proposal through with Council staff both before you fill in this form and when you lodge your application. You should also contact us if you are unsure what forms you should be using, or if you need help with filling in any of the forms. We can be contacted on: (06) 356 8199

It is important that you answer all questions fully.

Included in this application form is a checklist for applicants. This checklist needs to be completed before submitting your application. Any application submitted without all relevant information required on the checklist, will be returned to the applicant.

Site Details

The site to which this application relates is described as:

Address: 23 B MEADOWBROOK DRIVE, PALMERSTON NORTH
Legal Description: FLAT 2 DP 64506 ON LOT 25 DP 43090, HAVING 1/2 INT. IN 709 SQ. METRES.

Contact Details

Applicants' name(s) and address:

Name: (please write all names in full) EDWARD & MARION JOCELYN ANDERSON
Postal address: 23 B MEADOWBROOK DRIVE, PALMERSTON NORTH
Phone (day): 356 8731 Cellphone: _____ Fax: _____
Address for Service: (if different from above): _____

Billing address: (if different from above) _____



Owner of the site that is the subject of this application

State the name(s) and address of the owner(s) of the site described above. If these are the same as for the applicant, tick this box and go to Description of Activity.

Name: _____

Postal address of owner(s): _____

Phone (day): _____ Cellphone: _____ Fax: _____

Description of the Activity or Works Proposed and Reason Resource Consent Required (e.g. construction of a dwelling with a height encroachment)

ERECTING A CARPORT WHICH WILL EXCEED THE ALLOWABLE SITE COVERAGE. THE AREA INVOLVED BEING ON THE SOUTH-WEST SIDE OF THE HOUSE IS THE SHADED AND WINDY SIDE AND IS ONLY USABLE FOR PARKING THE CAR AND CARAVAN. A CARPORT IS CONSIDERED NECESSARY TO PROTECT THESE ASSETS.
(Continue on a separate sheet if necessary)

An assessment of any effects that the proposed activity may have on the environment in accordance with Section 88 of, and the Fourth Schedule to, the Act is attached. Refer to the back page of this form entitled "Assessment of Environmental Effects" as a guide for preparation.

Are Additional Resource Consent(s) required for this Proposal? Yes No

If yes, show any other resource consent(s) required as part of this proposal by ticking the relevant boxes.

Resource Consent Required Resource Consent Applied For?

Subdivision Consent

Consent from Regional Council (horizons.mw)

Checklist for Applicants

The following information should be submitted with this application:

Note: Not all boxes will be applicable to all consents, see Key below for guidance. If you are not sure whether any item required below is relevant to your application, please contact a Planning Officer in the Planning Services Section.

Key

- ⁽¹⁾ Applies in all cases.
- ⁽²⁾ Applies to all buildings other than dwellings and their accessory buildings as defined in the Palmerston North City District Plan.
- ⁽³⁾ Applies to dwellings and their accessory buildings.

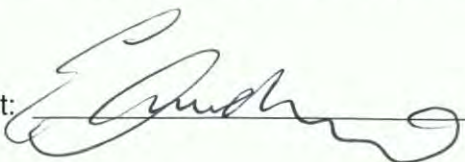
A Site Plan (drawn to a metric scale on either A3 or A4 paper) including:
(Note: Where relevant, site plans should include dimensions such as the distance from buildings to boundaries)

North point⁽¹⁾

- Legal Description ⁽¹⁾
- Layout and location of the existing situation including legal boundaries, buildings and road frontages⁽¹⁾
- Layout and location of proposed building(s) and/or activity/activities ⁽¹⁾
- For a non-residential activity, the gross floor area of all buildings on the site (for assessing car-parking requirements) ⁽²⁾
- Location and width of proposed vehicle crossings. ⁽³⁾
- Vehicle parking, loading, circulation and manoeuvring, and the number and width of vehicle crossings ⁽²⁾
(Note: any street trees, light/telephone poles, power boxes, telephone boxes or any other street furniture on the property frontage should be shown whenever a new vehicle crossing is proposed).
- Proposed landscaping. ⁽²⁾
- Site coverage calculation (being that portion of the net site area, expressed as a percentage, which is covered by all buildings.) ⁽³⁾
- Details of any signage proposed (including design, wording, dimensions and location) ⁽²⁾
- Elevations for each proposed building or proposed building additions including:** ⁽¹⁾
 - The actual ground level ⁽¹⁾
 - Maximum building height and relevant height recession planes for dwellings and their accessory buildings. ⁽³⁾
(Note: if the building comes within one metre vertically of the height recession plane, or does not comply with the height recession plane, you will also need to provide a finished floor level and ground levels at the boundary.)
- Floor plan for each proposed building including:** ⁽¹⁾
The use of all parts of the building, including basements, parking, lifts, storage and service areas
- Assessment of Environmental Effects (AEE)** ⁽¹⁾
(See following page for information on compiling an AEE)
- Deposit Fee** (see Planning Services Schedule of Fees and Charges) ⁽¹⁾

Signature

I hereby certify that, to the best of my knowledge and belief, the information given in this application is true and correct. I enclose the required deposit fee and I undertake to pay all actual and reasonable application processing costs incurred by the Palmerston North City Council which will be in addition to the deposit fee. (See Planning Services Schedule of Fees and Charges.)

Signature of the Applicant:  Date: 16/04/04

Part A - TO BE COMPLETED BY APPLICANT

Applicant's name: EDWARD ANDERSON

I have applied to the Palmerston North City Council for a resource consent to: (describe activity and reason why consent is required)

ERECT A CARPORT BESIDE THE HOUSE, YOUR CONSENT IS REQUIRED BECAUSE IT WOULD EXCEED THE ALLOWABLE SITE COVERAGE.

