



Application No: RCLU18/0068

Property No: 12387

31 August 2018

Mr G Duncan, Mrs C Duncan
c/- Versatile Buildings Wanganui (2003) Ltd
PO Box 7230
Whanganui 4541

Dear Sir/Madam

Resource Consent Application: 44 Jones St WHANGANUI

I refer to the resource consent application to construct a carport which results in a site coverage breach at 44 Jones St WHANGANUI. The application was necessary because site was in breach of the maximum permitted site coverage allowance under the District Plan.

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 for an application for a Restricted Discretionary Activity to construct a carport in breach of the site coverage, at 44 Jones Street, Whanganui, which is legally described as being Lot 13 DP 3229, subject to the following conditions:

1. The proposal shall be carried out in accordance with the information provided by the applicant and stamped planning approved by the Whanganui District Council on 31 August 2018, contained in Council file reference RCLU18/0068, namely:

Reference and title	Author	Date
1: Site Plan for proposed Versatile Building Reuters – 44b Jones Street, Wanganui	Versatile Buildings Wanganui 2003	August 2018
2: Elevations and Foundations	Spanbild New Zealand Ltd	Unknown

2. The Consent Holder shall contact Council's Resource Management Team on (06) 349 0001 at least 2 working days prior to any physical works commencing on the site and advise the date the work shall commence.

Advice Notes:

1. 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.



2. 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.
3. Please note this approval does not constitute as an approval under any other legislation, including the Building Act 2004.

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 less than minor.
2. The proposal is not contrary to the relevant objectives and policies of the Whanganui 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

Cameron Neilson
Graduate Resource Management Planner

WHANGANUI DISTRICT COUNCIL
LAND USE RESOURCE CONSENT REPORT

Date: 27 August 2018

Subject: **RESOURCE CONSENT APPLICATION**
44 Jones Street, Whanganui

File number:	RCLU18/0068
Application Received:	10 August 2018
Applicant:	Versatile Buildings Wanganui 2003 Ltd
Legal Description:	Lot 13 DP 3229
Area:	674m ²
Proposed:	For a breach of site coverage on the lot
Zoning:	Residential
Other:	N/A
Activity Status:	Restricted Discretionary
Decision due date:	07 September 2018
Notification decision:	Non-notified
Recommendation:	Approve

1. INTRODUCTION

1.1 Site description

The subject site is a residentially zoned section in the suburb of Whanganui East. The site is a corner section with road frontage onto both Jones Street and Millward Street. The subject site contains an existing vehicle crossing and garage fronting the Millward Street boundary along with an existing dwelling onsite, which has previously been converted into 2 flats. The surrounding environment consists of a mixture of existing residential properties, commercial activities (the Whanganui East shopping centre) and Whanganui Girls College, located diagonally opposite the property on Jones Street.

The site is subject to both an overland flow path which dissects the property, and ponding issues. These will be discussed further in this report. There are no other site specific features.



Figure 1: The subject site shown in red at 44 Jones Street, Whanganui

1.2 Proposal

The applicant is proposing to construct a new triple bay carport on the Lot. The carport is proposed to be 8.9m x 6m with a height of 2.4m. The carport poles are proposed to be painted white to match the existing colour scheme of the house onsite, while the colour of the roof is yet to be decided. The carport is to be setback 1m from the rear boundary and 2.9m from the side boundary. No building consent has been applied for as of yet.

2. DISTRICT PLAN

Whanganui District Plan

The application site is within the Residential Zone as shown on the Whanganui District Plan map. The property is dissected by an overland flow path and is prone to ponding. However, Councils Plumbing and Drainage Inspector has stated Councils Building Department has no issues in regards to this.

An assessment of the proposal against the relevant Performance Standards in the District Plan is as follows:

Performance Standard: (Refer to the District Plan for the full rule)	Compliance and Comment:
4.5.1 Noise (Chapter 17)	Complies
4.5.2 Light and glare	Not applicable
4.5.3 Minor dwellings	Not applicable
4.5.4 Structures	Complies Complies Complies Does not comply – the subject site is 675m ² in area and the proposed buildings onsite equate to 350m ² in area. Therefore site coverage of 51.85% and does not comply with the Whanganui District Plan.
a. Height	
b. Height recession plane	
c. Fences	
d. Site coverage	

