1046

# WANGANUI DISTRICT COUNCIL

## PLANNING FILE

FILE NO: 4/101/402.

APPLICANT: Mr & Mrs Goswell

PROPERTY SITUATED AT: 60 Marybank Road

LEGAL DISCRIPTION: Lots 5 & DP 54264

PROPOSED USE: Dwelling extension.

| | |
|---|---|
| Application received | 29/2/00 |
| Section 92 requested (date) | — |
| Notified? | — |

| | |
|---|---|
| Publicly notified | — |
| Affected persons notified | — |
| Advice to applicant of person notified | — |
| Last day for submissions | — |
| Applicant advised of submissions | — |
| Date of hearing | — |

| | |
|---|---|
| Date of decision | 14/3/00 |
| Decision posted | — |
| Appeal period ends | — |
| Appeal received | — |
| Fee paid/ debtor number | — |

60 Marybank R

# Administration – Resource Consent Breakdown of Costs

## Resource Consent Application

### Resource Consent – Processing Costs as at

Note: these costs are for the processing of the resource consent and do not include any monitoring costs should the consent be granted.

| Week Ending | Officer | Hours | Description of work completed |
|---|---|---|---|
| | | .5 | |
| | Mme | ~~[illegible]~~ | Setup file & assessment. |
| | Mme | 20min | Site visit |
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|---|---|
| Staff costs (excluding G.S.T) | $ |
| G.S.T on staff costs | $ |
| Administration fee | $ 100.00 |
| Sign cost | $ 10.00 |
| Materials | $ |
| | |
| Total costs | $ |
| Less deposit | $1000.00 |
| | |
| Final costs due | $ |

2

# Wanganui District Council

*Building a better community with the people of the Wanganui District*

Our Reference: 4/101/402

If calling contact: Melanie McTaggart

14 March 2000

Peter and Barbara Gosnell
60 Marybank Road
**WANGANUI**

ENTERED

Dear Peter and Barbara

## Resource Consent: 60 Marybank Road, Wanganui

I refer to your resource consent application for the extension of an existing dwelling to be used as a double garage at 60 Marybank Road, Wanganui. The application has been considered as a non-notified application, and the following consent granted.

Pursuant to Sections 9, 105 and 108 of the Resource Management Act 1991, the Wanganui District Council grants its consent to an application for a land use consent for a restricted discretionary activity in accordance with the transitional and proposed Wanganui District Plans for the building of an extension to an existing dwelling at 60 Marybank Road, Wanganui, being Lot 5 DP 54264 subject to the following conditions:

1. The activity shall be in general accordance with the information submitted in support of this proposal.

2. 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.

101 Guyton Street, P.O. Box 637, Wanganui, New Zealand
Telephone (06) 349 0001, Facsimile (06) 349 0000

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.

2. Affected parties have given their approval.

3. The proposal is not contrary to the relevant objectives, policies and other provisions in the proposed Wanganui District Plan.

4. The proposal meets the requirements of the Resource Management Act 1991.

**Bob Davies**
**Environmental Services Manager**

**WANGANUI DISTRICT COUNCIL**

1046

**RESOURCE CONSENT REPORT**

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| | |
|---|---|
| **To:** | **Bob Davies**<br>**Environmental Services Manager** |
| **From:** | **Melanie McTaggart**<br>**Resource Management Planner** |
| **Date:** | **14 March 2000** |
| **Subject:** | **RESOURCE CONSENT APPLICATION – 60 Marybank Road** |

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| | |
|---|---|
| Fee: | At Cost |
| Date: | 14 March 2000 |
| Receipt No.: | |
| File No.: | 4/101/402 |
| Applicant: | Mr and Mrs Gosnell |
| Application: | To build an extension to an existing dwelling to be used as a double garage in non-compliance with the distance to boundary requirements of the proposed Wanganui District Plan. |
| Location: | 60 Marybank Road, Wanganui |
| Zoning: | Rural Settlement– Proposed Wanganui District Plan<br>Residential A –Transitional Wanganui District Plan (Part 3) |
| Legal Description: | Lot 5 DP 54264 |

An application has been received from Peter and Barbara Gosnell for a land use consent to build an extension to an existing dwelling closer to the front boundary than permitted under the Transitional Wanganui District Plan. The location of the property is 60 Marybank Road, Wanganui.