The property to which this application relates is: (street address, legal description, locality, place name etc)

23 B MEADOWBROOK DRIVE, PALMERSTON NORTH
FLAT 2 DP 64506 ON LOT 25 DP 43090, HAVING 1/2 INT. IN 709 m²

Part B - TO BE COMPLETED BY PERSON OR ORGANISATION GIVING APPROVAL

Name of person or organisation giving approval

Full name Gaylene Lorna Thompson

Position (if applicable - e.g. for organisation) _____

Daytime telephone (06) 3533283

I am the ~~owner~~ / **occupier** (delete one, if applicable) of the following property

Address 23A Meadowbrook Drive, Palmerston North

Legal description Flat 1 DP 52370 Having 1/2 int in 709 sq metres being lot 25 DP 43090

I HEREBY ACKNOWLEDGE:

- 1. I have been shown a copy of the above application and any other relevant details;
- I have been shown and have signed a copy of all the relevant plans or drawings, which are attached hereto (copies of the signed plans are to be lodged with the application) and;
- 3. I do not oppose the proposed development and give my written approval in terms of the provisions of the Resource Management Act 1991, and;
- 4. I authorise the applicant to give this written approval to the Palmerston North City Council, and;
- 5. I understand that in considering the application the Council will not take into account any actual or potential effect on my interests with respect to this proposal.

NOTES

It is NOT appropriate to impose conditions on this form

If you request any conditions to your approval, please ask the applicant to amend their application to reflect these changes.

You are entitled to refuse to give your written approval.

You can withdraw your approval at any time up until Council issues a decision. You must advise Council in writing that your approval has been withdrawn. You should also let the applicant know.

If you are in any doubt do not hesitate to contact a member of the resource consents staff at the Palmerston North City Council to discuss the proposal.

Signed: G. L. Thompson Date: 24.4.04

On behalf of: _____

THE RESOURCE MANAGEMENT ACT 1991 (Section 94)

Written approval of Person(s) likely to be adversely affected



V. Watson & M. McKay

Site Visit

30/10/04

Mchganon
Western To 8 fence. adjacent to carport.
solid.

fence 1.5 - to wall for to NW.

Outdoor living NE $3 \times 12 = 36m^2$

Affected Neighbour to East?

4m block wall for garage at
NE so not considered affected

a 1.5 concrete block.

Good space for access &
manoeuvrability into garage
& carport.

Note to applicant. Structure between
garage - house is not included in this
resource consent & does not have sundy
consent.

Note the Cross lease Flats plan ^{will be} required
to be updated to include the carport prior
to sale of property

Part A - TO BE COMPLETED BY APPLICANT

Applicant's name: EDWARD ANDERSON

I have applied to the Palmerston North City Council for a resource consent to: (describe activity and reason why consent is required)

① ERECT CARPORT BETWEEN FENCE ON BOUNDARY AND EYES OF HOUSE.

② YOUR CONSENT IS ALSO REQUIRED BECAUSE THE CARPORT EXCEEDS THE ALLOWABLE SITE COVERAGE

The property to which this application relates is: (street address, legal description, locality, place name etc)

23 B MEADOWBROOK DRIVE, PALMERSTON NORTH
FLAT 2 DP 64506 ON LOT 25 DP 43090, HAVING 1/2 INT. IN 709 SQ. METRES

Part B - TO BE COMPLETED BY PERSON OR ORGANISATION GIVING APPROVAL

Name of person or organisation giving approval
Full name Peter James CRAWFORD AND Dawna Jane CRAWFORD
Position (if applicable - e.g. for organisation) _____
Daytime telephone 358-3670

I am the **owner / occupier** (delete one, if applicable) of the following property

Address 21 MEADOWBROOK DRIVE PALMERSTON NORTH
Legal description LOT 24 DP 43090

I HEREBY ACKNOWLEDGE:

- 1. I have been shown a copy of the above application and any other relevant details;
- I have been shown and have signed a copy of all the relevant plans or drawings, which are attached hereto (copies of the signed plans are to be lodged with the application) and;
- 3. I do not oppose the proposed development and give my written approval in terms of the provisions of the Resource Management Act 1991, and;
- 4. I authorise the applicant to give this written approval to the Palmerston North City Council, and;
- 5. I understand that in considering the application the Council will not take into account any actual or potential effect on my interests with respect to this proposal.

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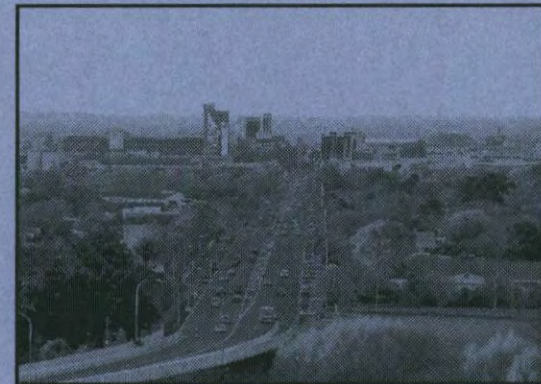
If you are in any doubt do not hesitate to contact a member of the resource consents staff at the Palmerston North City Council to discuss the proposal.