Performance Standard: (Refer to the District Plan for the full rule)	Compliance and Comment:
e. Accessory buildings	Not applicable
4.5.5 Amenity	
a. Site area minimum 400m ²	Complies
b. Outdoor living area minimum 30m ²	Complies
c. Non-residential activities shall not attract more than 50 people	Complies
4.5.6 Home occupation	Not applicable
4.5.7 Signage (Chapter 16)	Not applicable
4.5.8 Parking, loading and vehicle crossings (Chapter 12)	Complies – the new vehicle crossing to service the carport complies with the relevant setback distances.
4.5.9 Hazardous substances	Not applicable
4.5.10 Earthworks (Chapter 14)	Complies

As outlined above, the proposal complies with the large majority of the relevant performance standards in the District Plan, with the exception of performance standard 4.5.4(d) – site coverage. Pursuant to rule 4.4.3(d) of the Whanganui District Plan, the application is to be assessed as a **Restricted Discretionary** activity. Council's discretion is limited to the following:

- *The effect of the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances.*

3. INTERNAL REFERRALS

Whanganui District Council Building Department	Councils Plumbing and Drainage Officer - <i>I am not aware of any issues in regard surface ponding in this area.</i> <i>The plans do not give any levels in regard kerb or crown of road adjacent but as the new FFL is to be the same as existing and there are no sides on the structure I would have no issue with its position. I the carport was to be enclosed then they would possibly need to ensure that the overland flow path was maintained.</i>
---	--

4. SECTION 95 OF THE RMA

4.1 Public Notification

Section 95A of the Resource Management Act 1991 (RMA) states that a consent authority must follow the steps set out in this section, in the order given, to determine whether to publically notify an application for a resource consent.

“Step 1: mandatory public notification in certain circumstances

(2) Determine whether the application meets any of the criteria set out in subsection (3) and, -

(a) if the answer is yes, publicly notify the application; and

(b) if the answer is no, go to step 2.

(3) The criteria for step 1 are as follows:

(a) the applicant has requested that the application be publicly notified:

(b) public notification is required under section 95C:

(c) the application is made jointly with an application to exchange recreation reserve land under Section 15AA of the Reserves Act 1977.”

- The applicant has not requested public notification (s95A(3)(a));
- The applicant has not failed or refused to provide further information (s95A(3)(b) and s95C(2));
- The applicant has not refused to agree to commissioning of a report and has not failed to respond to a report commissioning request (s95A(3)(b) and s95C(3));
- The application has not been made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977 (s95A(3)(c)).

Therefore, the application does not meet any of the criteria set out under subsection (3) and can therefore progress onto step 2 pursuant to 95A(2)(b).

“Step 2: if not required by step 1, public notification precluded in certain circumstances

(4) Determine whether the application meets either of the criteria set out in subsection (5) and,—

(a) if the answer is yes, go to step 4 (step 3 does not apply); and

(b) if the answer is no, go to step 3.

(5) The criteria for step 2 are as follows:

(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes public notification:

(b) the application is for a resource consent for one or more of the following, but no other activities:

(i) controlled activity:

(ii) a restricted discretionary or discretionary activity, but only if the activity is a subdivision of land or a residential activity:

(iii) a restricted discretionary, discretionary, or non-complying activity, but only if the activity is a boundary activity:

(iv) a prescribed activity (see section 360H(1)(a)(i)).

(6) In subsection (5), residential activity means an activity that requires resource consent under a regional or district plan and that is association with the construction, alteration, or use of 1 or more dwelling houses on land, that under a district plan, is intended to be used solely or principally for residential purposes.”

- The District Plan does not preclude notification (95A(5)(a));
- The application is for a Restricted Discretionary Activity for a breach of site coverage. The building which breaches site coverage is used for residential purposes. (95A(5)(b)).

Therefore, the application does meet one of the criteria set out under subsection (5) and can therefore progress onto step 4 pursuant to 95A(4)(b).

“Step 4: public notification in special circumstances

(9) Determine whether special circumstances exist in relation to the application that warrant the application being publicly notified and, —

- (a) if the answer is yes, publicly notify the application; and*
- (b) if the answer is no, do not publicly notify the application, but determine whether to give limited notification of the application under section 95B.”*

- Case law has defined special circumstances as circumstances that are unusual or exceptional, but may be less than extraordinary or unique.
- In this case, there are no special circumstances in relation to this application. The application is for a breach of site coverage. Activities of this nature are common in the Residential Zone and it is considered it will not detract from the residential amenity of the area.

