



Application No: PBA21/016

Property No: 7858

18 March 2021

Mrs Penelope Garland
C/- Mr Paul E Clark
65D Portal Street
Durie Hill
Whanganui 4500

Dear Penelope,

Confirmation letter for permitted boundary activity at 31 Halswell St, Whanganui

Thank you for your deemed permitted boundary activity application, which we received on 16 March 2021. The consent authority is satisfied that the proposed activity described above meets the requirements of sections 87AAB and 87BA of the Resource Management Act 1991 (RMA) and is therefore a permitted activity under Section 87BA(1) of the Act.

A copy of the written notice is attached, which confirms that the boundary activity is a permitted activity. Please note that any changes to the activity, as described in the notice, may trigger the requirement for a new resource management approval from Whanganui District Council.

The fee that you have paid is a fixed fee and covers all our work on your application. Fixed fees are non-refundable.

It is important to note that a notice given under section 87BA(c) lapses 5 years after the date of the notice unless the activity permitted by the notice is given effect to.

If you have any queries, please contact me on 06 349 0001 and quote the application number above. You can also come in and talk to our duty planner any week day between 8.30am and 5.00pm.

Yours faithfully,

Carolyn McIntyre
Senior Planner



PBA21/016– 31 Halswell St
WHANGANUI
LOT 26 BLK I DP 936 0.0506 Ha, LOT 24 BLK I DP 936 0.0506 Ha
WRITTEN NOTICE PURSUANT TO SECTIONS 87AAB AND 87BA
OF THE RESOURCE MANAGEMENT ACT 1991

Pursuant to sections 87AAB and 87BA of the Resource Management Act 1991 (the Act), the Whanganui District Council hereby deems the deemed permitted variation to side setbacks as a permitted activity under section 87BA(1) of the Act.

Dated 18th of March 2021

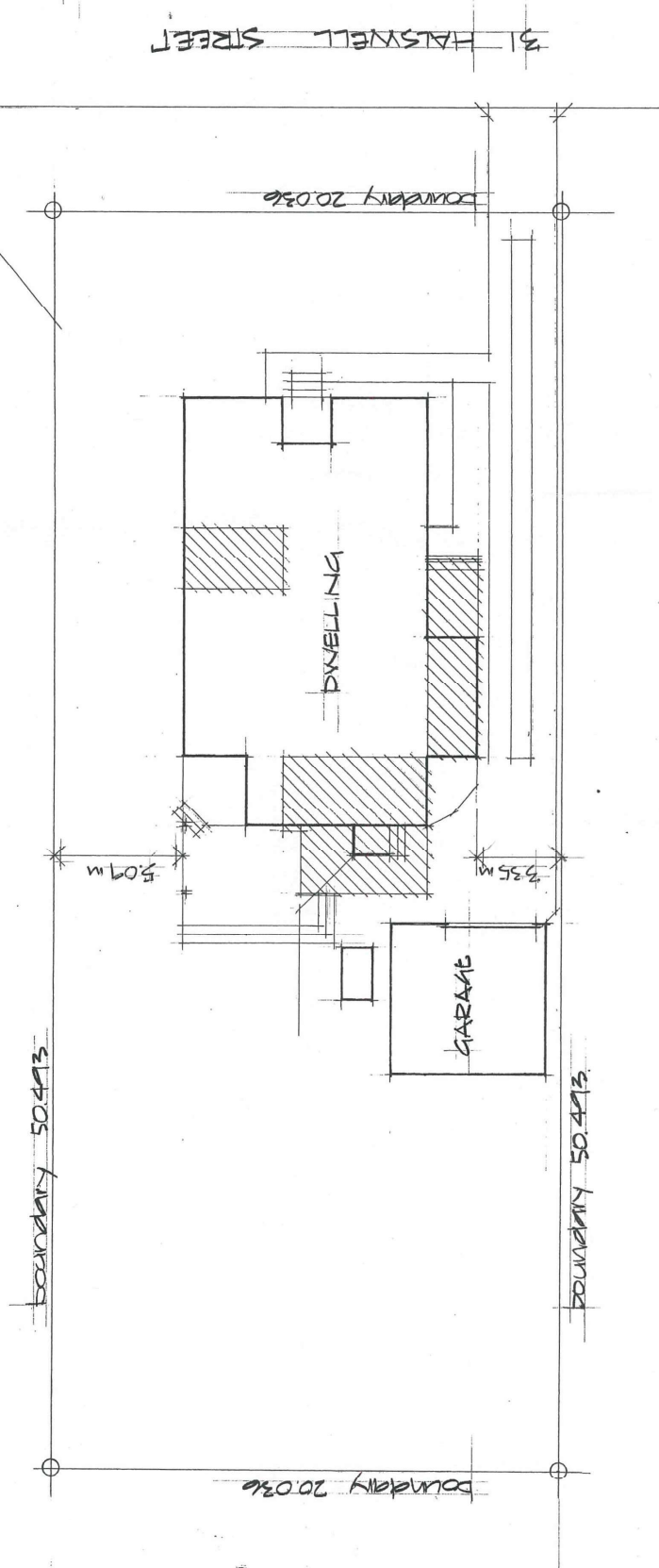
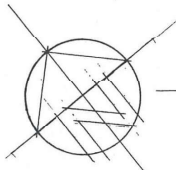
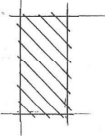
Carolyn McIntyre
Senior Planner