Signed: [Signature] Date: 13 APRIL 2004

On behalf of: _____

THE RESOURCE MANAGEMENT ACT 1991 (Section 94)

Written approval of Person(s) likely to be adversely affected



1 REVISED SITE COVERAGE CALCULATIONS:-

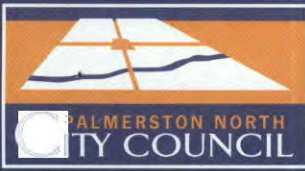
House	124.96	sq. metres	
Garage	18.00	"	"
	142.96	"	"
Carport	<u>23.05</u>	"	"
Total	<u>166.01</u>		
Section	331.59	"	" (excluding driveway)
Coverage	50.06%		

2 ASSESSMENT OF ENVIRONMENTAL EFFECTS

Any shading of the neighbour's property on the South-West side will be minimal because:-

- (a) The carport height will only be 475mm above the existing solid fence.
- (b) The carport roof material being Polycarbonate will not block out much light anyway.
- (c) The framing being of metal will be smaller in dimension than the equivalent in wood.

No other effects are envisaged.



Facsimile 6 351 4471

File Ref.: M44/23B/PLN

21 April 2004

Edward and Marion Anderson
23B Meadowbrook Drive
PALMERSTON NORTH

Dear Mr and Mrs Anderson

**APPLICATION FOR LAND USE CONSENT
FOR ADDITIONS TO CARPORT AT 23B MEADOWBROOK DRIVE, PALMERSTON
NORTH
REQUEST FOR FURTHER INFORMATION**

Thank you for the application for land use consent that you submitted on 16 April 2004 for the construction of an extension to a carport at 23B Meadowbrook Drive, Palmerston North. I am writing to request further information relating to the above application pursuant to section 88 of the Resource Management Act 1991.

The following further information will be required in order to the application in terms of the Palmerston North City District Plan:

- ✓ 1. From the plans submitted it appears that the Site Coverage is greater than the calculation of 46.5% provided with your application. Can you please re:calculate site coverage based on the total floor area, and nett site area – (nett site area does not include the access leg area).
2. We will also require an Assessment of Environmental Effects. You will need to provide very good reasons for the excess site coverage, and lack of amenity on site, and why Council should grant Consent.
- ✓ 3. Finally we will require Neighbours Consent forms to be completed by the following:
 - Gaylene Thompson Owner of 23a Meadowbrook Drive
 - Peter James and Dawna Jane Crawford have already signed for the separation distance, but they will also need to sign for the excess site coverage.Can you please make sure that the above sign neighbours consent forms and a copy of the site plan showing all existing and proposed structures.

Providing this will enable us to process your application. Please be aware that this will not necessarily mean your application for consent will be granted.

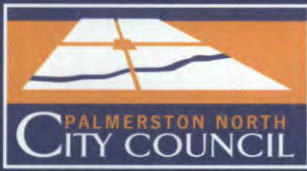
Please note that pursuant to section 88 of the Resource Management Act 1991 the application has not been officially received by Council or the statutory time frames started.

If you have any queries or require clarification of any of the issues discussed in this letter please don't hesitate to contact me on (06) 356 8199 extension 7815.

Yours faithfully

A handwritten signature in blue ink, appearing to be 'MM', with a long horizontal line extending to the right.

Matthew Mackay
Planning Officer
City Contact



Facsimile 6 351 4471

File Ref.: M44/23B/PLN

21 April 2004

Edward and Marion Anderson
23B Meadowbrook Drive
PALMERSTON NORTH

Dear Mr and Mrs Anderson

**APPLICATION FOR LAND USE CONSENT
FOR ADDITIONS TO CARPORT AT 23B MEADOWBROOK DRIVE, PALMERSTON
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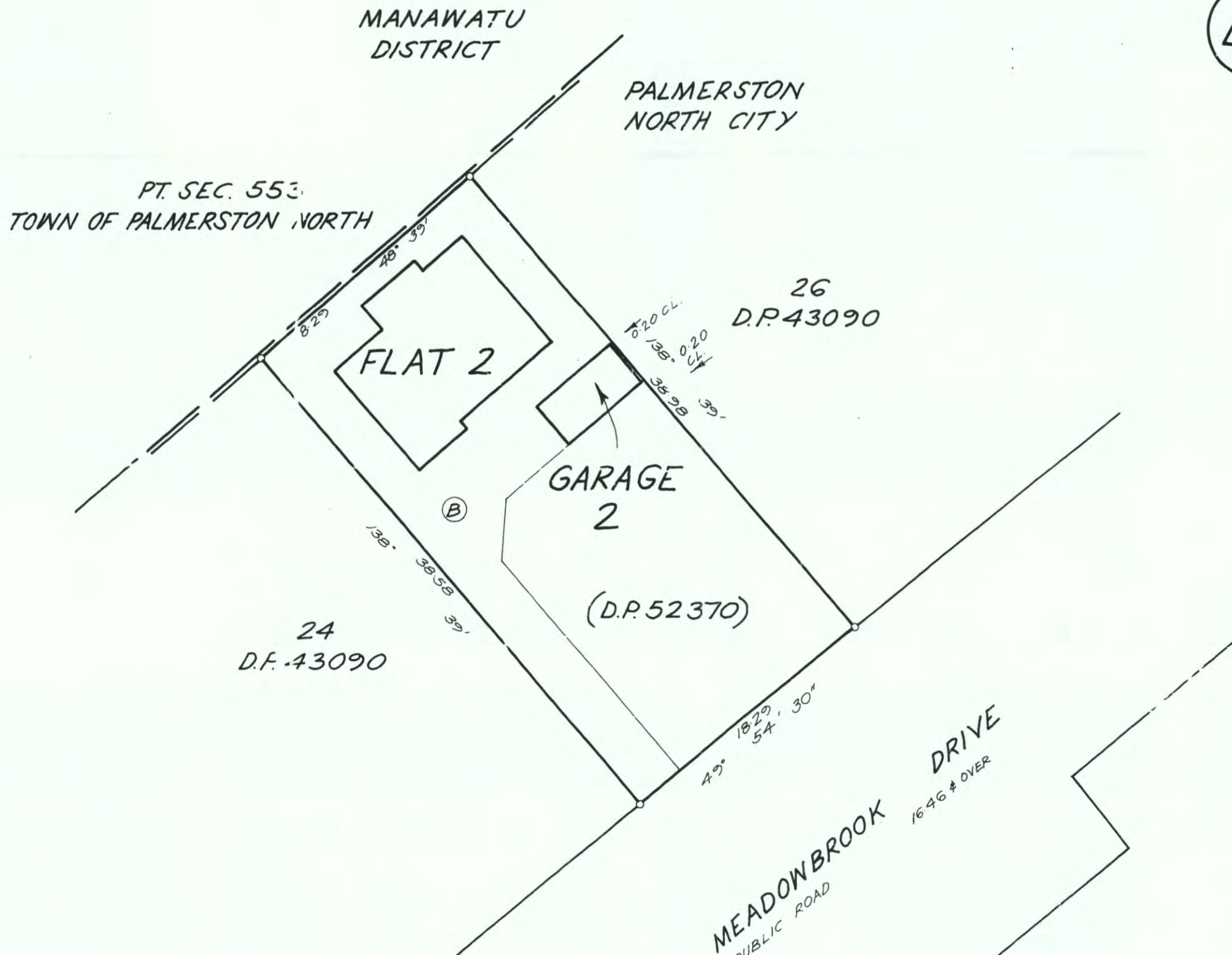
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Yours faithfully

