



Application No: RCLU17/0023

Property No: 8269

31 March 2017

Ms GC Young
c/- Jamie O'Leary Builder Limited
PO Box 5108
Aramoho
Whanganui 4542

posted & emailed 31/03/17.

for book.

31/03/17.

Dear Ms GC Young

Resource Consent Application: 27 Peakes Rd WHANGANUI

I refer to the resource consent application for a new dwelling in breach of the site coverage at 27 Peakes Rd WHANGANUI. The application was necessary because two dwellings on a lot are not permitted. In addition to that, once the subdivision has been completed, the proposed dwelling will result in a breach of the site coverage performance standards.

The application has been considered as a non-notified application, and the following consent **granted**.

I am pleased to inform you that pursuant to Sections 9, 104, 104C and 108 of the Resource Management Act 1991, the Whanganui District Council grants its consent to an application for a discretionary activity to construct a dwelling which breaches the 40% maximum site coverage performance standards at 27 Peakes Road, Whanganui, which is legally described as Lot 2 DP 16810, subject to the following conditions:

1. The activity shall be in accordance with the information and plans submitted in support of this proposal, held on Council File RCLU17/0023 stamped Planning Approved.
2. 4,000 litres of stormwater retention (storage) must be provided on site. This detail must be included within the building consent obtained for the dwelling.
3. Charges set in accordance with Section 36(1)(c) of the Resource Management Act 1991 shall be paid to the consent authority for the carrying out of its functions in relation to the administration, monitoring and supervision of this resource consent and for the carrying out of its functions under Section 35 of the Act.

Section 36(1)(c) of the Act provides that the Council may from time to time fix charges payable by the holders of resource consents.

Advice Notes:

1. This resource consent will expire five years after the date of commencement of the resource consent unless it is given effect to before the end of that period or the Council grants an extension of the lapsing period.
2. A building consent must be uplifted from the Wanganui District Council prior to any building work being undertaken
3. The height recession plane standard of the Residential Zone will apply to the stormwater retention (storage) tanks.

After considering Part II of the Resource Management Act 1991, the following are the reasons for this decision:

1. The environmental effects of this proposal will be minor as the proposed activity will not detract from the residential amenity, or cause excessive shading to adjacent properties.



2. The proposal is not contrary to the Residential Objective 4.2.1 & Policies 4.3.1 & 4.3.2 of the Wanganui District Plan.
3. The proposal meets the requirements of the Resource Management Act 1991.

The full planning report is available from Council on request. Please note that under section 125 of the Resource Management Act 1991, your consent will lapse in five years unless you give effect to it before then.

It is very important that you understand and comply with all the conditions of your consent. If you have any questions or concerns about any aspect of your consent or its conditions, I would be happy to discuss them with you.

Please feel free to contact me on (06) 349 – 0001, if you have any questions or concerns.

Yours faithfully

Johanna Verhoek
Resource Management Planner

WHANGANUI DISTRICT COUNCIL
RESOURCE CONSENT REPORT

Date: 30 March 2017

Subject: **RESOURCE CONSENT APPLICATION**
27 Peakes Road, WHANGANUI

File number: RCLU17/0023

Application Received: 22 March 2017

Applicant: Jamie O'Leary

Legal Description: Lot 2 DP 16810

1. INTRODUCTION

An application for land use consent has been received from Jamie O'Leary to approve a development on the site at 27 Peakes Road, WHANGANUI. The site is legally described as Lot 2 DP 16810 contained in Computer Freehold Register WN46B/613.

The 681m² site is located on Peakes Road. Peakes Road comprises a residential neighbourhood within the St John Hill suburb comprising of a range of residential sections. The character of the area is residential and all adjoining properties are zoned residential under the Whanganui District Plan.

The parent lot is currently developed containing a dwelling. The application site is currently undergoing a subdivision (Council reference Sub14/003) which was approved on 11 March 2014 however 223 and 224 certification have not been obtained. The applicant is currently progressing the certification process with the surveyor in order to enable the lots to be held in two certificate of titles. Completion of the subdivision would result in two residential sections of 371m² and 310m² in size.



Figure 1: Application site also displaying the active subdivision

The applicant proposes to construct a second dwelling on the lot. This dwelling would be 141m² in size and would also include an additional roofed outdoor living area of 24m² in size. As the application is required to be assessed against the parent lot, consent is required for a second dwelling on the lot.

Although consent is required for a second dwelling on the lot, it is sensible to also consider the development in the context of the proposed lot. The figure below provides a visual representation of the application site, the proposed lots (Lot 1 and Lot 2) and provides context of the lots and the existing and proposed development.

