

MEMBERSHIP: Councillors Alan Davidson (Chair), Craig Bauld, Roger Haisman, Hemi Hikawai, Atareta Poananga, Pat Seymour,
Kathy Sheldrake

MINUTES of HEARINGS COMMITTEE held in the Committee Room, Administrative Centre, 15 Fitzherbert Street, Gisborne on Wednesday 2 June 2010 at 9.00am

PRESENT: Crs Alan Davidson (Chair), Craig Bauld, Roger Haisman, Hemi Hikawai and Kathy Sheldrake

IN ATTENDANCE: Team Leader (Development Control) Daniel Kingsford, Planner (Development Control) Chris Duncan and Committee Secretary Eileen Marshall

APPLICATION

NOTIFIED RESOURCE CONSENT APPLICATION: TO ERECT TWO DWELLING UNITS, EACH WITH AN ATTACHED SELF CONTAINED UNIT, ACCESSED VIA A 3.5 METRE WIDE ACCESSWAY AT 58A PARAONE ROAD, GISBORNE

REPORT NO 10/374

The meeting commenced at 9.00 am and adjourned for a site visit.

The meeting reconvened at 9.20am.

SUMMARY

The applicant, Arthur Kale proposed to erect two dwelling units, each with an attached self contained unit at 58A Paraone Road (a total of four units). The site is located behind 58, 60 and 60A Paraone Road and is accessed via a 3.5 metre wide accessway which is half a metre narrower than the District Plan requirement of 4.0 metres for this number of dwellings.

The use of a driveway of 3.5m wide will not affect neighbouring properties greater than those expected for a driveway of 4 metres wide. The access will function safely and effectively. The effects are deemed no more than minor.

APPLICANT

ARTHUR KALE

APPEARANCES

Supporting the Application

Mr Arthur Kale and Mrs Kale – appeared and spoke

Opposing the Application

Mr David Sharp (Solicitor – Burnard Bull & Co) on behalf of submitter Emma Nell Whittle – appeared and spoke

DECISION

MOVED by Cr Hikawai seconded Cr Haisman

That the Committee

Pursuant to Sections 104(1) and 104C of the Resource Management Act 1991, the application by A Kale to construct two dwelling units, each with an attached self contained unit, accessed via a 3.5 metre wide accessway at 58A Paraone Road, legally described as Lot 6 DP 6793 be **granted**, subject to the following conditions:

1. The activity shall be carried out in general accordance with the details submitted with the application (Reference: PD 2010-104244-00).
2. The shared accessway shall be formed and sealed to minimum of 3 metres width in accordance with Chapter 15 of the District Plan and GDC Engineering Code of Practice 2000.
3. The vehicle crossing shall be constructed and sealed in accordance with Chapter 15 of the District Plan and GDC Engineering Code of Practise 2000.

Advice notes:

- a) This consent has only assessed the suitability of the 3.5 metres wide accessway for two dwelling units with attached self contained units. It has been assessed on the basis that any units will comply with all the relevant District Plan requirements.
- b) Any work within the road reserve (for example any new entranceway or upgrading of an existing entranceway) must have the written approval of the Engineering and Works Division of the Gisborne District Council.

Reasons For The Decision

1. The Committee considers that the proposed 3.5 metre wide accessway with a sealed carriageway of 3.0 metres is of sufficient width to safely provide for the level of traffic associated with the proposed dwelling units.
2. The Committee does not consider that the effects on amenity values from having an accessway that is 3.5 metres are any greater than if the acessway was the required 4.0 metres.
3. The width of the formed carriageway at 3.0 metres complies with District Plan standards.
4. The proposed dwelling units will provide the applicant with an alternative use of the land that may be of economic benefit whilst also avoiding adverse effects on the environment. It is therefore consistent with the Resource Management Act 1991.

CARRIED

There being no further business the meeting concluded at 10.10 am

Alan Davidson
Chairman