Matthew Mackay
Planning Officer
City Contact



Approvals

[Signature]

REGISTERED OWNERS

PURSUANT TO SEC. 314 OF THE LOCAL GOVERNMENT ACT 1974 I HEREBY CERTIFY THAT THE CONSTRUCTION OF THE BUILDINGS CONTAINING FLAT 2 AND GARAGE 2 AS SHOWN OR DESCRIBED HEREON COMMENCED ON OR AFTER THE 1ST DAY OF APRIL 1979 AND EVERY BUILDING PERMIT NECESSARY FOR THE CONSTRUCTION THEREOF AS SHOWN OR DESCRIBED HEREON HAS BEEN GRANTED BY THE PALMERSTON NORTH CITY COUNCIL PURSUANT TO ITS BYLAWS. DATED THIS 30th DAY OF May 1988

M. J. Harding
Deputy TOWN CLERK

AREA SHOWN B IS SUBJECT TO RESTRICTIVE COVENANTS (SEE LEASES).

Total Area.....
Comprised in C.T. 140/176 (Bul. 1/2 share)
C.T. 22A/3 (ALL 1/2 share)

ROBERT WILLIAM HARPER
Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to the proviso to section 33(2) of the Surveyors Act 1966) hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972.
Dated at PALM. NORTH, this 24th day of MAY 1988 Signature *[Signature]*

Field Book 5814... p. 260... Traverse Book... p.
Reference Plans D.P. 43090, D.P. 52370
Examined D. Olsen Correct A. Nicoll

Approved as to Survey *A.S. Odo*
29.18.1988 Chief Surveyor

Deposited this 6th day of May 1988
ASST. REGISTRAR
File 14 09212
Received 28.6.88
Instructions
61506

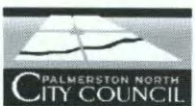
LAND DISTRICT WELLINGTON
SURVEY BLK. & DIST. X, KAIRANGA
NZMS 261 SHT T24 RECORD MAP No 01:10

FLAT 2 & GARAGE 2
ON LOT 25 D.P. 43090.

TERRITORIAL AUTHORITY PALMERSTON NORTH CITY
Surveyed by PAYNE SEWELL LTD
Scale 1:200 Date MAY 1988



CityView Map



Date: 22/4/2004



1 : 707

The information shown is indicative. The Palmerston North City Council accepts no responsibility for incomplete or inaccurate information contained on this map.

APPLICATION FOR RESOURCE CONSENT

Form 5

PLG-004(f)

Pursuant to Section 88 of the Resource Management Act 1991

Send or deliver your application to:
Planning Services
Palmerston North City Council
Private Bag 11-034
PALMERSTON NORTH

For Office Use Only

Date Received: 16/4/04

Fee Received: \$100

Receipt number: _____

For enquires: Phone (06) 356 8199
Fax (06) 351 4471

Please Note: *The initial fee payment is a deposit only. There will be additional charges for actual planning staff time spent processing your application, which will be invoiced at the completion of the application. This is based on an hourly rate set in the schedule of Planning Services Current Fees and Charges.*

Completing this form:

This form provides us with your contact details, and details about your proposed activity and its actual and potential effects on the environment. Note that all the information provided in your application is available to the public.

We recommend that you talk your proposal through with Council staff both before you fill in this form and when you lodge your application. You should also contact us if you are unsure what forms you should be using, or if you need help with filling in any of the forms. We can be contacted on: (06) 356 8199

It is important that you answer all questions fully.

Included in this application form is a checklist for applicants. This checklist needs to be completed before submitting your application. Any application submitted without all relevant information required on the checklist, will be returned to the applicant.

Site Details

The site to which this application relates is described as:

Address: 23 B MEADOWBROOK DRIVE, PALMERSTON NORTH

Legal Description: FLAT 2 DP 64506 ON LOT 25 DP 43090, HAVING 1/2 INT. IN 709 SQ. METRES.