Please note:

1. The development and use shall be in accordance with the plans submitted by the applicant and stamped planning approved by the Whanganui District Council, contained in Council file reference PBA21/016.
2. This notice will lapse 5 years after the date it is given unless the activity permitted by this notice is undertaken.
3. A certificate of compliance (under [section 139](#) of the Act) cannot be applied for in respect of this activity.
4. This notice is valid only for the activity described above and shown on signed plans referenced. If the activity changes, a resource consent may be required.

Indicates the proposed areas of additions and alterations
Additional Footprint - 20.31m²
APPROX.

LOTS 24.26 BIKI DP 936
Property N° 7858
Area 0.1012 Ha
Site Coverage 22.52%



31 HALSWELL STREET

See Benjamin
See Price
14/03/21

SITE PLAN 1:200
PENNY CARLAND HOUSE
31 Halswell Street
January 2021
DWG N° 1

New trussed hipgable roof structure over existing dwelling including kitchen & dining Rm and stairs.

Extend design & layout of new hardwood timber deck & stairs as directed by the owner.

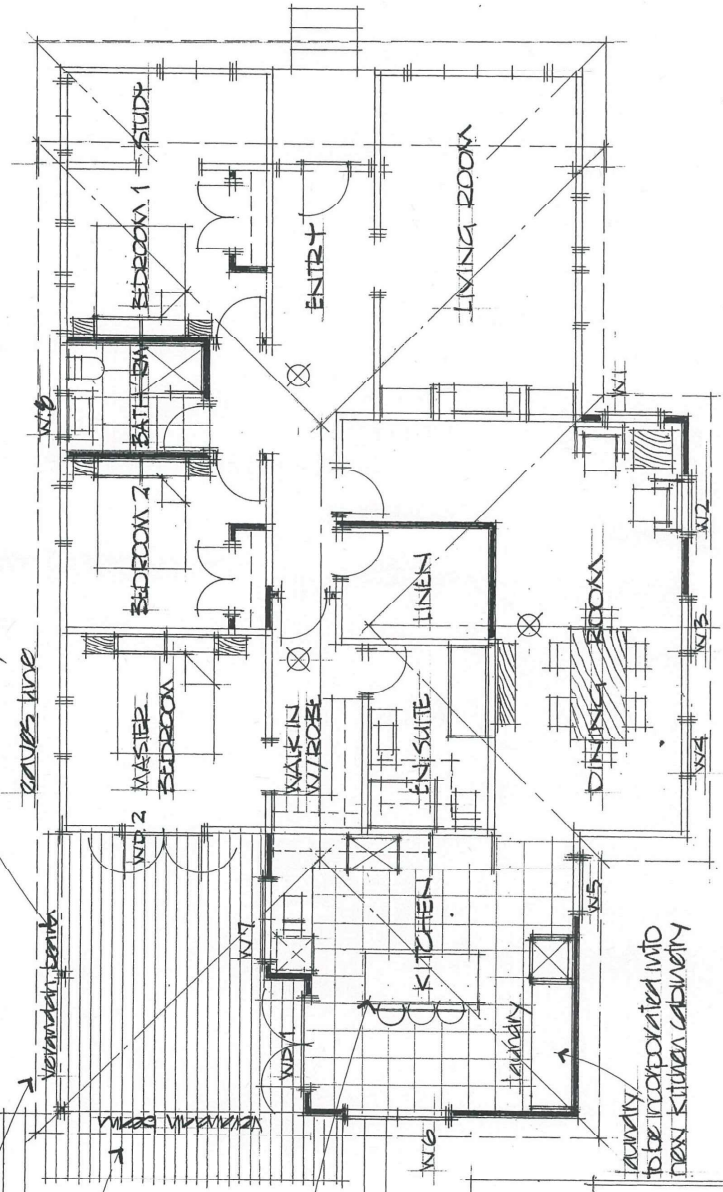
New kitchen joinery supplied & fitted under separate contract.