**RESOURCE MANAGEMENT ACT:**

**2.0 When considering an application for a resource consent the consent authority shall have regard to Section 104 (1) of the Resource Management Act 1991.**

**What are the actual and potential effects on the environment of allowing the activity?**

**2.1 Assessment:**

Proposed Wanganui District Plan

Section 24 of the Proposed Wanganui District Plan defines a residential activity as:

*the use of land, and/or buildings for domestic living purposes by people either living alone or in family or non-family groups, and includes dwelling units, accessory buildings, residential care facilities, and home occupations.*

The new extension is considered to fit within this definition. Section 10.1 lists residential activities as a permitted activity within the residential zone provided that the activity complies with the relevant terms and conditions of this zone. The activity complies with the Standards and is therefore a permitted activity under this zone.

Transitional Wanganui District Plan

Predominant Uses (Permitted activities) within this zone include Dwelling Houses limited to one dwelling per site or potential site. The proposed dwelling extension is considered to fit within this definition. The activity is therefore permitted in this zone provided that it complies with the distance to boundary requirements of the plan.

Clause 6 (1) of the plan states that dwelling houses shall be set back a minimum of 5 metres from the front boundary. The extension does not comply with this rule and can be defined as a conditional use (discretionary activity) under the Transitional Wanganui District Plan,

An assumption has been made that the reason for this Rule is to protect the appearance of the streetscape. The adverse effects of the proposed activity on the streetscape are considered to be less than minor. All parties considered to be adversely affected by the activity have given written approval for the proposed activity. The building is to be used for a residential activity that is permitted in the zone.

**2.2 If the application is for a non-complying activity does it meet at least one of the provisions of Section 105 (2A) (b)?**

The application is not for a non-complying activity.

**2.3 Explain what relative weight you have given to the provisions of the Transitional District Plan and the Proposed Plan, in your consideration of this application.**

I have given greater weight to the Proposed Plan because:

1. All the provisions of that Plan, relevant to this application, have passed the point of challenge.
2. The Proposed Plan has been prepared under the Resource Management Act 1991 whereas the Transitional Plan was written under the Town and Country Planning Act 1974.

**2.4 Are there any other matters which are relevant and reasonably necessary to determine the application (including Part II matters)?**

There are no other matters, which are relevant to the application.

**2.5 District Plan**

**How do any relevant Objectives, Polices or other provisions of the Transitional or Proposed Plan relate to the Proposal?**

The proposal is not contrary to the Objectives, Policies and other provisions of the proposed or transitional Wanganui District Plans.

## CONCLUSION

The proposed Land Use application meets the requirements of the Proposed and Transitional Wanganui District Plans and the Resource Management Act 1991, and is recommended for approval.

## RECOMMENDATION

Pursuant to Sections 9, 105 and 108 of the Resource Management Act 1991, the Wanganui District Council grants its consent to an application for a land use consent for a restricted discretionary activity in accordance with the transitional and proposed Wanganui District Plans for the building of an extension to an existing dwelling at 60 Marybank Road, Wanganui, being Lot 5 DP 54264 subject to the following conditions:

1. The activity shall be in general accordance with the information submitted in support of this proposal.

2. 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.

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.

2. Affected parties have given their approval.

3. The proposal is not contrary to the relevant objectives, policies and other provisions in the proposed Wanganui District Plan.

