

1670/182B
RMO10072

**RESOURCE CONSENT APPLICATION
182 B CARTERS ROAD
AMBERLEY
MR JOHN ROBERTSON**

**APPLICATION FOR RESOURCE
CONSENT RELATING TO THE
CONSTRUCTION OF A NEW
DWELLING HOUSE**

AT

**182b CARTERS ROAD
AMBERLEY**

FOR

MR JOHN ROBERTSON

SPECIFICALLY IN THE MATTER OF

- 1. EXCEEDING THE MAXIMUM SITE
COVERAGE OF 35 %**
- 2. INTRUSION INTO THE NORTH EAST
BOUNDARY RECESSION PLANE**
- 3. ROOF OVERHANG INTRUDING WESTERN
BOUNDARY SETBACK**
- 4. WALL EXCEEDING 20M LENGTH WITHOUT
2M SETBACK**

APPLICANT

**MR JOHN ROBERTSON
182A CARTERS ROAD
AMBERLEY**

SITE ADDRESS

182 b CARTERS ROAD AMBERLEY

LEGAL DESCRIPTION

**LOT 13 PT LOT 12 DP 16650 BLK V111
TEVIOTDALE SD**

VALUATION ROLE NO

2143017508

Preamble

During 1999 the property known as lot 13 and part lot 12 DP 16650 and having a total area of 2633m² was purchased by Mr John Robertson as retirement accommodation.

Plans for subdivision were prepared and subsequently approved by the Hurunui District council and all appropriate services such as power water and sewerage were reticulated to the three sections so formed .

Sealed and curbed access ways were formed using above standard construction materials and all requirements for stormwater disposal have been met.

Whilst residing in the existing residence on lot 1 Mr Robertson has engaged the services of a designer to prepare plans for a proposed dwelling house for lot 2 of 3 ½ bedrooms and garaging for 2 vehicles as described in the scope of this application and by the attached plans. This dwelling will become the applicants permanent dwelling.

It is proposed to retain the existing concrete block workshop on lot 2 as a workshop as Mr Robertson has a hobby interest in craft woodwork.

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Scope of application.

A resource consent is being requested for the following non complying aspects of plans as attached and as are detailed below

1. Site coverage

Proposed dwelling house and existing block shed exceeds the maximum site coverage as stated in the Hurunui District Councils district Plan of 35% being a total site coverage of 249.26 m² over a site area of 626 m²
The amount of area so exceeded is 30.16m² or 4.81 %

2. Recession Plane intrusion.

Eaves extend into the north east boundary recession plane at a diminishing distance due to the proposed building be sited not parallel to the effected boundary.

3.Eaves intrude into western boundary setback..

While the proposed building footprint level is compliant with the requirements of the district plan due to the angle of connection the eave overhang will protrude closer than is permitted.

4. The rear wall exceeds maximum 20m length without a 2m setback.

The wall forming the rear of the building although having a total length of 22.3m has a setback of 800mm at the area of bathroom and laundry.

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Affected parties.

There are neighbours on four boundaries listed as follows:-

Generally

North

Mr and Mrs Alan Parsons
180 Carters Road

Affected by Item 1. Page 2.

South

Mr and Mrs E Archibald
184 Carters Road

Affected by Item 1. Page 2.

East and West

Mr John Robertson
182 a Carters Road.

Affected by items 1,2,3,4. Page 2.

Supporting information.

1. Site coverage.

The applicant has an existing health condition which will require future “live in care”
The proposed house design allows for a semi self contained ground floor accommodation feature in that a wet shower ensuite is sited adjacent to the main bedroom . Upstairs accommodation is designed to be self contained with regard to ablution facilities to enable the future engagement of a resident house keeper and possible dependants. The applicant is unmarried and lives alone.
As site coverage is exceeded by a relatively minor amount of 4.81% and given that the ROW is not permitted to be included within the allowable land base area it is considered that no adverse effect will occur. The existing concrete block building has been granted dispensation as exceeding site coverage and boundary spacings at the time of subdivision approval.