Therefore, the application does not need to be publicly notified under 95A of the Act pursuant to 95A(9)(b).

4.2 Limited Notification

Section 95B of the RMA states that a consent authority must follow the steps set out in this section, in the order given, to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified under section 95A.

“Step 1: certain affected groups and affected persons must be notified

(2) Determine whether there are any —

- (a) affected protected customary rights groups; or*
- (b) affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity).*

(3) Determine —

- (a) whether the proposed activity is on or adjacent to, or may affect land that is the subject of a statutory acknowledgement made in accordance with an Act specified in schedule 11; and*
- (b) whether the person to whom the statutory acknowledgement is made is an affected person under Section 95E.*

(4) Notify the application to each affected group identified under subsection (2) and each affected person identified under subsection (3).”

The following management plans and statement of associations prepared by Tangata Whenua have been taken into consideration with regard to Step 1:

1. The Whangaehu River Statement of Association
 2. The Te Awa Tupua (Whanganui River Claims Settlement) Act 2017.
 3. Ngaa Rauru Kiiitahi Puutaiao Management Plan.
 4. The Statutory Acknowledgement for the Nukumarua Recreational Reserve.
- Specifically, the activity is not in a protected customary rights area and there are no affected protected customary rights groups (s95B(2)(a) and s95F); and

- The activity is not an accommodated activity in a customary marine title area, and there are no affected customary marine title groups (s95B(2)(b) and s95G); and
- The activity is not on or adjacent to, or might affect, land that is the subject of a statutory acknowledgement, and there are no persons to whom a statutory acknowledgement has been made that are affected (s95B(3) and s95E(2)(c)).

Therefore, the application does not meet any of the criteria set out under subsections (2) or (3) and can progress onto step 2.

“Step 2: if not required by step 1, limited notification precluded in certain circumstances

(5) Determine whether the application meets either of the criteria set out in subsection (6) and,—

(a) if the answer is yes, go to step 4 (step 3 does not apply); and

(b) if the answer is no, go to step 3.

(6) The criteria for step 2 are as follows:

(a) the application is for a resource consent for 1 or more activities, and each activity is subject to a rule or national environmental standard that precludes limited notification:

(b) the application is for a resource consent for either or both of the following, but no other, activities:

(i) a controlled activity that requires consent under a district plan (other than a subdivision of land):

(ii) a prescribed activity (see section 360H(1)(a)(ii)). ”

- The District Plan does not preclude limited notification (s95B(6)(a));
- The application is not for a controlled land use activity or a prescribed activity (s95B(6)(b)(i)).

Therefore, the application does not meet either of the criteria set out under subsection (5) and can therefore progress onto step 3 pursuant to 95B(5)(b).

“Step 3: if not precluded by step 2, certain other affected persons must be notified

(7) determine whether, in accordance with section 95E, the following persons are affected persons:

(a) in the case of a boundary activity, an owner of an allotment with an infringed boundary; and

(b) in the case of any activity prescribed under section 360H(1)(b), a prescribed person in respect of the proposed activity.

(8) In the case of any other activity, determine whether a person is an affected person in accordance with Section 95E.

(9) Notify each affected person identified under subsections (7) and (8) of the application. ”

- The application is not for a ‘boundary activity’ as resource consent is required for another aspect within is not a boundary activity as defined under the RMA (s95B(7)(a));
- The activity is not prescribed in regulations, with those regulations prescribing who is an affected person (s95B(7)(b) and s360H(1)(b));

In the case of Subsection (8), Section 95E states who the Council can consider an affected party. Effects will be less than minor on the adjoining persons for the following reasons:

- The proposed site coverage is approximately 51.85% which is 11.85% above the permitted threshold. Although the property is already non-compliant in terms of site coverage, with the current

buildings onsite having a site coverage of 44%, it is noted many of the surrounding properties also breach site coverage such as 4/4a Millward Street, 8 Millward Street and 8a Millward Street. For this reasons it is considered this increase in site coverage breach will have less than minor effects on the amenity value of the area.

