

James Jackson

From: James Jackson
Sent: Wednesday, 17 August 2016 11:35 a.m.
To: Greg Presland - Waitakere Ranges; Sharon Davies
Cc: Sandra Coney - Waitakere Ranges; Brett Lane
Subject: LUC 2016 1496 - 19-25 Rangiwai Road, Titirangi - Request for Local Boards comments
Attachments: LUC 2016 1496_19-25 Rangiwai Road, Titirangi_Request for Local Board comments.docx

Hi Greg and Sharon

Please find attached a request for Local Board comments in relation to the above application.

Unfortunately it has transpired as part of the Team Leader's review process that the application was not sent to you when it was lodged. As such, is there any possibility that the Local Board could provide comments by 3 pm tomorrow, Thursday 18 August please? I appreciate that this is an extremely short time for the Local Board to look at the application, so I completely understand if this is not possible.

By way of background; the development proposed is a new dwelling on a vacant site within the Bush Living Environment. It is a similar proposal to that which was granted consent last year under reference LUC 2015 841. The main differences are a slightly different dwelling design and the removal of some additional protected vegetation to accommodate a slightly wider driveway and a turning area. Both the applicant's Arborist and Council's Arborist have advised that the trees to be removed are not notable specimens and that there is no objection to their loss, subject to appropriate replanting of native vegetation on other parts of the site.

Please let me know if you have any queries or require any further information.

Kind regards

James

James Jackson | Intermediate Planner
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Please consider the environment before printing this e-mail

To: Mr Greg Presland
 Waitakere Ranges Local Board Planning Spokesperson

Email: greg.presland@aucklandcouncil.govt.nz

From: James Jackson
 james.jackson@aucklandcouncil.govt.nz

Date: 17-Aug-2016

CONSULTATION WITH LOCAL BOARD PLANNING SPOKESPERSON ON AN APPLICATION FOR RESOURCE CONSENT FOR THE CONSTRUCTION OF A NEW FOUR BEDROOM RESIDENTIAL DWELLING WITH SWIMMING POOL AND STORMWATER DETENTION TANK AT A HEIGHT OF 176.40M RL, INCLUDING EARTHWORKS AND THE REMOVAL OF PROTECTED TREES FROM THE SITE.

Auckland Council has received a resource consent application for the site below. A copy of the application can be viewed at the following link:

<https://1drv.ms/f/s!An1CSWXPSTgEgUseyY0HV6Lh8sd5>

You are invited to make comments on the application as the Local Board Planning Spokesperson in relation to the notification determination. The comments you provide are not a determination, but are to be taken into account by the Council Planning Officer and the decision maker.

Date required by: 3pm on Thursday 18 August 2016

Please note that if comments are not received by this date it will be assumed that you do not have any comments regarding this application. Please return this page only by email. My email address is set out above for your information. Thank you.

STREET ADDRESS: 19-25 Rangiwai Road, TITIRANGI, Auckland

APPLICATION NUMBER: LUC-2016-1496

Comments

Initial here: _____
Local Board Planning Spokesperson

Date: _____

Note – Other Local Board Members Consulted: _____

Local Board Guidelines

The notification decision relates purely to adverse effects on the environment and people.

Summary of Section 95 – Notification

Please note this is not an extract from the Resource Management Act, but a guide to provide understanding and context.

- *Public notification – Anybody can make a submission on the application, with a public notice placed in the written media and local residents receiving copies of the application.*
- *Limited notification – Specific sites/persons are considered adversely affected and only these owners/occupiers can make submissions.*
- *Non-notification – No third party can make a submission on the application.*

When considering public (full) notification, only the adverse effects on the environment can be considered. Council, however;

1. *must disregard adverse effects on persons who own or occupy the subject site or land adjacent to the subject site.*
2. *may disregard adverse effects if a rule permits an activity with that effect.*
3. *must disregard trade competition effects.*
4. *must disregard any effect on a person who has provided their written approval.*

If Council does not publicly notify an application, it must decide whether there are any adversely affected persons (limited notification). Council, however;

1. *may disregard adverse effects if a rule permits an activity with that effect.*
2. *must disregard any effect on a person who has provided their written approval.*

Comments

Therefore, when considering the above, your comments should ideally be limited to what adverse effects you think may occur from a particular proposal and why you think these adverse effects might occur. As Local Board representatives, you often have local knowledge which can be of benefit. Some examples:

I am concerned about traffic effects as vehicles often undertake U-turns at the traffic lights outside the subject site.

Or

I think the bulk and design of the additions really complement the existing building and match the character of the surrounding town centre. Therefore, I feel there are no adverse effects.

Issues such as general community concern or interest, and the right to public participation are not valid reasons under Section 95 to notify resource consent applications.