Contact Details

Applicants' name(s) and address:

Name: (please write all names in full) EDWARD + MARION JOCELYN ANDERSON

Postal address: 23 B MEADOWBROOK DRIVE, PALMERSTON NORTH

Phone (day): 356 8731 Cellphone: _____ Fax: _____

Address for Service: (if different from above): _____

Billing address: (if different from above) _____



Owner of the site that is the subject of this application

State the name(s) and address of the owner(s) of the site described above. If these are the same as for the applicant, tick this box and go to Description of Activity.

Name: _____

Postal address of owner(s): _____

Phone (day): _____ Cellphone: _____ Fax: _____

Description of the Activity or Works Proposed and Reason Resource Consent Required (e.g. construction of a dwelling with a height encroachment)

ERECTING A CARPORT WHICH WILL EXCEED THE ALLOWABLE SITE COVERAGE. THE AREA INVOLVED BEING ON THE SOUTH-WEST SIDE OF THE HOUSE IS THE SHADED AND WINDY SIDE AND IS ONLY USABLE FOR PARKING THE CAR AND CARAVAN. A CARPORT IS CONSIDERED NECESSARY TO PROTECT THESE ASSETS.
(Continue on a separate sheet if necessary)

An assessment of any effects that the proposed activity may have on the environment in accordance with Section 88 of, and the Fourth Schedule to, the Act is attached. Refer to the back page of this form entitled "Assessment of Environmental Effects" as a guide for preparation.

Are Additional Resource Consent(s) required for this Proposal? Yes No

If yes, show any other resource consent(s) required as part of this proposal by ticking the relevant boxes.

Resource Consent Required Resource Consent Applied For?

Subdivision Consent

Consent from Regional Council
(horizons.mw)

Checklist for Applicants

The following information should be submitted with this application:

Note: Not all boxes will be applicable to all consents, see Key below for guidance. If you are not sure whether any item required below is relevant to your application, please contact a Planning Officer in the Planning Services Section.

Key

- (1) Applies in all cases.
- (2) Applies to all buildings other than dwellings and their accessory buildings as defined in the Palmerston North City District Plan.
- (3) Applies to dwellings and their accessory buildings.



A Site Plan (drawn to a metric scale on either A3 or A4 paper) including:

(Note: Where relevant, site plans should include dimensions such as the distance from buildings to boundaries)



North point⁽¹⁾

- Legal Description ⁽¹⁾
- Layout and location of the existing situation including legal boundaries, buildings and road frontages⁽¹⁾
- Layout and location of proposed building(s) and/or activity/activities ⁽¹⁾
- For a non-residential activity, the gross floor area of all buildings on the site (for assessing car-parking requirements) ⁽²⁾
- Location and width of proposed vehicle crossings. ⁽³⁾
- Vehicle parking, loading, circulation and manoeuvring, and the number and width of vehicle crossings ⁽²⁾
(Note: any street trees, light/telephone poles, power boxes, telephone boxes or any other street furniture on the property frontage should be shown whenever a new vehicle crossing is proposed).
- Proposed landscaping. ⁽²⁾
- Site coverage calculation (being that portion of the net site area, expressed as a percentage, which is covered by all buildings.) ⁽³⁾
- Details of any signage proposed (including design, wording, dimensions and location) ⁽²⁾
- Elevations for each proposed building or proposed building additions including:** ⁽¹⁾
 - The actual ground level ⁽¹⁾
 - Maximum building height and relevant height recession planes for dwellings and their accessory buildings. ⁽³⁾
(Note: if the building comes within one metre vertically of the height recession plane, or does not comply with the height recession plane, you will also need to provide a finished floor level and ground levels at the boundary.)
- Floor plan for each proposed building including:** ⁽¹⁾
The use of all parts of the building, including basements, parking, lifts, storage and service areas
- Assessment of Environmental Effects (AEE)** ⁽¹⁾
(See following page for information on compiling an AEE)
- Deposit Fee** (see Planning Services Schedule of Fees and Charges) ⁽¹⁾

Signature

I hereby certify that, to the best of my knowledge and belief, the information given in this application is true and correct. I enclose the required deposit fee and I undertake to pay all actual and reasonable application processing costs incurred by the Palmerston North City Council which will be in addition to the deposit fee. (See Planning Services Schedule of Fees and Charges.)

Signature of the Applicant:  Date: 16/04/04

Assessment of Environmental Effects (AEE)

An AEE is an essential part of the application. If an AEE is not provided the application will be considered incomplete and will **not** be accepted for processing. The AEE should discuss all the actual and potential effects on the environment arising from this proposal. The amount of detail provided must reflect the nature and scale of the effects. For example, if there are major effects arising from the proposal, a detailed analysis and discussion of these effects should be included in the AEE. It may require the provision of information from specific experts such as an acoustic consultant or traffic engineer. If the effects of the proposal are very minor then a less detailed AEE can be submitted.

For more information see the Fourth Schedule of the Resource Management Act 1991 which lists the matters to be covered in an AEE.

Please refer to the assessment policies contained within the Palmerston North City District Plan that are specific to the type of application you are applying for. These will help focus you on the types of effects that need to be addressed in your assessment.

Key questions that should be addressed in an AEE

- Is this proposal likely to have any negative effects beyond the boundary of the site (for example, shading from a building that can't comply with height requirements)?
- Can such a negative effect be avoided, remedied or mitigated (for example significant trees growing on the boundary of the potentially shaded property which will more than eclipse potential shading from the proposed building)?
- Is the proposal likely to have any positive effects (for example, a potentially dangerous vehicle crossing will be closed and moved to a safer location)?
- Has any consultation has been undertaken? If so please provide details of the results.