As has been discussed, the application site contains an extant subdivision. It was noted in the report for this subdivision that this subdivision will result in 'smaller lots and opportunity for low maintenance living'.

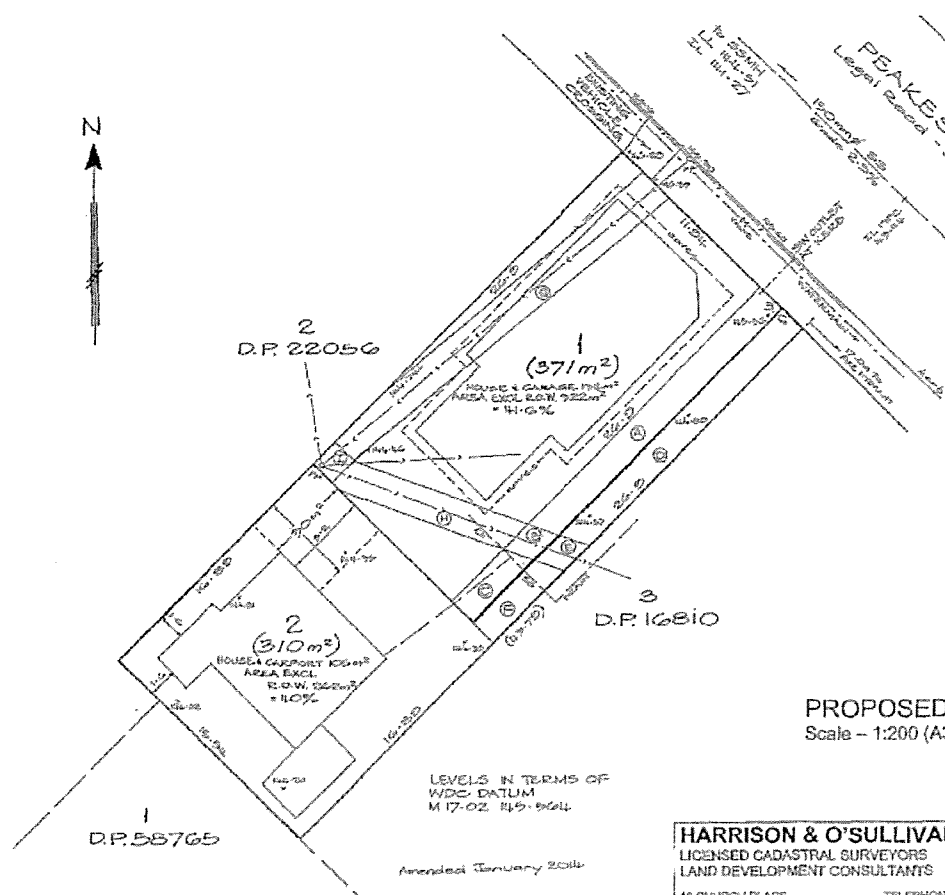


Figure 2: Preliminary approved in accordance with Sub14/003.

2.0 DISTRICT PLAN

Wanganui District Plan

The site is zoned **Residential** under this plan. The activity is considered to fit within the definition of a residential activity as defined in Chapter 2 of the Wanganui District Plan. Rule 4.4.1 (a) lists residential activities as being permitted within the Residential Zone provided that the activity complies with the relevant rules and performance standards of this zone.

An assessment of this application determined that the activity complies with all of the relevant performance standards in this zone including parking and earthworks except for the number of dwellings per lot standard. Therefore, under Rule 4.4.4(d), additional dwellings other than the first dwelling unit on the site where the density does not meet the dwelling per net site area requirements must be considered as a Discretionary Activity under the Whanganui District Plan.

‘4.4.4 Discretionary Activities.

The following are discretionary activities in the Residential zone.

d. Additional dwellings other than the first dwelling unit on the site where the density does not meet the dwelling per net site area requirements.’

As identified above, the proposed activity is a **Discretionary Activity** in accordance with the Whanganui District Plan.

As has been previously mentioned, the property owner is in the process of completing an active subdivision (Sub14/003) and it has been identified that as well as an assessment of the proposal against the parent lot, an assessment of the proposal against the proposed lot in this case is practical.

In this case, construction of the proposed dwelling on proposed Lot 1 (Figure 2) would result in site coverage of greater than the maximum 40% permitted. This breach of the District Plan is discussed within the following sections of this report.

3.0 SECTION 95 OF THE RMA

Section 95A of the Resource Management Act 1991 states that notification is at the consent authority’s discretion unless the applicant requests notification, special circumstances apply or the adverse effects on the environment are more than minor.

The applicant has not requested notification of this application. No special circumstances apply which require the notification of this consent.