2. Recession plane to east boundary.

Projection on a diminishing scale within the permitted recession plane is minor and is eaves overhang only. Given that the aesthetic appearance of the proposed building would suffer should the eaves be removed or reduced within the building envelope Noted that the western boundary recession plane is not breached due to the building design being such as to comply. This is aesthetically acceptable to the applicant.

3. Western boundary setback.

The applicant has a caveat currently registered against the property title prohibiting construction of any structure within 30m of the southern boundary of lot 3. given than although this could be later removed by mutual agreement it is an indication that any subsequent purchasers of lot 3 would be unlikely to construct close to the point so effected.

The area of intrusion is minor in terms of the overall size of the buildings total area.

4. Boundary wall exceeding 20m.

Increasing the setback to comply at 2m would reduce the service rooms to non functional size. It is noted that a simple wing wall projection of 1200mm would make this requirement compliant.

The wall is to the boundary least visible on the site and will be protected from view from the neighbours by the erection of a 1800mm high dividing fence.

Positive Effects

The effect of the neighbourhood and generally wider community will be positive in that the construction of the proposed dwelling house will :-

- A. Increase the value of the site and subsequent rateable value to the local authority.
- B. Increase of the population base of the community will increase local spending and income to businesses and the like.
- C. Provide good and maximum use of the residential site.
- D. There will be no increase in vehicle movements or noise levels.

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Negative effects

Item 1

As there will be no increase in noise or movement levels no negative effects are envisaged.

Item 2 & 3

As the only likely negative effect could be shading and given that the residence that exists on lot 1 is approximately 12m distant then the effect would be negligible.

Item 4.

No negative effect.

Signatures of effected parties. having viewed the entire documentation as submitted with this application including plans of the proposed buildings.

Mr and Mrs Alan Parsons
180 Carters Road

.....Signed

.....Date

Mr and Mrs E Archibald
184 Carters Road

E. Archibald.....Signed
M. E. Archibald

19.5.01......Date

Mr John Robertson
182 Carters Road

J. Robertson.....Signed

21-5-01.....Date

Resource Consent Application Form



- APPLICANT DETAILS -

Name of applicant: MR J. ROBERTSON

Contact Name/Consultant: JAMES E DREWERY

Contact Address: BOX 56 AMBERLEY

Name and address for invoices to be sent to (if different from above):

- PROPERTY DETAILS -

Name and address of Owner/Occupier: J. ROBERTSON

182A CARTERS RD AMBERLEY

Location of Application: 182 B CARTERS RD AMBLY

Legal Description: _____

Type of Resource Consent sought:

* Land Use Consent



* Subdivision Consent



Please check - do you require other consents eg - a Building Consent, Canterbury Regional Council consent, Transit New Zealand consent etc.

Specifics of the proposal which require consent: (eg. breach yard setback, relocate dwelling)

SITE COVERAGE
BOUNDARY SETBACK
RECESSION PLANE
EXCEEDS 20M WALL

You need to state exactly what is being applied for in order for the consent to be valid

Description of Activity: (continue on separate sheet if required)

RESIDENTIAL - REFER

ATTACHED

The following information is required in order to process
the Resource Consent

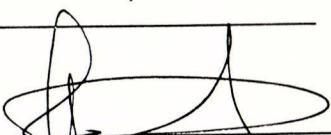
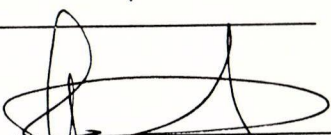
Enclosed

- ☒ **Site Plan** - showing the proposal, landscaping and the boundaries of the property. (It must be to scale eg 1:100, 1:200 etc)
- ☒ **Elevations** - these are required where the proposal involves construction of a building.
- ☐ **Certificate of Title** - this is required for all Subdivision Consent applications and is helpful for Land Use applications for new dwellings.
- ☐ **Photographs** - these are required for all applications for relocated buildings and are also useful in all other applications.
- ☒ **Assessment of Effects** - this is not required for Controlled Activity applications. However it **must** be supplied with all other Resource Consent applications. A Guideline to writing an Assessment of Effects is available from the Council (Environmental Services). It is required to address the effects of a proposal on the community, amenity values, neighbours, environment eg. noise, smell, dust, traffic, loss of sunlight etc, and the way in which these effects are to be mitigated.