4. The proposal meets the requirements of the Resource Management Act 1991.



Melanie McTaggart
**Resource Management Planner**

ENTERED

Form 5
Reg 8

**RESOURCE MANAGEMENT ACT 1991**
**APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88**
**(LAND USE CONSENT/COASTAL PERMIT)**

**To:** Wanganui District Council.

We, PETER BERNARD & BARBARA JOYCE GOSNELL
apply for the resource consent(s) described below:

1. The names and addresses of the owner and occupier (other than the applicant) of any land to which the application relates are as follows:
.....
.....

2. The location to which this application relates is: 60 MARYBANK ROAD, WANGANUI.

3. The type of resource consent(s) sought is/are: BUILDING

4. A description of the activity to which the application relates is: TO EXTEND EXISTING HOME TO METRES TOWARDS ROAD, RETAINING ORIGINAL CONFORMITY

5. The following additional resource consents are required in relation to this proposal and have *or* have not been applied for:
.....

6. I attach an assessment of any effects that the proposed activity may have on the environment in accordance with the Fourth Schedule of the Act.

7. I attach other information (if any) required to be included in the application by the district or regional plan or regulations.

8. I attach information in accordance with Section 88(7) of the Act to show the area proposed to be reclaimed, including its size and location, and the proportion of the area (if any) to be set apart as an esplanade reserve.

Address for service of applicant:

60 MARYBANK ROAD
RD2 WANGANUI
Telephone No. 06 3654037
Facsimile No. .....

05-01-2000
*Date*

*Signature*
*(of applicant or person authorised to sign on behalf of applicant).*

Annexures
a. An assessment of the effects on the environment in accordance with the Fourth Schedule to the Act.
b. Any other information required by the district plan or regional plan or Act or regulations to be included.
c. Other information in accordance with Section 88(7) of the Act.

Resource Management Act 1991

# CONSENT OF AFFECTED PERSONS

(In Relation to a Resource Consent Application - Land Use)

Name Of Affected Party: R. Lee

Address of Affected Party: 69 Marybank Road
Wanganui

**TO THE WANGANUI DISTRICT COUNCIL**

I/We being the OWNER/OWNERS of the property situated at the above address have no objection to the activity of Building Extensions

(description of proposed activity)

proposed by my/our adjoining owners being P & B Gosnell

(name of person/persons proposing the activity)

on the adjoining property being, 60 Marybank Road
(address of site of application)

providing the activity is undertaken in accordance with the details in the attached application form, site plan and additional information.

I/We also acknowledge that in granting this approval the Council shall take no account of the effect of the adjoining activity on my/our property when considering the application.

Signed: R D Lee

Date: 5-1-2000

Signed: .....

Date: .....

(All owners must sign this form)

## ADVICE TO AFFECTED PERSONS

The Wanganui District Council recommends that any persons requested to sign this form should clearly identify the effect of the request upon their property before signing. It is also suggested that a copy of the application form and any site plan should be attached to this form and also signed and dated in a clear place.

If any aspect of the proposed application is of concern, this should be discussed and resolved with the adjoining owner prior to signing this form.

If any further explanation of your rights is required, please contact the District Planner, Environmental Services, Wanganui District Council, Guyton St, Phone (06) 3458529.

Resource Management Act 1991

# CONSENT OF AFFECTED PERSONS

(In Relation to a Resource Consent Application - Land Use)

Name Of Affected Party: B & S HARRISON

Address of Affected Party: 58 MARYBANK ROAD

WANGANUI

**TO THE WANGANUI DISTRICT COUNCIL**

I/We being the OWNER/OWNERS of the property situated at the above address have no objection to the activity of BUILDING EXTENSIONS

(description of proposed activity)

proposed by my/our adjoining owners being P & B GOSNELL

(name of person/persons proposing the activity)

on the adjoining property being, 60 MARYBANK ROAD

(address of site of application)

providing the activity is undertaken in accordance with the details in the attached application form, site plan and additional information.

I/We also acknowledge that in granting this approval the Council shall take no account of the effect of the adjoining activity on my/our property when considering the application.

