

DISCRETIONARY ACTIVITY (BULK AND LOCATION, PARKING) REPORT

FILE: L 25188

APPLICANT: Kowhai Timber

APPLICATION/PROPOSAL: For consent to site a treatment shed 8 metres from the front boundary instead of the required 10 metres

PROPERTY SITUATED AT: 362 Matakana Valley Rd, Matakana

LEGAL DESCRIPTION: Pt Allot 51 Parish of Matakana

SITE AREA: 2.52 hectares

ZONE: General Rural

BUILDING PERMIT LODGED: YES/NO
☒ yes

ANY AFFECTED PERSONS: YES/NO
☒ yes

APPROVAL GIVEN BY ALL AFFECTED PERSONS ☒ yes

HAS A HEARING BEEN REQUESTED/NECESSARY ☐ no

REPORT:

Site Description:

- Topography: reasonably flat
- Shape: irregular
- Distance to nearest neighbouring house: none nearby
- Location of existing buildings: The treatment shed will be located near to the sawmill office
- Location of existing trees: not applicable
- Other:
 - the building is well clear of formed road
 - the road has recently been upgraded and sealed
 - Therefore no changes to it are expected in the near future

- | | YES/NO |
|---|------------------------------|
| - <u>Design</u> of existing building limits compliance | ☐ no |
| - <u>Effect</u> on amenities of the area is negligible with regard to: | ☐ |
| - direct/sunlight admission | ☐ yes |
| - visual impact | ☐ yes |
| - privacy | ☐ yes |
| - noise | ☐ yes |
| - <u>Location</u> of existing existing significant tree(s) prevents complying location: | ☐ no |
| - <u>Location</u> of sewer/water main prevents complying location: | ☐ no |
| - <u>Future</u> road widening requires compliance: | ☐ no |
| - <u>Reasonable</u> to require full compliance: | ☐ no. |
| - <u>Other:</u> | |

CONCLUSION:

that consent could be granted

The building will be well back from formed road. No traffic nuisance is likely.

The building's siting 8m from the road, is to allow for the better operation of the mill.

NB the shed has been required by OHSA. Currently the treated timber is left on a concrete pad. This concrete pad has been in existence since the 1950's. The intention is to ref this concrete pad.

THE DISTRICT PLANNER RESOURCE MANAGEMENT, ACTING ON DELEGATED AUTHORITY HAS RESOLVED:

CONSENTcould be granted.....

To the application pursuant to Section 105 of the Resource Management Act 1991 for consent to a discretionary activity to site a treatment shed 8 metres from the front boundary instead of the required 10 metres

CONDITIONS:

1. THAT DEVELOPMENT SHALL PROCEED IN GENERAL ACCORDANCE WITH THE PLANS AND APPLICATION SUBMITTED (DRAWINGS DATED/NUMBERED).

2 C14 / C14A

REASONS:

1. There will be no detrimental effect on the amenities of the area or on neighbour. The intention is to put a concrete pad which is currently used to store treated timber. The result will be an improvement to the existing situation, with rainwater kept away from the treated timber.
2. No traffic nuisance is envisaged. The building site is well clear of formed road. Also timber has been stored here since the 1950's.

SITE INSPECTED BY: Plunk

DATE OF INSPECTION: 30/10/98

CHECKED BY: Brette Cashwick DATE: 10/11/98

DELEGATED AUTHORITY BY: _____ DATE: _____

OR/

TO AREA COMMITTEE: YES ☐

FEE PAID: YES ☐

long established mill

will clear of wayways - sealed road

stacks of logs & trailer close to front body

limited effect to

80-1198

Allen Roke important

Series in part, on frontage

MEMO TO:

Development Engineer

RETURN TO:

Assistant Planning Secretary

DATE:

22.10.98

Name of Applicant: Koushai Timber	Application Number: 425188
Location: 362 Matakana Valley Road	District Plan Map: 1121
Please return by: 11.11.98	Notified/Non-Notified:

INTRODUCTION:

ENGINEERING SUITABILITY FOR PROPOSED USE:

Land Information Register?

Any comments?

Site Inspected

*No Engineering
Comments*

EARTHWORKS:

Describe works.

R. P. Smith

Geotechnical Report?

*(Roadway Engineers
Comments Required??)*

Building Consents?

SILT AND DUST CONTROL:

Discuss.

**This completes the
officer's Report**