Section 95D is used to determine whether adverse effects on the environment associated with an activity are minor or more than minor. This section specifies that a consent authority:

- “(a) must disregard any effects on persons who own or occupy—
 - (i) the land in, on, or over which the activity will occur; or
 - (ii) any land adjacent to that land; and
- (b) may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect; and
- (c) in the case of a controlled or restricted discretionary activity, must disregard an adverse effect of the activity that does not relate to a matter for which a rule or national environmental standard reserves control or restricts discretion; and
- (d) must disregard trade competition and the effects of trade competition; and
- (e) must disregard any effect on a person who has given written approval to the relevant application.”

Therefore, in assessing the environmental effects of the proposed activity, the Whanganui District Plan limits those factors over which Council has restricted its discretion to the effect of the proposed development breaching the built density and site coverage standards.

Built Density and Site Coverage

Rule 4.5.5(a) of the Whanganui District Plan states:

“Minimum net site area 400m² per dwelling.”

In this case, the sit area per dwelling is less than 400m². Although the proposal fails to comply with the minimum lot size, Council had already issued a building consent for the existing dwelling to be relocated to the rear of the property in anticipation of a second dwelling being erected on the site. This building

consent was issued in November 2013 prior to the adoption of Plan Change 27 which established a minimum lot size in the Residential Zone. The relocation of this dwelling and the active subdivision currently being progressed by the applicant will result in a development which provides 'smaller lots and opportunity for low maintenance living'. Therefore, effects are less than minor.

Site Coverage

As previously discussed, once the subdivision has been completed this proposal would result in a breach of site coverage. Hence, it is appropriate that the potential or actual adverse effects of this breach are discussed.

Rule 4.5.5(d) of the Wanganui District Plan states:

“Buildings shall not cover more than 40% of the net site area.”

The site coverage rule is intended to minimise overdevelopment of residential sites and to limit the effects of overland storm water flows by restricting the amount of impervious surfaces. The proposed dwellings site coverage would be as follows:

Site area: 371m²

Proposed dwelling (floor footprint): 141m² – 43.8% site coverage

Roof area: 165m² - 51% site coverage

The reason for the significantly larger roof area compared to the footprint of the dwelling is due to the outdoor courtyard which is proposed to be covered.

It is detailed within the application that the applicant proposes to provide 4.0m³ (4,000litres) of storm water retention in order to mitigate any effects associated with the breach of site coverage and the consequential storm water management.

Accordingly, the proposed storm water retention scheme is sufficient to mitigate any effects associated stormwater runoff. Therefore, effects are less than minor.

Overall, the adverse effects arising from the activity would be less than minor.

Council is therefore not required to publicly notify the application under Section 95A (2)(a).

Section 95B of the Resource Management Act outlines the next step if public notification is not required under Section 95A. Section 95B states that -

- “(1) If a consent authority does not publicly notify an application for a resource consent for an activity, it must decide (under sections 95E and 95F) if there are any affected persons or affected order holders in relation to the activity.*
- (2) The consent authority must give limited notification of the application to any affected person unless a rule or national environmental standard precludes limited notification of the application.*
- (3) The consent authority must give limited notification of the application to an affected protected customary rights group of affected customary marine title group even is a rule or nation environmental standard precludes public or limits notification of the application.*
- (4) In subsections (1) and (3), the requirements relating to an affected customary marine title group apply only in the case of applications for accommodated activities.”*

Section 95E states who the Council can consider an affected party –

- “(1) *A consent authority must decide that a person is an affected person, in relation to an activity, if the activity's adverse effects on the person are minor or more than minor (but are not less than minor).*
- (2) *The consent authority, in making its decision,—*
- (a) *may disregard an adverse effect of the activity on the person if a rule or national environmental standard permits an activity with that effect; and*
 - (b) *in the case of a controlled or restricted discretionary activity, must disregard an adverse effect of the activity on the person that does not relate to a matter for which a rule or national environmental standard reserves control or restricts discretion; and*
 - (c) *must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.*
- (3) *Despite anything else in this section, the consent authority must decide that a person is not an affected person if—*
- (a) *the person has given written approval to the activity and has not withdrawn the approval in a written notice received by the authority before the authority has decided whether there are any affected persons; or*
 - (b) *it is unreasonable in the circumstances to seek the person's written approval.”*

) In the absence of any property experiencing minor or more than minor effects from the construction of the dwelling, there are not considered to be any affected parties to the application.

4.0 CONCLUSION

1. No special circumstances exist in relation to the application which requires it to be notified nor has the applicant requested notification.
2. Taking into account the effects identified above, the adverse effects of the activity on the environment would be less than minor. Therefore, public notification is not required under S95A.
3. Written approval was obtained from the affected parties who may be adversely affected by the granting of this resource consent, therefore, limited notification is not required under S95B.