- The carport poles are proposed to be painted white to blend with the existing colour of the house. Although the applicants are still deciding the colour of the roof, it is considered the effects on the visual amenity of the surrounding area will still be less than minor as a result of the carport.
- The carport is not enclosed and setback off the front boundary. It is not considered that it will visually dominate the surrounding environment due to its lack of bulk and subsequently any potential adverse visual effects will be less than minor.
- Although there are ponding issues and an overland flow path which dissect the property, Councils Plumbing and Drainage Officer has stated this is of no concern due to the structures location and the fact that it is not enclosed. Therefore it is considered any potential stormwater effects on the surrounding area will be less than minor.
- There are numerous trees located both on the property and the berm which will help mitigate any visual effects of the structure from either road frontage or surrounding properties.

Therefore, the application will not result in any persons being an affected person in accordance with section 95E, and can therefore progress onto step 4 pursuant to 95B(8).

“Step 4: further notification in special circumstances

(10) Determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined to be eligible for limited notification under this section (excluding persons assessed under section 95E as not being affected persons), and,—

- (a) if the answer is yes, notify those persons; and*
- (b) if the answer is no, do not notify anyone else.”*

- Case law has defined special circumstances as circumstances that are unusual or exceptional, but may be less than extraordinary or unique.
- In this case, there are no special circumstances in relation to this application. The application is to construct a carport which breaches the site coverage. An activity of this nature is expected in the Residential Zone and will not detract from the residential amenity of the area.

Therefore, in accordance with Section 95B(2)(a) Council is not required to limited notify the application.

5. CONCLUSION

Having regard to the step-by-step process for considering public notification and limited notification, it is determined that:

1. The application does not need to be publicly notified under 95A of the Act pursuant to 95A(9)(b).
2. The application does not need to be limited notified under 95B of the Act pursuant to 95B(10)(b).

6. SECTION 95 RECOMMENDATION

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



Cameron Neilson

Graduate Resource Management Planner

Date: 31 August 2018

That the recommendation above be adopted under delegated authority.



Johanna Verhoek

Intermediate Resource Management Planner

Date: 31 August 2018

7. 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. ”

As the activity is a Restricted Discretionary Activity, the Council’s assessment of effects is limited in its discretion to the following matter pursuant to 4.4.3(b) of the District Plan:

- The effect on the particular non-compliance on the environment, including the cumulative or combined effect of non-compliances.

Section 104C of the Resource Management Act states:

- (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.
- (2) The consent authority may grant or refuse the application.
- (3) However, if it grants the application, the consent authority may impose conditions under section 108 only for 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.

In accordance with an assessment under s104(1)(a) of the RMA, the actual and potential effects from the proposal will be less than minor because:

- The intention of the site coverage performance standard is to keep bulk and dominance to a suitable level and to limit the effects of stormwater from increased impervious areas. Although the proposed site coverage of the property will be 51.85%, the structure will not be enclosed, reducing any potential visual dominance. Furthermore, Councils Plumbing and Drainage Officer has stated he has no concerns with the proposal in regards to both of ponding and overland flow path issues.
- The poles of the proposed carport are to be painted white. Although the colour of the roof is currently unknown, due to its location behind the dwelling in relation to both road frontages and the relatively small nature of the structure it will not adversely affect the visual amenity of the area.
- There are numerous trees located both on the property and the berm which will help mitigate any visual effects of the structure from either road frontage or surrounding properties.
- With the exception of the site coverage, the proposed building complies with the building location performance standards, including maximum height and height recession plane.
- In regards to stormwater, this would have been taken into account under the associated building consent, reference BCon18/0560, which is currently being processed by Council.

The Objectives and Policies relevant to this application in the Residential Chapter of the District Plan are as follows:

Objective

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; and*
- 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:

- i. Maintain or enhance the building scale and residential character;*
- ii. Recognise streetscape as having high public value;*
- iii. Avoid or mitigate nuisance from noise, light spill and vibration;*
- iv. Ensure a high standard of property access and avoid street congestion and excessive traffic on roads;*
- v. Avoid or mitigate visual amenity and safety problems from advertising;*
- vi. Avoid excessive shading of public spaces or neighbouring properties from structures;*
- vii. Maintain and enhance the natural and cultural heritage features of the zone.*

The application is not considered to be contrary to the Residential Zone objectives and policies of the Whanganui District Plan. Any effects of the site coverage breach will be largely mitigated through the structures bulk and location on the property.