Signed: P.J. Harrison

Date: 5-1-2000

Signed: S. Harrison

Date: 5.1.2000

(All owners must sign this form)

## ADVICE TO AFFECTED PERSONS

The Wanganui District Council recommends that any persons requested to sign this form should clearly identify the effect of the request upon their property before signing. It is also suggested that a copy of the application form and any site plan should be attached to this form and also signed and dated in a clear place.

If any aspect of the proposed application is of concern, this should be discussed and resolved with the adjoining owner prior to signing this form.

If any further explanation of your rights is required, please contact the District Planner, Environmental Services, Wanganui District Council, Guyton St, Phone (06) 3458529.

Resource Management Act 1991

# CONSENT OF AFFECTED PERSONS

(In Relation to a Resource Consent Application - Land Use)

Name Of Affected Party: R + D. STONEMAN

Address of Affected Party: 64 MARYBANK ROAD

WANGANUI

**TO THE WANGANUI DISTRICT COUNCIL**

I/We being the OWNER/OWNERS of the property situated at the above address have no objection to the activity of BUILDING EXTENSIONS

(description of proposed activity)

proposed by my/our adjoining owners being ~~60~~ P + B GOSNELL

(name of person/persons proposing the activity)

on the adjoining property being, 60 MARYBANK ROAD

(address of site of application)

providing the activity is undertaken in accordance with the details in the attached application form, site plan and additional information.

I/We also acknowledge that in granting this approval the Council shall take no account of the effect of the adjoining activity on my/our property when considering the application.

Signed: R J Stoneman D

Date: 5 . 1 . 2000

Signed: D Stoneman

Date: 5 . 1 . 2000

(All owners must sign this form)

## ADVICE TO AFFECTED PERSONS

The Wanganui District Council recommends that any persons requested to sign this form should clearly identify the effect of the request upon their property before signing. It is also suggested that a copy of the application form and any site plan should be attached to this form and also signed and dated in a clear place.

If any aspect of the proposed application is of concern, this should be discussed and resolved with the adjoining owner prior to signing this form.

If any further explanation of your rights is required, please contact the District Planner, Environmental Services, Wanganui District Council, Guyton St, Phone (06) 3458529.

Resource Management Act 1991

# CONSENT OF AFFECTED PERSONS

(In Relation to a Resource Consent Application - Land Use)

Name Of Affected Party: I & A McPHERSON

Address of Affected Party: 71 MARYBANK ROAD

WANGANUI

**TO THE WANGANUI DISTRICT COUNCIL**

I/We being the OWNER/OWNERS of the property situated at the above address have no objection to the activity of BUILDING EXTENSIONS

(description of proposed activity)

proposed by my/our adjoining owners being P & B GODWELL

(name of person/persons proposing the activity)

on the adjoining property being, 60 MARYBANK ROAD

(address of site of application)

providing the activity is undertaken in accordance with the details in the attached application form, site plan and additional information.

I/We also acknowledge that in granting this approval the Council shall take no account of the effect of the adjoining activity on my/our property when considering the application.

Signed: I.L. MacPherson

Date: 5-1-00

Signed: A. MacPherson

Date: 5/1/00

(All owners must sign this form)

## ADVICE TO AFFECTED PERSONS

The Wanganui District Council recommends that any persons requested to sign this form should clearly identify the effect of the request upon their property before signing. It is also suggested that a copy of the application form and any site plan should be attached to this form and also signed and dated in a clear place.

If any aspect of the proposed application is of concern, this should be discussed and resolved with the adjoining owner prior to signing this form.

If any further explanation of your rights is required, please contact the District Planner, Environmental Services, Wanganui District Council, Guyton St, Phone (06) 3458529.