5.0 SECTION 95 RECOMMENDATION

) That for the reasons concluded above, this application be processed without notice.

Johanna Verhoek
Resource Management Planner

Date: March 2017

That the recommendation above be adopted under delegated authority.



Jonathan Barrett
Principal Planner

Date: 31 March 2017

6.0 CONSIDERATION OF APPLICATION (SECTION 104)

In terms of Section 104(1) of the Act, when considering an application for resource consent, the consent authority must, subject to Part II, have regard to:

- “(a) any actual and potential effects on the environment of allowing the activity; and
- (b) any relevant provisions of—
 - (i) a national environmental standard;
 - (ii) other regulations;
 - (iii) a national policy statement;
 - (iv) a New Zealand coastal policy statement;
 - (v) a regional policy statement or proposed regional policy statement;
 - (vi) a plan or proposed plan; and
- (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.”

The actual and potential effects on the environment of allowing the activity are limited to, overdevelopment of a residential site.

Overdevelopment of a residential site

The site coverage and built density performance standard is intended to minimise overdevelopment of residential sites and to limit the effects of overland storm water flows by restricting the amount of impervious surfaces.

While the development of the site is over the 40% maximum requirement detailed in the District Plan, the effects of this exceedance on the environment are deemed to be less than minor due to the proposed stormwater retention scheme which includes a 4,000litre stormwater attenuation tank.

This application has been referred through to Council’s Development Engineer who provided the following comment:

‘I am happy with the information provided by Jamie O’Leary. The increased coverage and resulting increase in impermeable surface is adequately managed by the proposal.’

For the avoidance of doubt, the proposed stormwater retention tanks detailed within the application are included as a condition of this consent.

Only the relevant provisions of the Whanganui District Plan need to be considered in determining the effects of the proposal with respect to Section 104(1)(b) above. The Whanganui District Plan objectives and policies relevant to this application include:

Residential Zone only

Objectives:

“4.2.1 High quality residential areas which consist of:

- a. A variety of housing forms and densities that are available for different residential lifestyle options;*
- b. Amenity values that are maintained or enhanced.*
- c. Development that is integrated with infrastructure;*
- d. Safe communities through urban design;*
- e. Relatively quiet living environments, compared to the other zones.*

- f. Low traffic on roads used primarily for property access with greater traffic on roads with a distribution function;*
- g. A range of complementary activities where the effects are compatible with the predominantly residential character, scale and amenities of the area.*
- h. Retention of natural and cultural heritage features;*
- i. Street infrastructure that provides opportunities for the roading network as a high amenity public space that reflects the roading hierarchy.”*

Policies:

“4.3.1 Protect and enhance the surrounding landscape and the visual character of the urban environment.”

“4.3.2 To ensure activities in the Residential Zone that:

- a. Maintain or enhance the building scale and residential character;*
- b. Recognise streetscape as having high public value;*
- c. Avoid or mitigate nuisance from noise light spill and vibration;*
- d. Ensure a high standard of property access and avoid street congestion and excessive traffic on roads;*
- e. Avoid or mitigate visual amenity and safety problems from advertising;*
- f. Avoid excessive shading of public spaces and neighbouring properties from structures;*
- g. Manage the effects of relocated buildings;*
- h. Maintain and enhance the natural and cultural heritage features of the zone.”*

The application is not considered to be contrary to the above objective and policies of the Whanganui District Plan. The proposal will not impact on the visual amenity of the residential environment. The proposed activity is compatible with the surrounding residential area and will not compromise the amenity of the Residential zone.

There are no other matters that are relevant or necessary to determine the proposal in question as per Section 104(1)(b)&(c).

When considering an application for a resource consent for a restricted discretionary activity under Section 104C, a consent authority—

“(1) When considering an application for a resource consent for a restricted discretionary activity, a consent authority must consider only those matters over which—

- (a) a discretion is restricted in national environmental standards or other regulations;*
- (b) it has restricted the exercise of its discretion in its plan or proposed plan”.*

The Section 95 and 104 assessments of the adverse effects of the activity, identified that all adverse effects would be less than minor for the reasons outlined in this report. Therefore, it can be concluded that any actual and potential effects on the environment would be less than minor.

7.0 CONCLUSION

The proposed land use consent application meets the requirements of the Whanganui District Plan and the Resource Management Act 1991, and is recommended for approval.