If you have trouble compiling the information, or need some advice on aspects of your application, please consult a Council Planning Officer. There are also a range of professionals who can give you expert advice including Planners, Acoustic Consultants, Traffic Engineers, Architects, Landscape Architects, and Surveyors.

Part A - TO BE COMPLETED BY APPLICANT

Applicant's name: EDWARD ANDERSON

I have applied to the Palmerston North City Council for a resource consent to: (describe activity and reason why consent is required)

ERECT CARPORT BETWEEN FENCE ON BOUNDARY AND
EYES OF HOUSE.

The property to which this application relates is: (street address, legal description, locality, place name etc)

23 B MEADOWBROOK DRIVE, PALMERSTON NORTH
FLAT 2 DP 64506 ON LOT 25 DP 43090, HAVING 1/2 INT. IN 709 SQ. METRE.

Part B - TO BE COMPLETED BY PERSON OR ORGANISATION GIVING APPROVAL

Name of person or organisation giving approval

Full name Peter James CRAWFORD AND Dawna Jane CRAWFORD

Position (if applicable - e.g. for organisation) _____

Daytime telephone 358-3670

I am the **owner / occupier** (delete one, if applicable) of the following property

Address 21 MEADOWBROOK DRIVE PALMERSTON NORTH

Legal description LOT 24 DP 43090

I HEREBY ACKNOWLEDGE:

1. I have been shown a copy of the above application and any other relevant details;
2. I have been shown and have signed a copy of all the relevant plans or drawings, which are attached hereto (copies of the signed plans are to be lodged with the application) and;
3. I do not oppose the proposed development and give my written approval in terms of the provisions of the Resource Management Act 1991, and;
4. I authorise the applicant to give this written approval to the Palmerston North City Council, and;
5. I understand that in considering the application the Council will not take into account any actual or potential effect on my interests with respect to this proposal.

NOTES


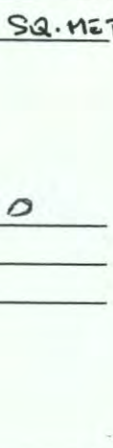
It is NOT appropriate to impose conditions on this form

If you request any conditions to your approval, please ask the applicant to amend their application to reflect these changes.

You are entitled to refuse to give your written approval.

You can withdraw your approval at any time up until Council issues a decision. You must advise Council in writing that your approval has been withdrawn. You should also let the applicant know.

If you are in any doubt do not hesitate to contact a member of the resource consents staff at the Palmerston North City Council to discuss the proposal.

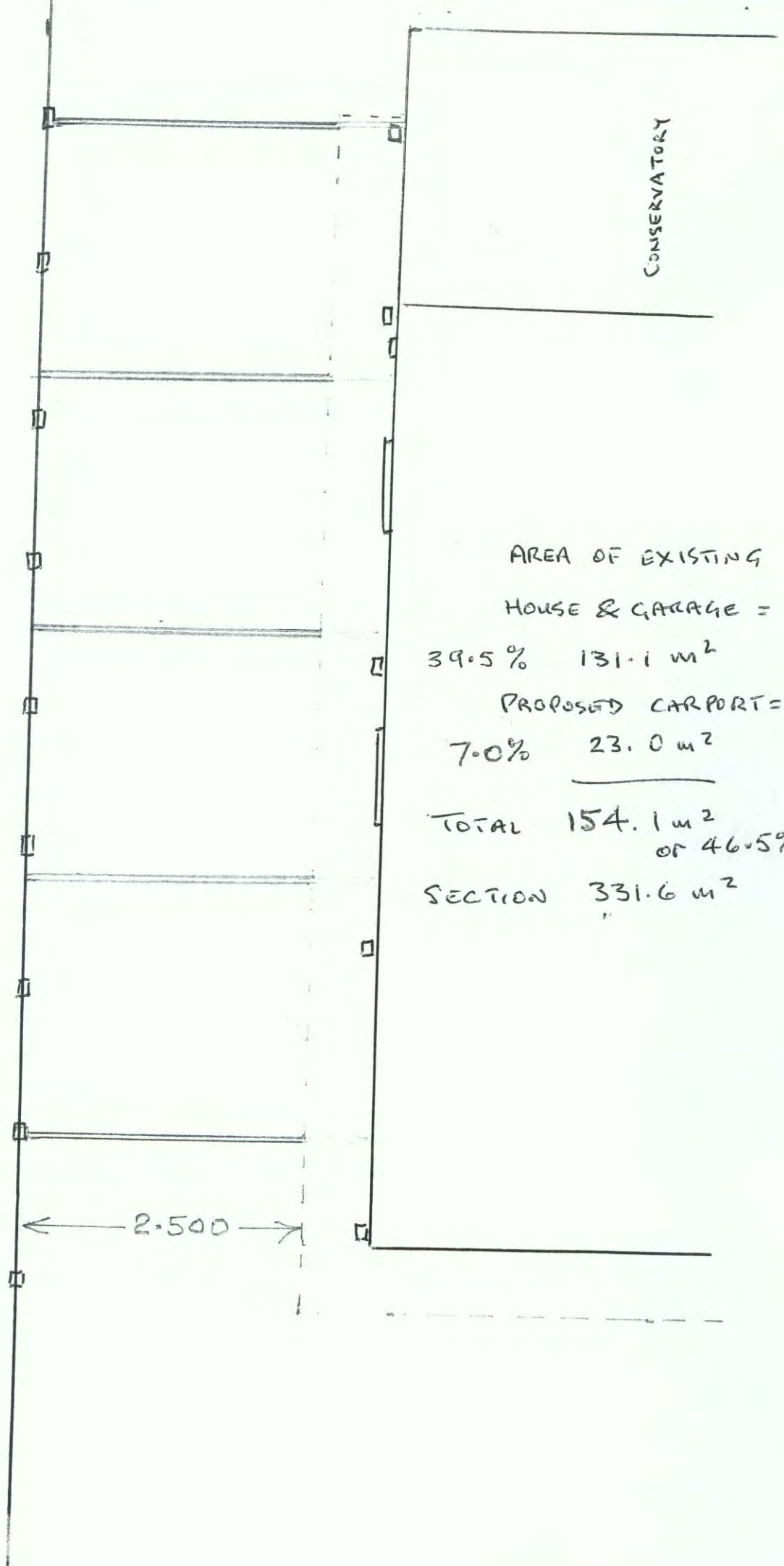
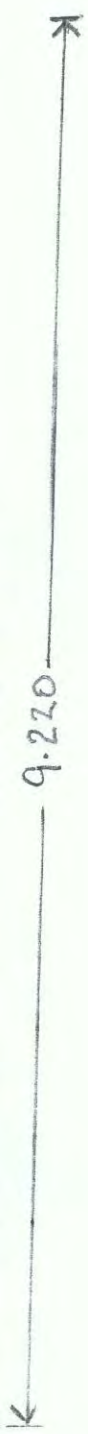
Signed:   Date: 13 APRIL 2004