Enhancing the quality of the environment

ENVIRONMENTAL SERVICES
WANGANUI DISTRICT COUNCIL

# APPLICATION
for
# P.I.M / Building Consent

**This application is for a: (tick the appropriate box)**

- ☐ Project Information Memorandum - PIM (preliminary application for a Building Consent)
- ☑ Building Consent
- ☐ Alteration to Approved Plan

BC 14734

**(A) Owner** 52743

Name: P & B. COSNELL

Mailing Address: 60 MARYBANK RD. WANGANUI

Phone: 345 4037 Fax:

**(B) Designer**

Name: P HARRISON

Mailing Address: 66 MARYBANK RD WANGANUI

Phone: 347 8044 Fax:

**(C) Builder**

Name: TO BE NOMINATED

Mailing Address:

Phone: Fax:

**(D) Craftsman Plumber**

**(E) Registered Drainlayer**

**CONTACT PERSON i.e. (A) B C D E** (Circle one)

**Project**

Description of PROJECT and USE: HOUSE EXTN TO BE USED AS DBLE GARAGE.

**Project Location**

Street Address/Rural No. 66 MARYBANK RD

**Durable Life of Project** (i.e. 5, 15, 50+ years)

50 + YEARS

**Value of Project Work**

***(include all labour & materials)***

$ 12500-00 (Incl. G.S.T)

Consent Fees to be paid by ? A

Code Compliance Certificate to be sent to? A

**Floor Area of Project**

New Residential Dwellings or New Commercial Only 45.5 m²

Signed by (or on behalf of) the applicant

**Signature:**

**owner, builder, plumber, designer, agent**
(circle appropriate one)

**Date:** 26/02/2000

**Office use only**

**LEGAL DESCRIPTION**

WDC Property No. 1864
Valuation Roll No. 13070-030-04
Lot(s) 5 DP 52264
Section Block
Survey District CP 10105

**FEES APPLICABLE**

| | |
|---|---|
| Building Consent Application | $ |
| Building Consent Issue | $ |
| P.I.M | $ |
| Non-Notified Appl. Fee | $ |
| Prepaid Crossing | $ |
| Prepaid Sewer Connection | $ |
| Prepaid Water Connection | $ |
| Stormwater Connection | $ |
| Building Research Levy | $ |
| BIA Levy | $ |
| Additional Charges | $ |
| **Total Fees (Incl. G.S.T)** | **$** |

PTO

The information will be included in a Public Register of Consents issued which is available for public perusal under the Privacy Act 1993 section 54. This may result in receipt by the 'Owner' of trade advertising.