Trim for new garage entry/exit door.

GARAGE

New garage roller door.

Timber screen & shutters by builder, covers time



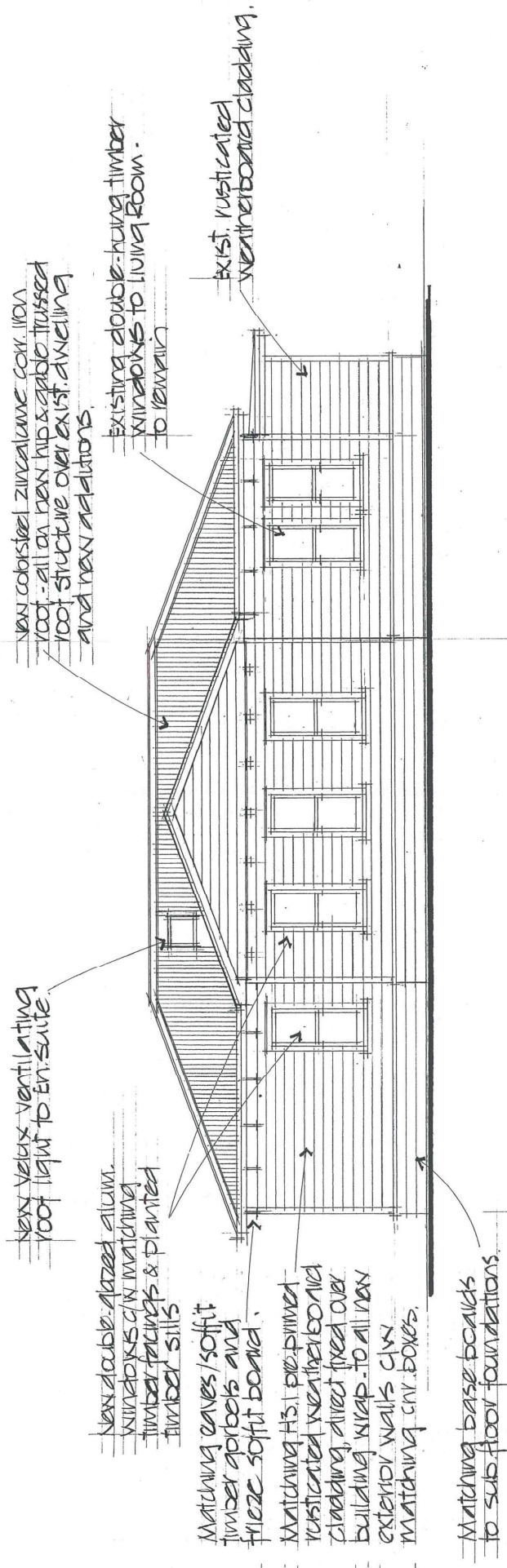
Existing Footprint	70.43 m ²
Additional Footprint	20.31 m ²
TOTAL	90.74 m ²
Timber Deck	33.0 m ²
	plus steps

NOTES

- Frame up and line existing openings and or form new timber framed walls
- All structural timber shall be S4 S Grade
- Interior Framing H1.2
- Exterior Framing H1.2
- Unless otherwise stated and or specified stud sizes and spacings shall be as follows:
2/90x45 studs at 600 (max) c/s
(For both exterior & interior walls)
- Indicates positions of Type 1 Hush Smoke Alarms

Cleo Perryman
see Cleo Price
14/3/21

ALTERED FLOOR PLAN 1:100
PENNY GARLANDS HOUSE
31 Halswell Street, Whangarei
Sept. 2020



EAST ELEVATION
(view from driveway.)

ELEVATION 1:100

PENNY GARLAND HOUSE
31 Halswell Street, Whanganui
Sept 2020

Cleo Bergman
nee Cleo Prie

Height recession
plane

H31 pre primed matching
vertical weatherboard
cladding

Knockwood

New colorsteel zincalume
corr 110A 100

New double glazed
alum french doors to
master bedroom

hardwood timber deck
and steps

SOUTH ELEVATION
(view from rear of section.)

ELEVATION 1:100

PENNY CARLAND HOUSE

31 Halswell Street, Whangarei
Sent 2020

Dwg No 13

Cleo Benjamin
Cleo Aye

nee

14/3/21