

**To: Phelan Pirrie and Louise Healy**

 **Rodney Local Board Resource Consent Lead /PA Liaison**

**From: Jarrod Dixon**

**Date: 04/08/2020**

**CONSULTATION WITH LOCAL BOARD RESOURCE CONSENT LEAD ON AN APPLICATION FOR RESOURCE CONSENT TO UNDERTAKE A 37 LOT RESIDENTIAL SUBDIVISION WITH ASSOCIATED EARTHWORKS.**

Auckland Council has received a resource consent application for the site below. A copy of the application plans and Assessment of Environmental Effects (AEE) are attached. You are invited to make comments on the application as the Local Board Resource Consent Lead 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: 5pm Friday 7th August**

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 with copy to your PA Liaison. My email address is set out above for your information. Thank you.

**STREET ADDRESS: 941, 951 and 963 Matakana Road, Matakana**

**APPLICATION NUMBER: BUN60360749**

**OVERALL CONSENT STATUS: Discretionary**

**Comments**

**Initial here: Date:**

**Local Board Resource Consent Lead**

**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.***

**Note: A separate “comments form” is available for comments on notified applications.**