8.0 RECOMMENDATION

That pursuant to Sections 9, 104, 104B and 108 of the Resource Management Act 1991, the Whanganui District Council grants its consent to an application for a discretionary activity to construct a dwelling which breaches the 40% maximum site coverage performance standards at 27 Peakes Road, Whanganui, which is legally described as Lot 2 DP 16810, subject to the following conditions:

1. The activity shall be in accordance with the information and plans submitted in support of this proposal, held on Council File RCLU17/0023 stamped Planning Approved.
2. 4,000 litres of stormwater retention (storage) must be provided on site. This detail must be included within the building consent obtained for the dwelling.
3. Charges set in accordance with Section 36(1)(c) of the Resource Management Act 1991 shall be paid to the consent authority for the carrying out of its functions in relation to the administration, monitoring and supervision of this resource consent and for the carrying out of its functions under Section 35 of the Act.

Section 36(1)(c) of the Act provides that the Council may from time to time fix charges payable by the holders of resource consents.

Advice Notes:

1. This resource consent will expire five years after the date of commencement of the resource consent unless it is given effect to before the end of that period or the Council grants an extension of the lapsing period.
2. A building consent must be uplifted from the Wanganui District Council prior to any building work being undertaken
3. The height recession plane standard of the Residential Zone will apply to the stormwater retention (storage) tanks.

After considering Part II of the Resource Management Act 1991, the following are the reasons for this decision:

1. The environmental effects of this proposal will be minor as the proposed activity will not detract from the residential amenity, or cause excessive shading to adjacent properties.
2. The proposal is not contrary to the Residential Objective 4.2.1 & Policies 4.3.1 & 4.3.2 of the Wanganui District Plan.
3. The proposal meets the requirements of the Resource Management Act 1991.

Johanna Verhoek
Resource Management Planner

Date: March 2017

That the recommendation above be adopted under delegated authority.



Jonathan Barrett
Principal Planner

Date: 31 March 2017

Application Land Use
Resource Consent
Form 9, Resource Management Act 1991



SCANNED
WHANGANUI
DISTRICT COUNCIL
Te Kaunihera a Rohe o Whanganui

1. Contact Details

General Details

Please tick where applicable

The consent decision is

☐

to be mailed

☒

to be collected

Site

The site to which this application relates is described as:

No.

27

Street

PEAKS ROAD

Suburb

ST JOHNS HILL WHANGANUI

Legal Description

LOT 2 DP 16810

Applicant Details

Name (please write names in full)

JAMIE O'LEARY

Postal address

P.O. Box 5108
WHANGANUI

Contact numbers

3435007

0274926995

Phone (day)

Mobile

Fax

Email

jamiew.stonewood.co.nz

Agent Details

(if different from above)

Name (please write names in full)

JAMIE O'LEARY

Postal address of agent

P.O. Box 5108
WHANGANUI

Contact numbers

3435007

0274926995

3435002

Phone (day)

Mobile

Fax

Email

jamiew.stonewood.co.nz

Owner Details

(if different from above)

Name (please write names in full)

GAIL Young

Postal address of owner(s)

Contact numbers

Email

Important!

Please tick one of the following for all invoices to go to:

☐

Applicant

☒

Agent

☐

Owner

PLANNING APPROVED

RCU17/0023

Date Approved 31 March 2017

RECEIVED

21 MAR 2017

frerlocke

2. Description of Activity

Describe clearly the proposal to which this application relates:

~~Resource consent~~
THE SUBDIVISION OF 27 PARCELS RD

Please tick where applicable

Are there other resource consent(s) required for this proposal?

☐

Yes

☒

No

If yes show any other resource consent(s) required as part of this proposal by ticking the relevant boxes.

	Resource consent required	Resource consent applied for
Subdivision consent	☐	☐
Coastal permit	☐	☐
Water permit	☐	☐
Discharge permit	☐	☐
Land use consent	☐	☐

Regional Council

3. Assessment of Environment Effects

Assessment of any effects on the environment in accordance with Schedule 4 of the Resource Management Act 1991. This section **MUST** be completed to a level of detail that corresponds with the scale and significance of the effects that the proposed activity may have on the environment (use additional pages if necessary).

SEE ATTACHMENT

4. Information Checklist

Customer
Use

Please tick where applicable

Office
Use

☐ 2 copies of relevant application information

☐ Resource Consent Deposit

☐ Current Computer Register (certificate of title) for the subject site

(no more than 3 months old). This can be obtained from Land Information New Zealand. Council can also provide it for a fee.

☐ Including any relevant consent notice(s) registered on the computer register

☐ Assessment of Environment Effects (AEE) relevant to your application.

An AEE is an essential part of the application. If no AEE is provided then Council cannot assess the application. The AEE should discuss all of the actual and potential effects on the environment arising from this proposal. The amount of detail included in the AEE must reflect the nature and scale of the development and its likely effects.