# Development Checksheet

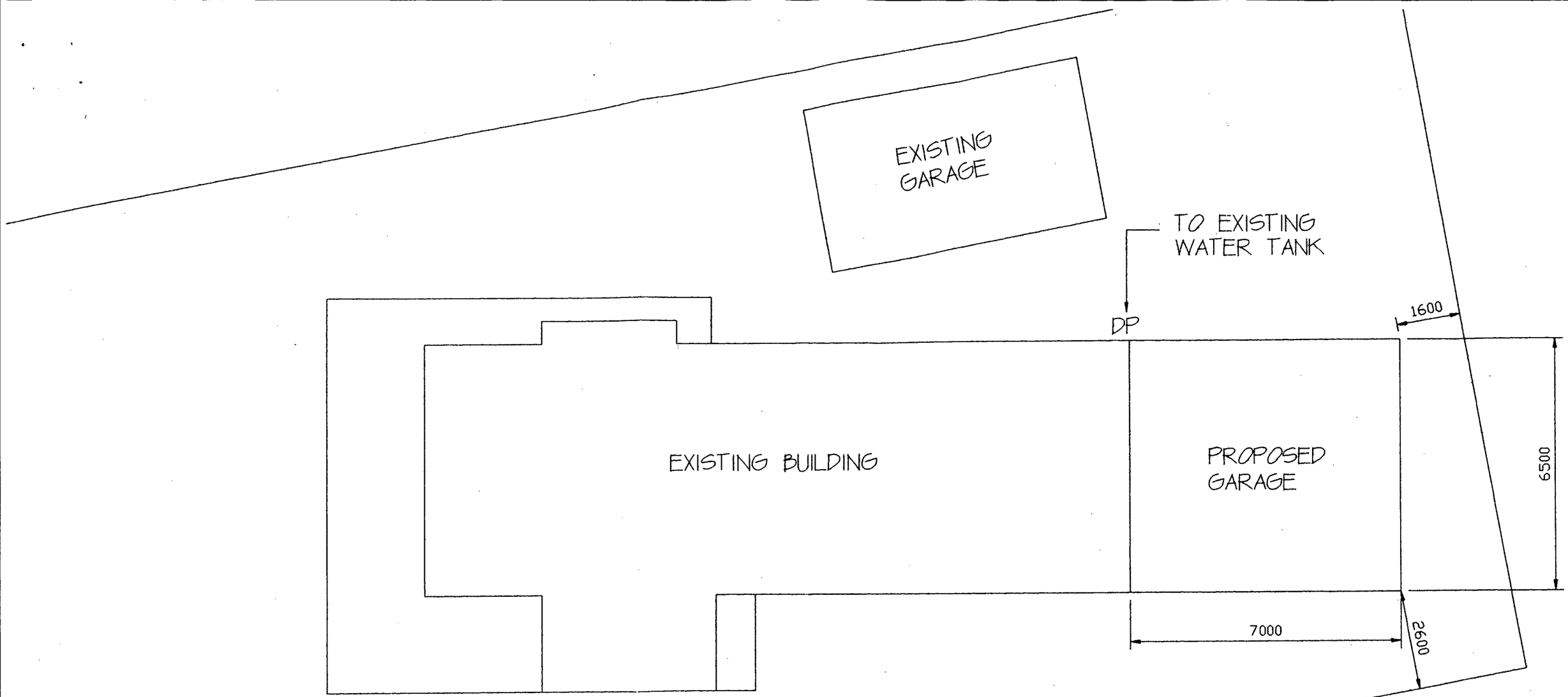
## Residential

Property Address: 66 Marybank Road

Project: house extn - garage | Site Area: 1670

| | Operative Plan Res | | | Proposed Plan Res Rural Settlement | | |
|---|---|---|---|---|---|---|
| Rule | Required | Provided | O.K. | Required | Provided | O.K. |
| Coverage | Wang. County Council. | | — | 40% | 451S + 353 / 1670 = 22% | ✓ |
| Maximum Height | | | — | 10m | 3.8m | |
| 9m x 9m Triangle | | | — | | | — |
| Front Boundary | 5m | 1.16m | ✓ X | 45° recession plane | | ✓ |
| Side Boundary | 1.5m | 2.16m | ✓ | " | | ✓ |
| Side Boundary | 3m | | ✓ | " | | ✓ |
| Rear Boundary | 8m Setback | | ✓ | " | | ✓ |
| Separation of Units | | | | | | |
| Outdoor Living | | | | | | |
| Storage | | | | | | |
| Parking | | | | | | |
| Access | | | | | | |
| Dimensions/ Easements | | | | | | |