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

The Section 95 and 104 assessments of the adverse effects of the activity, identified that all adverse effects will 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 will be less than minor.

8. 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.

9. RECOMMENDATION

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 Restricted Discretionary Activity to construct a carport in breach of the site coverage, at 44 Jones Street, Whanganui, which is legally described as being Lot 13 DP 3229, subject to the following conditions:

1. The proposal shall be carried out in accordance with the information provided by the applicant and stamped planning approved by the Whanganui District Council on August 2018, contained in Council file reference RCLU18/0068, namely:

Reference and title	Author	Date
1: Site Plan for proposed Versatile Building Reuters – 44b Jones Street, Wanganui	Versatile Buildings Wanganui 2003	August 2018
2: Elevations and Foundations	Spanbild New Zealand Ltd	Unknown

2. The Consent Holder shall contact Council's Resource Management Team on (06) 349 0001 at least 2 working days prior to any physical works commencing on the site and advise the date the work shall commence.

Advice Notes:

1. 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.

2. 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.
3. Please note this approval does not constitute as an approval under any other legislation, including the Building Act 2004.

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 less than minor.
2. The proposal is not contrary to the relevant objectives and policies of the Whanganui District Plan.
3. The proposal meets the requirements of the Resource Management Act 1991.

Report written by:



Cameron Neilson

Graduate Resource Management Planner

Date: 31 August 2018

Report approved by:



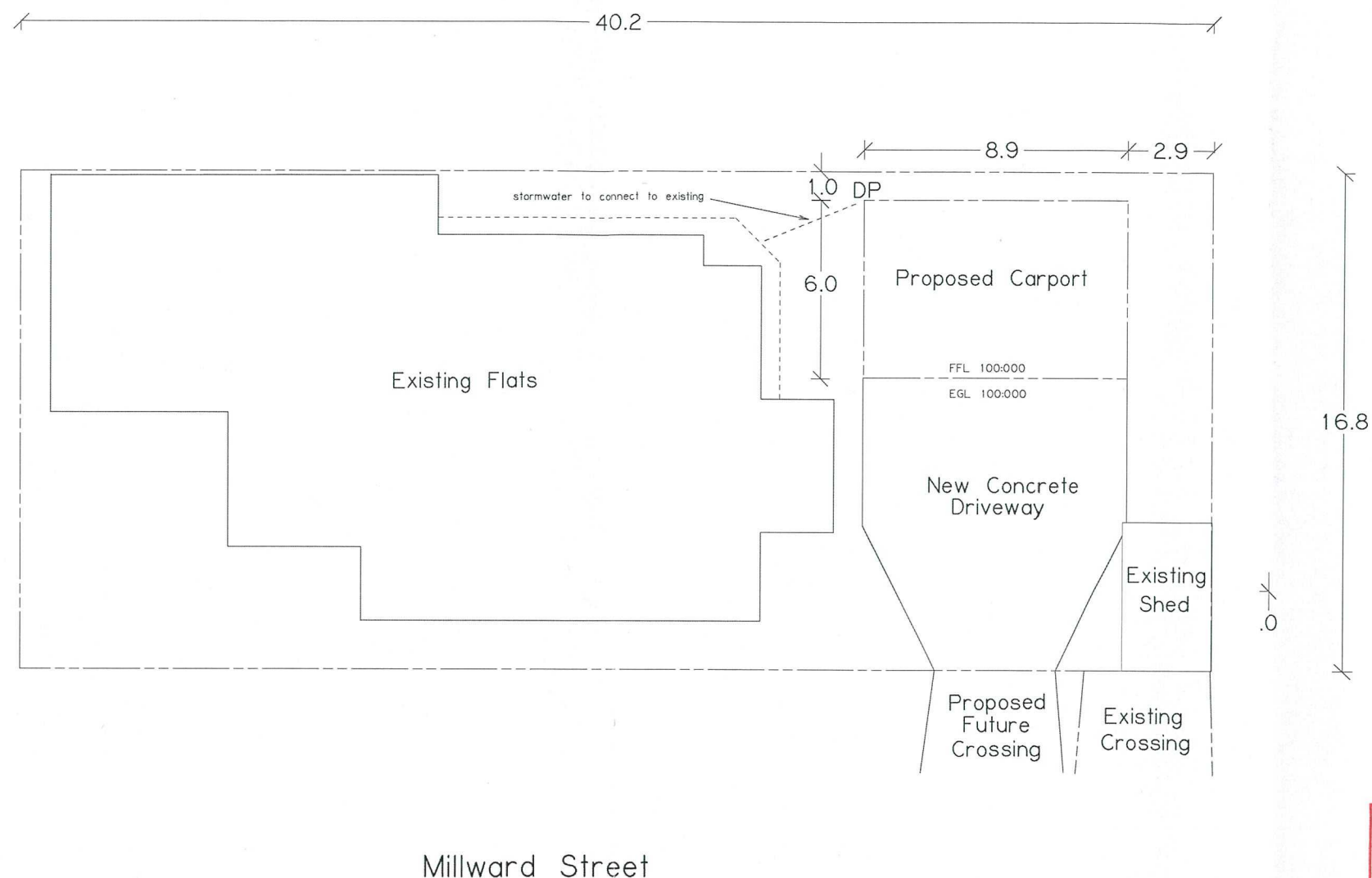
Johanna Verhoek

Intermediate Resource Management Planner

Date: 31 August 2018



Jones Street

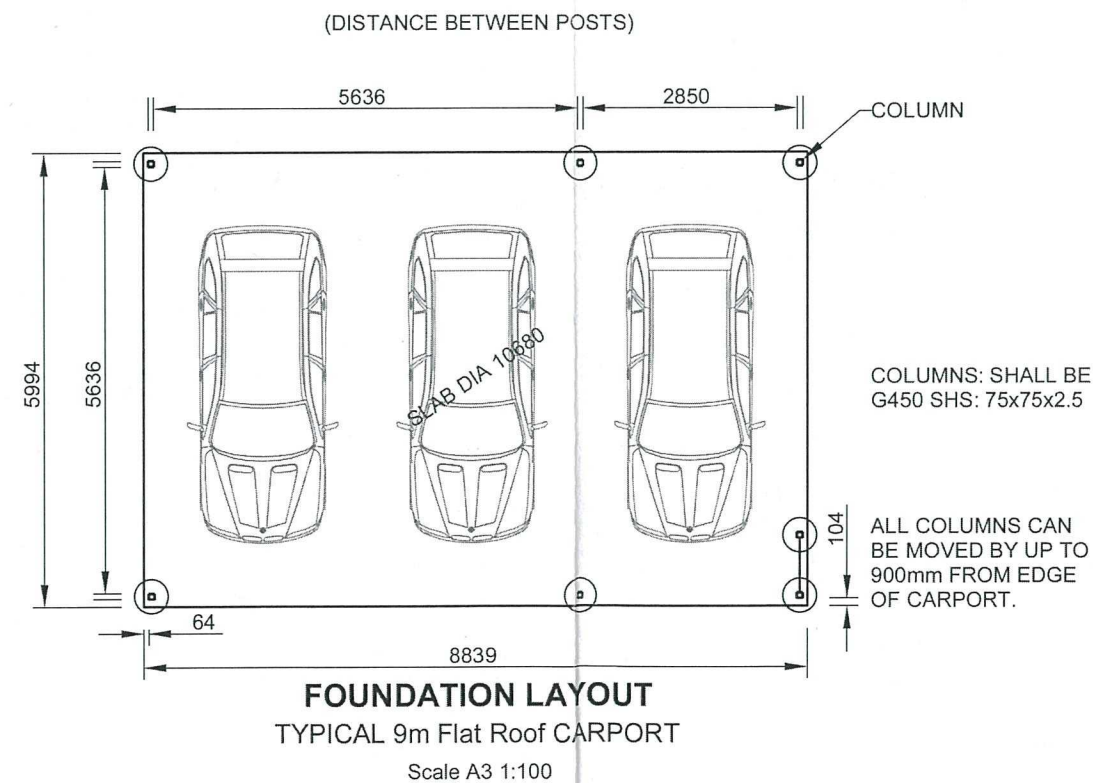
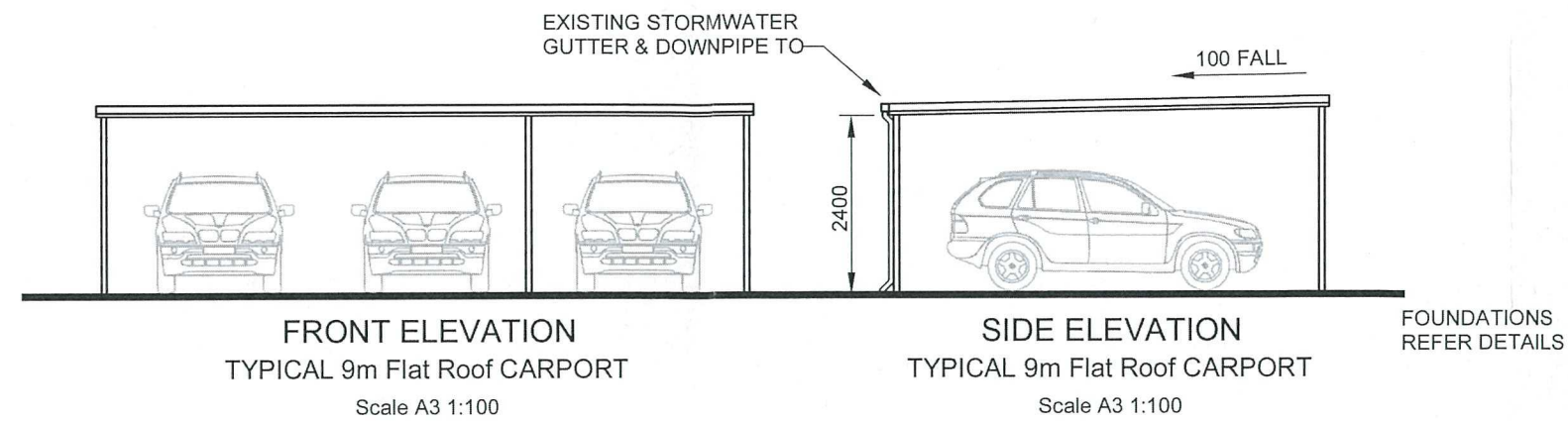