The Fourth Schedule of the Resource Management Act 1991 lists the matters to be covered in an AEE.

☐ A scaled site plan showing the EXISTING situation on the site including:

- ☐ Clearly state the name of the architect/draftsman, the date the plans were drawn, address of the property, plan numbers and variation numbers
- ☐ Site boundaries
- ☐ Key dimensions
- ☐ North Point
- ☐ Ground contours/levels
- ☐ Site area
- ☐ Street name and number
- ☐ Outline of all existing structures
- ☐ Distances to boundaries

☐ Plans showing the PROPOSED development including (where relevant):

- ☐ Clearly state the name of the architect/draftsman, the date the plans were drawn, address of the property, plan numbers and variation numbers
- ☐ Site boundaries
- ☐ Key dimensions
- ☐ North point
- ☐ Scale of 1:50, 1:100, 1:200 or 1:1000
- ☐ Design of earthworks and final levels and contours of the site
- ☐ Identify all retaining walls
- ☐ Layout and location of proposed structures and buildings or alterations to existing structures and buildings and paved areas
- ☐ Floor plans of proposed buildings showing all kitchen facilities
- ☐ Calculation of total site coverage
- ☐ For non-residential site, the gross floor area of all buildings on the site (for assessing car parking requirements)
- ☐ Details of any signage
- ☐ All landscape design proposals, site planting and fencing
- ☐ Vehicle crossing, parking, loading bay, circulation and manoeuvring
- ☐ Easements
- ☐ Where there is more than one dwelling on the site, show outdoor living space and external access storage for each dwelling

☐ Elevation Drawings

- ☐ Relationship of buildings to the existing ground level and finished ground levels and boundaries, including cross sections.

☐ Outline the activity under no space taken on the site and how this may change

- ☐ Number of staff

4. Information Checklist

Customer
Use

Office
Use

Written approval from affected parties

- ☐ Letter or affected persons approval form dated and signed by the affected parties AND their signatures and date on the plans submitted with this application.
- ☐ Letter of support (if required) from New Zealand Transport Agency, PowerCo, etc...

Schedule of proposed work with a timeline (for relocated structures)

Accompanying Information (if required)

- ☐ Engineering
- ☐ Landscape
- ☐ Traffic
- ☐ Urban Design/Architect

Notes for the Applicant

Incomplete applications will be returned to the applicant. The Council may also request further information under Section 92 of the Resource Management Act 1991, to better understand the potential effects of the proposal.

Once this application is lodged with the Council, it becomes public information. If there is sensitive information in the proposal, please let us know.

Council may require a registered surveyor to certify contours, natural ground level, building site(s) or structure(s), location of boundaries or any other feature which may affect this proposal.

The required deposit must be paid before processing of any application will start.

- ☐ I enclose a deposit fee of \$ _____ for the processing of this application. I/we understand that Council may invoice me for the actual and reasonable cost incurred in the processing of this application.*

Note: A development contribution may be payable as a requirement of processing with an approved development for additional household units.

