

MONTHLY LIST OF RESOURCE CONSENT APPROVALS

1. Purpose of Report

In accordance with an agreement reached with the Tawa Community Board, the purpose of this report is to advise the Board of all resource consents lodged, along with decisions made by Officers acting under Delegated Authority, on Land Use and Subdivision resource consent applications.

2. Recommendation

It is recommended that the Tawa Community Board:

1. *Receive the information.*

3. Discussion

For the two month period from 23 August 2005 until 27 October 2005, there were 5 applications lodged with the Council.

SR#	Address	Applicant
135812	2 & 4 Lyndhurst Rd	TCB Ltd on behalf of JD Barber Construction Ltd
The proposal is for a four lot fee simple subdivision, with associated land use consent for two detached dwellings. Land use consent is required in relation to site coverage, sunlight access plane encroachments, and earthworks.		
134399	84 Main Road	Comesky Grant Architects on behalf of Orpheus Properties Ltd
The proposal is to undertake earthworks and construct retaining walls and a new building within the Tawa Hazard (Flooding) Area. Consent is required as follows: <ul style="list-style-type: none"> • Discretionary (Unrestricted) Activity under rule 7.4.7 for earthworks and the construction of a building less than 5 metres from the Porirua Stream within the Tawa Hazard (Flooding) Area. • Discretionary (Restricted) Activity under rule 7.3.1 because the vehicle parking standards under rule 7.1.1 and appendix 2 are not met. In particular proposed park 11 has an aisle width of 6.85m, and therefore does not meet the required 7m width. 		
136589	6 Bell Street	TCB Ltd on behalf of Greg Brown
The proposal is for a three lot fee simple subdivision. <ul style="list-style-type: none"> • Controlled Activity under rule 5.2.5. 		

134336	38 Victory Crescent	David & Sally Humphrey
The proposal is for land use consent for the construction of a new (second) dwelling on the site with site coverage and sunlight access plane encroachments. <ul style="list-style-type: none"> • Discretionary Activity (Restricted) under rule 5.3.3. 		
134526	38A Duncan Street	Tawa College Trustees
Request for the waiver of an Outline Plan approval, for the erection of solar canopies at Tawa College.		

For the two month period from 23 August 2005 until 27 October 2005, there were 5 applications approved under delegated authority.

SR#	Address	Applicant
129319	36 Lyndhurst Road	Wynne Paterson McLeod Ltd on behalf of Figjam Investments Ltd
Consent granted for a three lot fee-simple subdivision including earthworks, with associated land use consent for the construction of two new dwellings. <ul style="list-style-type: none"> • Subdivision consent a Discretionary Activity (Unrestricted) under Rule 5.4.5. • Land consent a Discretionary Activity (Restricted) under Rule 5.3.3, for sunlight access and yard intrusions, and an over-height fence. • Earthworks granted as a Controlled Activity under the subdivision, with no additional land use consent required. 		
133870	24 Taylor Terrace	Wynne Paterson McLeod on behalf of John & Patricia Wheble
Consent granted for a two lot fee-simple subdivision, with associated land use consent for an existing driveway that fails to comply with the permitted site access (pedestrian visibility splay) requirement. <ul style="list-style-type: none"> • Subdivision consent a Discretionary Activity (Unrestricted) under Rule 5.4.5. • Land consent a Discretionary Activity (Restricted) under Rule 5.3.1, for site access. 		
134336	38 Victory Crescent	David & Sally Humphrey
The proposal is for land use consent for the construction of a new (second) dwelling on the site with site coverage and sunlight access plane encroachments. <ul style="list-style-type: none"> • Discretionary Activity (Restricted) under rule 5.3.3. 		
129815	1 Stephen Street	Connell Wagner Ltd on behalf of Marquis Developments Limited.
Consent granted for a two lot fee-simple subdivision, with associated land use consent for a breach of site coverage and a sunlight access plane encroachment new internal boundary. <ul style="list-style-type: none"> • Subdivision consent a Discretionary Activity (Unrestricted) under Rule 5.4.5. • Land consent a Discretionary Activity (Restricted) under Rule 5.3.3. 		
133145	69B Redwood Ave	Don Jamieson Architect
Approval for the waiver of Outline Plan requirements for the addition of a new Special Needs Withdrawal Room and toilet addition at Redwood School, Tawa.		