- APPLICATION FEE -

A schedule detailing fees and charges is available from the Council (Environmental Services). Most fees are based on deposits, with hours worked on each consent being charged.

Amount Paid: \$ 300 .00

AGENT 		Consultant: <u>033148055</u>
Contact Phone - Applicant:	J. E. DREWERY,	
Contact Fax - Applicant:		Consultant: _____
Signature of applicant:		Date: <u>17</u> / <u>5</u> / 20 <u>01</u>
AS AGENT		

If you are unsure about any of the above, please contact the Planning Staff at the Hurunui District Council, extension 160, or at the Planning/Building service counter. Please note that it is in your interest to provide as much information as possible to avoid delays caused by having to request additional information or clarification.

Land and Deeds—4
FORM No. 2

REGISTER

Reference: Vol. 569, Folio 78
616 77
Transfer No. 488796 +
Order for N/G No.



NEW ZEALAND

Register-book,
Vol. 772, folio 5

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the ninth day of October, one thousand nine hundred and fifty-eight,
under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury WITNESSETH that
JAMES ALBERT PEGRAM of Amberley, Builder

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements, a little more or less, that is to say: All that parcel of land containing TWO RODS TWENTY-FOUR PERCHES AND ONE-TENTH OF A PERCH or thereabouts situated in Block VIII of the Tairāwhiti Survey District being Lot 13 and part of Lot 12 on Deposited Plan No. 16650 part of Rural Section 7066

[Signature]
Assistant Land Registrar

Fencing Covenants contained in Transfers 371906 and 402482

Mortgage 488798: James Albert Pegram of The New Zealand Co-operative Building Society

Settled of a Joint Family Home under the Joint Family Homes Act 1946

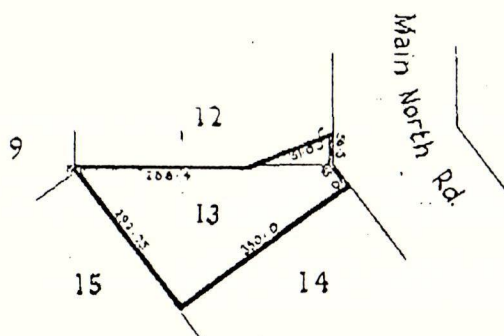
abrogated and his wife, in whom the said title is now vested as joint tenants subject to the said Act.

Entered 6/9/1960 at 11.14
Application 9524

Transfer 629871 to James Leitch of Amberley
Retired Farmer - 8.4.1965 at 4.47 p.m.

Settled under the Joint Family Homes Act 1946 on
James Leitch and Dorothy Leitch his wife - 8.4.1965 at 1.42 p.m. Application 18924

THIS REPRESENTATION ON A REDUCED SCALE
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL SUBMITTED FOR THE PURPOSES OF
SECTION 215A LAND TRANSFER ACT 1952.



Total Area: 0.2.24 1/2

METRIC AREA: 2633m²

Scale: 2 chains to an inch.

22/12 '99 WED 14:58 FAX

003

SEARCH COPY - 22 DECEMBER 1999

CT 772/5

Transmission 109199/1 to Dorothy Gwenith
Johns of Amberley, Widow as Survivor -
9.12.1976 at 10.26 am.

Daly
for A.L.R.

Transfer 123095/1 to Morton Sydney Walter
of Culverden, Farmer - 30.3.1977 at 9.11 a.m.

Whitehead
for D.L.R.

A346932.1 Transmission to Kathleen Mary
Walter, Lindsay Morton Walter, Murray
Stuart Walter and Helen Mary Wright as
executors
9.4.1998 at 11.00

A. Wean
for DLR

A397602.1 Transfer to John Trewhella
Robertson - 30.3.1999 at 12.06

Chiswick
for RGL