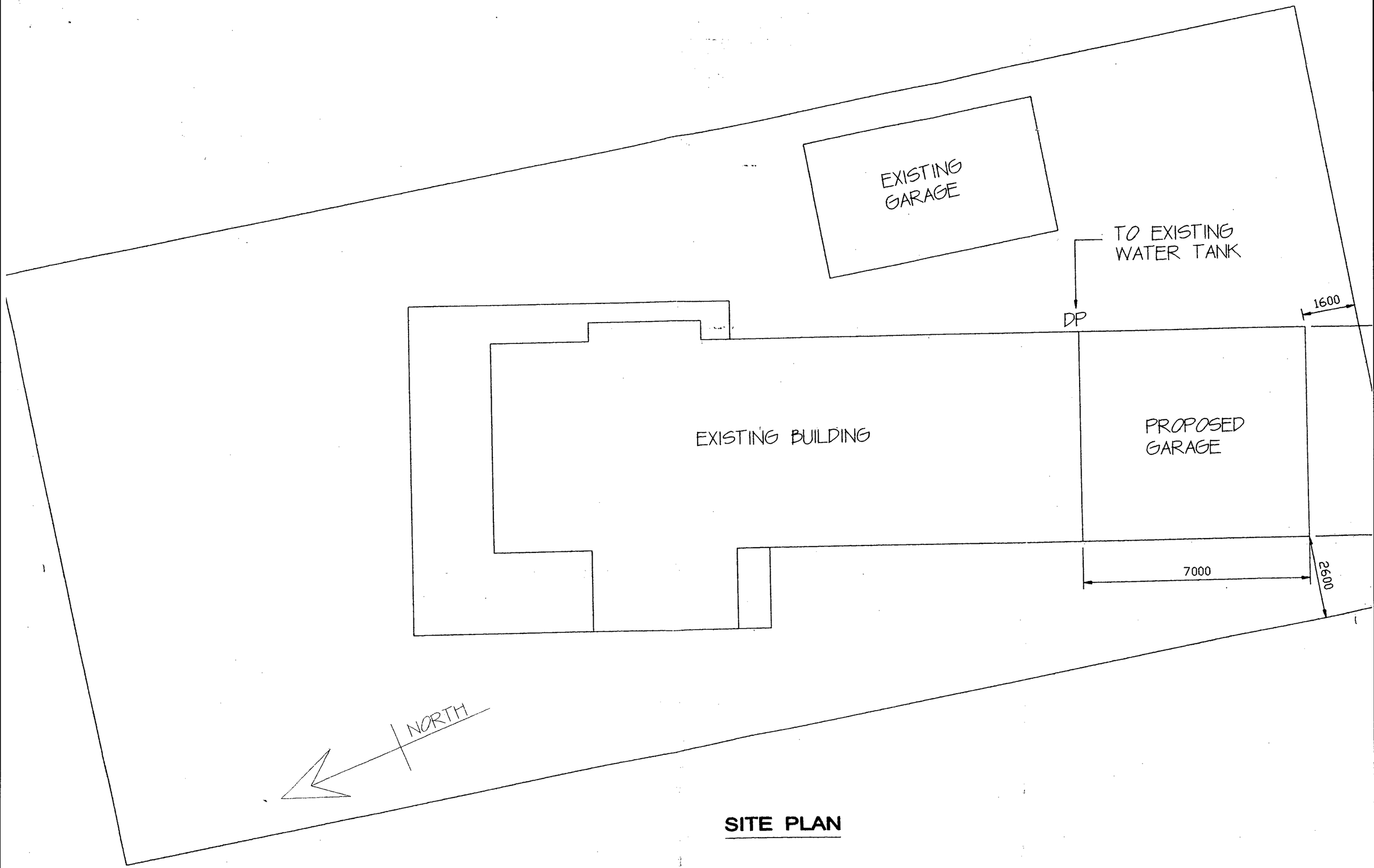
Comments: _____




**SITE PLAN**

**SCALE- 1 : 100**

GARAGI
P & B G
60 MAR


EXISTING GARAGE
TO EXISTING WATER TANK
DP
1600
EXISTING BUILDING
PROPOSED GARAGE
7000
2600
NORTH

**SITE PLAN**

Lounge

B

M1&B1 : GIB1a
2.4x50=120bu

7000

M

FLOOR PLAN

EXISTING — NEW

cross brace to
roof both sides

new windows to
match existing

West

North

new roller doors

East

reus
hard

new window to
match existin

South

ELEVATIONS

SCALE- 1:100

**GARAGE EXT**
**P & B GOSNE**
**60 MARYBAN**
**WANGANUI**