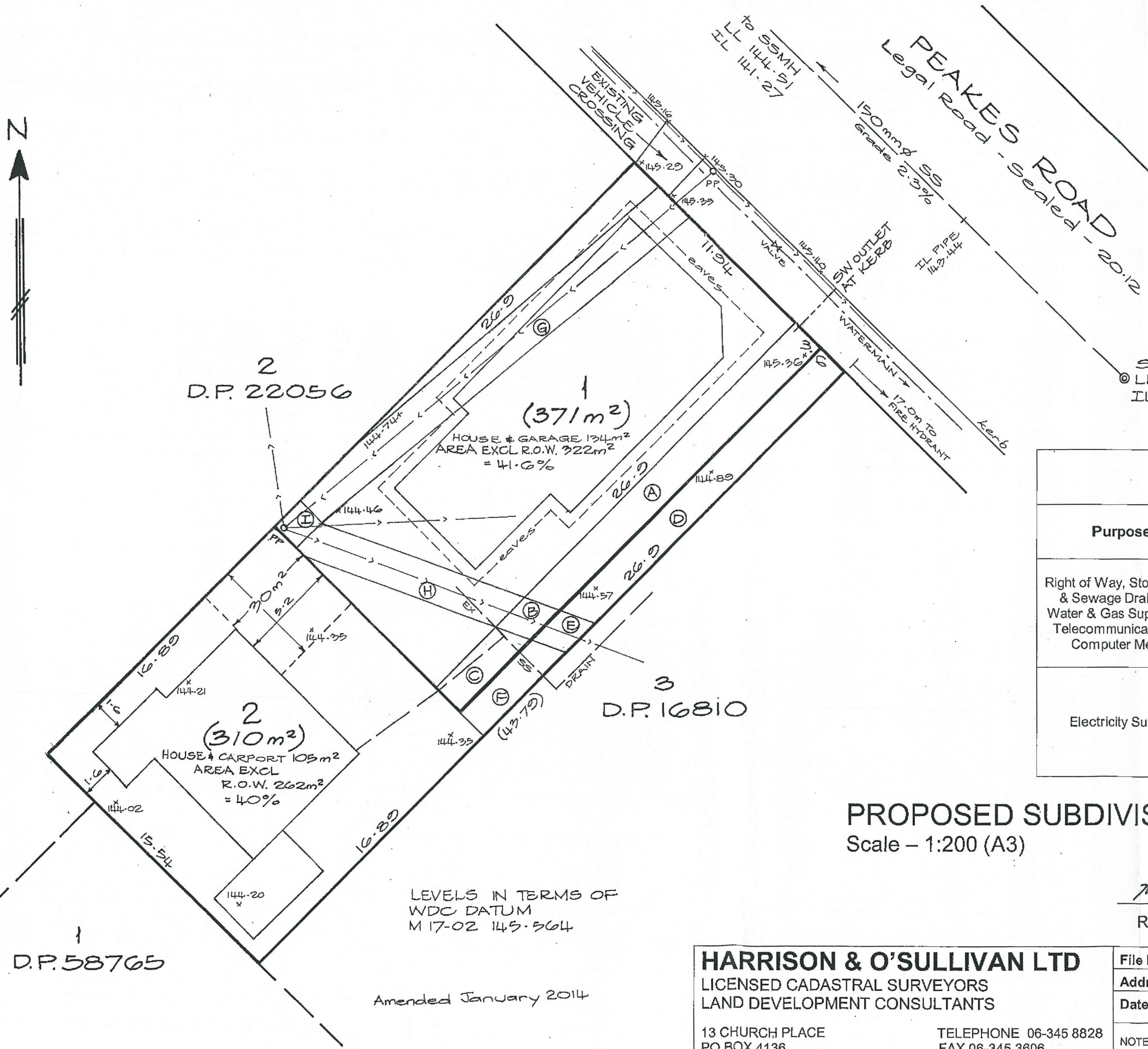
Deposits and additional fees

The above fee is an initial deposit with further charges to be invoiced if there is additional time spent on processing your consent. Initial deposits will be required prior to the processing of consent applications.

Signature of applicant or agent of applicant: _____

Date: 21-03-17

*refer to section 36 of the RMA and Council's current schedule of Resource Consent Fees.



PLANNING APPROVED
RC # RCLV17/0023
Date Approved 31 March 2017
for book

Proposed Easements			
Purpose	Serv Ten	Shown	Dom Ten
Right of Way, Stormwater & Sewage Drainage, Water & Gas Supply and Telecommunications & Computer Media	Lot 1	A, B, C	Lot 2
	Lot 2	D, E, F	Lot 1
Electricity Supply	Lot 1	G, I	Lot 2 hereon Lot 2 DP 22056
		I, H, B, E	Lot 3 DP 16810