On behalf of: _____

23 B MEADOWBROOK DRIVE

PLAN

SCALE 1:50



AREA OF EXISTING
 HOUSE & GARAGE =
 39.5% 131.1 m²
 PROPOSED CARPORT =
 7.0% 23.0 m²
 TOTAL 154.1 m²
 OF 46.5%
 SECTION 331.6 m²

$$3.0 \times 9.25$$

$$4.5 \times 10.2$$

$$5.15 \times 8.65$$

31.45

45.9

35.9

113.25

$$\frac{14.62}{113.25}$$

$$= 12.9\%$$

18.3

LC

LOUNGE

BED 1

BED 2

PROPOSED CARPORT.

BATHROOM

ENSUITE

ENTRY

KITCHEN

LAUNDRY

BED 3

1.500
1.000
4.100
9.200
1.800

17.3

3.200 4.000 2.100 3.000 2.500 3.000

EXISTING GARAGE

EXISTING UNIT

AREA :-
86 m²

21.6

3.5

14.8

AS OWNER(S) OF 21
MEADOWBROOK DRIVE,
I/WE CONSENT TO THE
BUILDING OF A CARPORT
AS SHOWN ON THIS PLAN,
12/04/04

Peter James Crawford
Peter James CRAWFORD

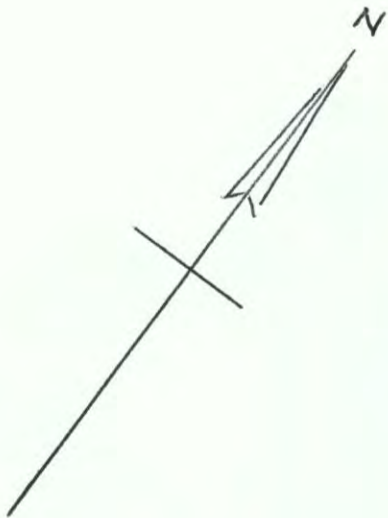
Dawn Jane CRAWFORD

Dispensation as to living cost
requirement (0) + separation
distance (0)

from Council's District scheme was granted
his 29th day of
FEBRUARY 19 88 under
delegated powers.

M. J. Farrell Chairman
for District

FLAT 2 DP 64506 ON
LOT 25 DP 43090,
HAVING 1/2 INT. IN 709
SQ. METRES.