PLANNING APPROVED
RC # RCLN/0068
Date Approved 31/08/18

Site Dimesions Taken From WDC IntraMaps

Stormwater
Inspection points are to be located at all changes of angle greater than 45 degree
UPVC pipe size used for stormwater is to be at 90mm dia and to be of a minimum gradient fall of 1:120 as per G13
Downpipes are to be 65mm

Site Plan for Proposed Versatile Building Reuters - 44b Jones Street, Wanganui These plans are the property of Versatile Buildings Wanganui 2003 Ltd Contractor must verify all dimensions on site before commencing work All measurements are made in good faith but its accuracy or completeness is not guaranteed	Client Signature 	Site Area 675m2 Existing Roof Area 296m2 Proposed Roof Area 54m2 Total Roof Area 350m2 Site Coverage 52%	Scale (A3) 1:200 Date: Aug 2018 Job: Reu 3160 LOT 13 DP 3229	DRAWING No. ① REVISION A
---	------------------------------	--	--	-----------------------------------



PLANNING APPROVED
RC # RCLW/0068
Date Approved 3/08/18

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



**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.

44B

Street

Jones Street

Suburb

Wanganui East

Legal Description

Lot 13 DP 3229

Applicant Details

Name (please write names in full)

Versatile Buildings Wanganui 2003 Ltd

Postal address

PO Box 7230

Wanganui 4541

Contact numbers

3482471

Phone (day)

Mobile

Fax

Email

admin@versatilewanganui.co.nz

Agent Details

(if different from above)

Name (please write names in full)

Postal address of agent

Contact numbers

Email

Owner Details

(if different from above)

Name (please write names in full)

Gye & Cara Duncan

Postal address of owner(s)

9/- 165a Great North Road

Wanganui

Contact numbers

Email

Phone (day)

Mobile

Fax

reuters@devonhomes.co.nz

Important!

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



Applicant



Agent



Owner

PLANNING APPROVED

RC #

RCLW18/0064

Date Approved

31/08/18

RECEIVED

10 AUG 2018

2. Description of Activity

Describe clearly the proposal to which this application relates:

Construct a triple carport on the lot,
exceeding the allowed net site coverage.

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).

Please see attached

PLANNING APPROVED

10/10/2016

10/10/2016

4. Information Checklist

Customer
Use

Please tick where applicable

Office
Use

☐

4 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 \$ 1000.00 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: Thompson

Date: 10/8/2018

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