PROPOSED SUBDIVISION OF LOT 2 DP 16810

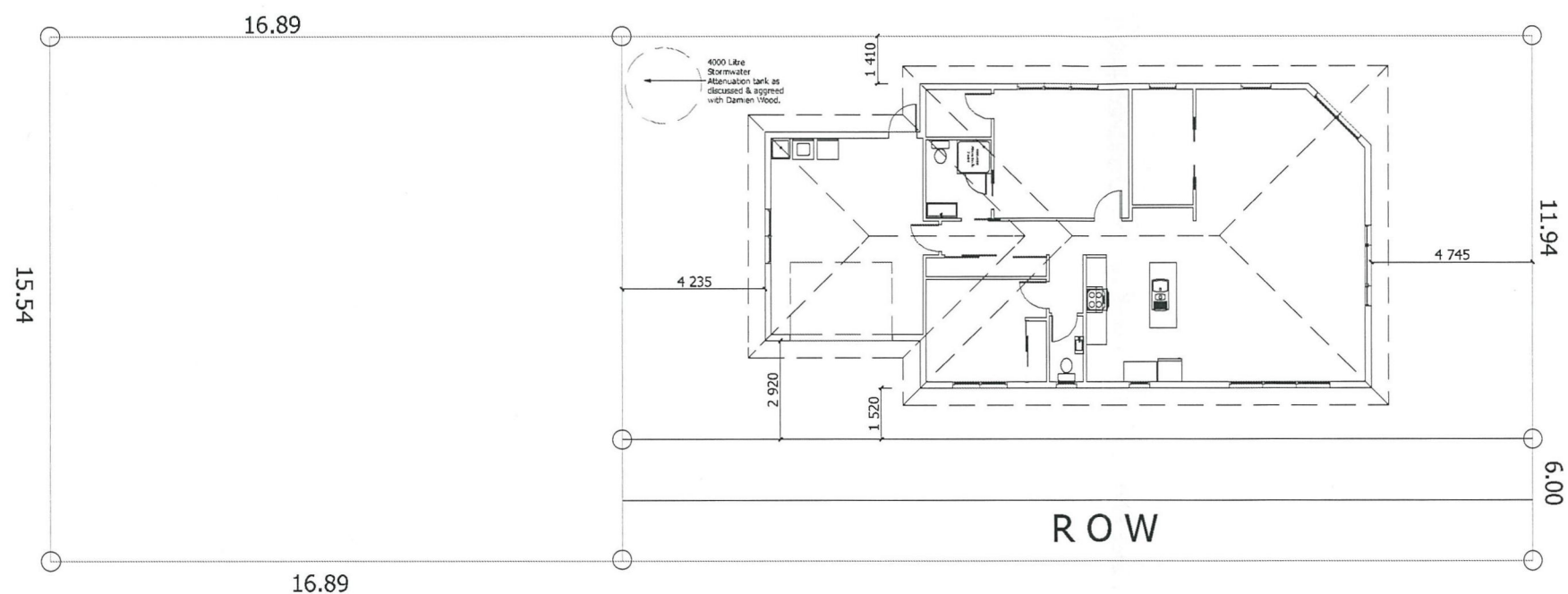
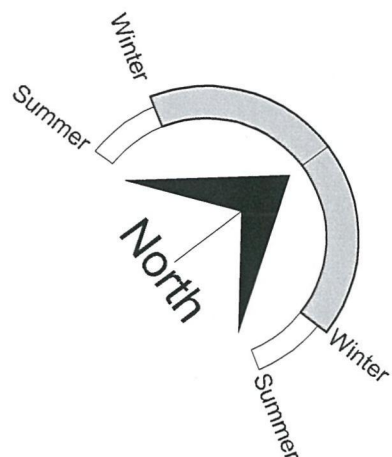
Scale - 1:200 (A3)

MR. O'Sullivan
Registered Professional Surveyor

HARRISON & O'SULLIVAN LTD
LICENSED CADASTRAL SURVEYORS
LAND DEVELOPMENT CONSULTANTS
13 CHURCH PLACE
PO BOX 4136
WANGANUI 4541
TELEPHONE 06-345 8828
FAX 06-345 3606
EMAIL harriso@tra.co.nz

File No.	13-110
Address	27 PEAKES ROAD
Date	DECEMBER 2013
NOTE: ALL AREAS AND DIMENSIONS SUBJECT TO FINAL SURVEY. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS ON SITE.	

Amended January 2014



Peakes Road

LEGEND	
LEGEND.	
Sewer Pipe	————
S/W Pipe	-----
Down Pipe	DP
Gully Trap	GT
Terminal Vent	TV

SITE PLAN NOTES

Refer to Drainage Plan for specific drainage information

Refer to sediment control plan in specification and implement where required.

Driveway – By Stonewood Homes Ltd as shown OR
Driveway and Sump not part of this building
consent

Convey surface water from sealed drive areas to an appropriate approved outfall.

Dimensions are shown to cladding face

Resource Consent Issues:
1/ No RC Issues known

BUILDING AREA AND SITE COVERAGE

Net Site Area =	371m ²
Building Area (O/V) = (Includes covered areas)	146.8m ²
Actual Site Coverage=	39.6%

PLANNING APPROVED

RC # RCLV1710023

Date Approved 31 March 2017

freelook

STONEWOOD HOMES Stonewood Homes Wanganui Ltd 24 Gibson Street, P.O Box 5108 Aramoho, Wanganui, New Zealand Phone: +64 6 343 5007 Fax: +64 6 343 5002 Email: jamie@stonewood.co.nz Website: www.stonewood.co.nz	Client : Roberts	SITE PLAN			
	Proposed Dwelling at: Lot 2 Dp 16810 27 Peakes Road St Johns Hill				
	This plan is developed for the purchaser and is copyright to Stonewood Homes NZ Ltd. All dimensions and levels are to be checked and verified on site by contractor prior to commencement of any work	Drawn By Jeremy Harrison	Checked By Jeremy Harrison	LBP # 105491	
		Standard Plan	Print Date 15/03/2017	Sales JO	Scale at A 1:200
		Special 1	Job Number TBC	Version A	Revision 1
Version: CONCEPT		OF XX			