SCALE 1:100

$$3.412 \times 9.25$$

$$31.45$$

$$4.5 \times 10.2$$

$$45.9$$

$$4.15 \times 8.65$$

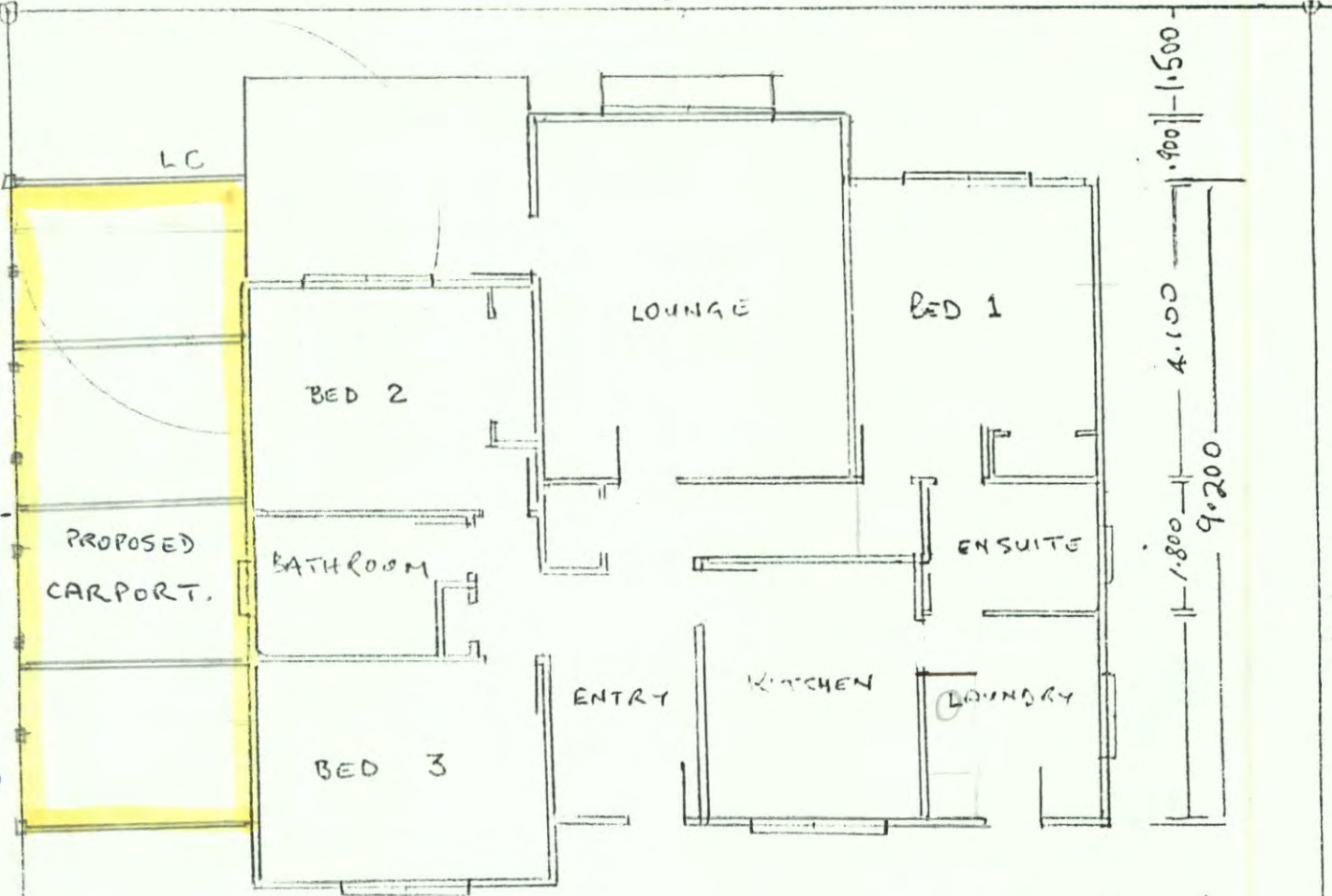
$$35.9$$

$$\underline{113.25}$$

$$\frac{14.62}{113.25}$$

$$= 12.9\%$$

18.3



AS OWNER(S) OF 21
MEADOWBROOK DRIVE,
I/WE CONSENT TO THE
BUILDING OF A CARPORT
AS SHOWN ON THIS PLAN.
12/04/04

Peter James Crawford
Peter James CRAWFORD

Dawn Jane Crawford
Dawn Jane CRAWFORD

Dispensation as to living count
required (0) + separation
distance (0)

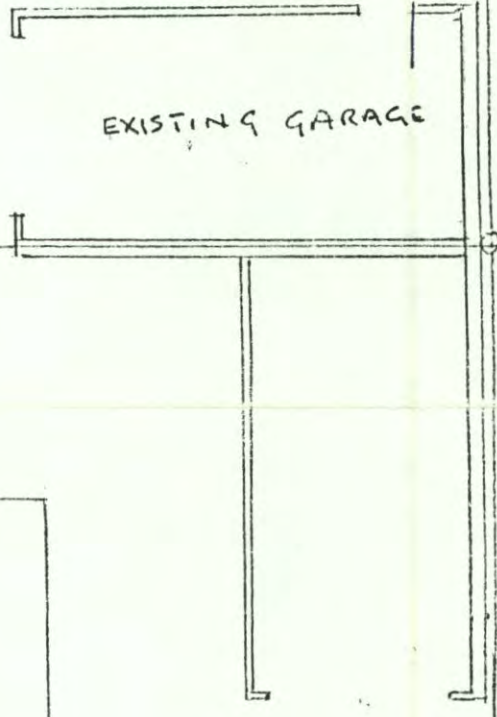
from Council's District scheme was granted
his 29th day of
FEBRUARY 19 88 under
delegated powers.

M J Zwell Chairman
J Jenkins for Deputy

AS OWNER OF 23 A
MEADOWBROOK DRIVE,
I CONSENT TO THE BUILDING
OF A CARPORT AS SHOWN ON
THIS PLAN:-

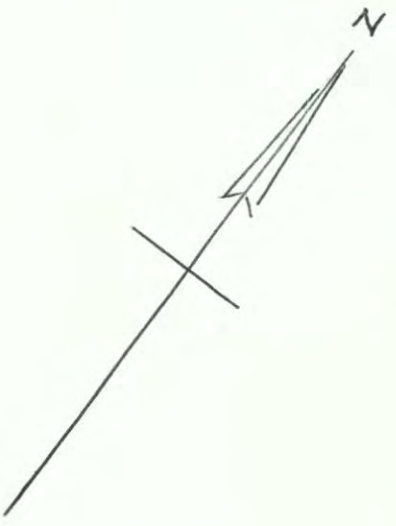
Lorraine Lorna Thompson
Lorraine Lorna Thompson

FLAT 2 DP 64506 ON
LOT 25 DP 43090,
HAVING 1/2 INT. IN 709
SQ. METRES.



EXISTING
UNIT

AREA :-
86 m²



SCALE 1:100

3.5

14.8

17.3

21.6



CityView Map



Date: 29/4/2004



1 : 750

The information shown is indicative. The Palmerston North City Council accepts no responsibility for incomplete or inaccurate information contained on this map.