



**Application No: RCLU19/0056**

Property No: 33270

17 June 2019

Mr & Mrs Blythe  
c/- BuildBIM  
1/77 Gloucester Street  
Christchurch Central  
Christchurch 8013

Dear Mr & Mrs Blythe,

**Resource Consent Application: 5A Toi St, Whanganui**

I refer to the resource consent application to construct a dwelling and accessory building at 5A Toi St, Whanganui. The application was necessary because the dwelling breaches the height recession plane, the accessory building is located in front of the dwelling, and the minor dwelling does not comply with the required outdoor living space.

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 to construct a dwelling and a detached garage/sleepout which results in the following breaches: (i) Performance Standard 4.5.4(b) in relation to a height recession plane breach from the dwelling; (ii) Performance Standard 4.5.4(e) in regards to locating the detached garage/sleepout in front of the principal dwelling; and (iii) Performance Standard 4.5.5(b) in relation to non-complaint outdoor living space in regards to the sleepout at 5A Toi Street, Whanganui which is legally described as being Lot 1 DP 45374, subject to the following conditions:

1. The proposed activity shall be in accordance with the information and plans provided in support of this proposal, prepared by Jody Hall of buildBIM Architecture submitted on 29<sup>th</sup> May 2019, and stamped Planning Approved on 17<sup>th</sup> June 2019.

Plan title	Author	Version	Date
A102: Site and Sediment Plan	buildBIM Architecture	B	28 <sup>th</sup> May 2019
A201: Elevations	buildBIM Architecture	B	28 <sup>th</sup> May 2019
A202: Elevations	buildBIM Architecture	B	28 <sup>th</sup> May 2019
A104: Ground Floor Plan	buildBIM Architecture	B	28 <sup>th</sup> May 2019

2. The Consent Holder shall contact Council's Resource Management Team on (06) 349 0001 at least 2 working days prior to any works commencing on the site and advise the date the work shall commence.
3. The detached garage/sleepout must be painted in colours which complement the dwelling hereby approved to the satisfaction of the Whanganui District Council.

**Advice Notes**

1. Pursuant to Section 125 of the Resource Management Act 1991, this resource consent will lapse 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. 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 proposal complies with the relevant objectives and policies of the Whanganui District Plan.
2. The proposal is consistent with the surrounding environment and would not affect the amenity or character of the surrounding residential area.
3. The adverse effects arising from the proposal are less than minor.
4. 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,

Gemma Ferguson  
**Resource Management Planner**

**WHANGANUI DISTRICT COUNCIL**  
**RESOURCE CONSENT REPORT – LAND USE**

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**Date:** 31<sup>st</sup> May 2019

**Subject:** **RESOURCE CONSENT APPLICATION**  
**5A Toi Street, Whanganui**

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File Number:	RCLU19/0056
Application Received:	29 <sup>th</sup> May 2019
Applicant:	Erin and Darryl Blythe
Address:	5A Toi Street
Legal Description:	Lot 1 DP 45374
Area:	1,003m <sup>2</sup>
Proposal:	To construct a dwelling and detached garage/minor dwelling
Zoning:	Residential
Overlay:	N/A
Activity Status:	Restricted Discretionary
Decision Date:	27 <sup>th</sup> June 2019
Notification Decision:	Non-Notified
Recommendation:	Approved

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### **1.0 Site description**

- The subject site is a rectangular shaped site, and is 1,003m<sup>2</sup> in size
- The subject site is currently vacant, and is covered by grass. There are no existing vehicle crossings on the site
- The site has a direct frontage onto Toi Street, in the suburb of Gonville
- The subject site is zoned Residential, along with the adjoining properties to the north, west and east. The property to the south is zoned Reserves and Open Space (known as Gonville Domain)



Figure 1: The subject site in red and the surrounding environment

### 1.1 Proposal (figures 2 and 3)

- The owners are proposing to construct a 119m<sup>2</sup> two bedroom dwelling near the middle of the site. They are also proposing to construct a 49m<sup>2</sup> detached garage/sleepout. The garage will be 24m<sup>2</sup> and the sleepout 25m<sup>2</sup>. The sleepout contains an ensuite and a kitchenette
- The garage will be approximately 16m setback from the front boundary adjoining Toi Street
- The dwelling and garage/sleepout have been designed in a similar style with matching materials and colours. Both structures will have a mono pitched roof
- A vehicle crossing will be constructed adjoining the western end of the boundary frontage to service the property

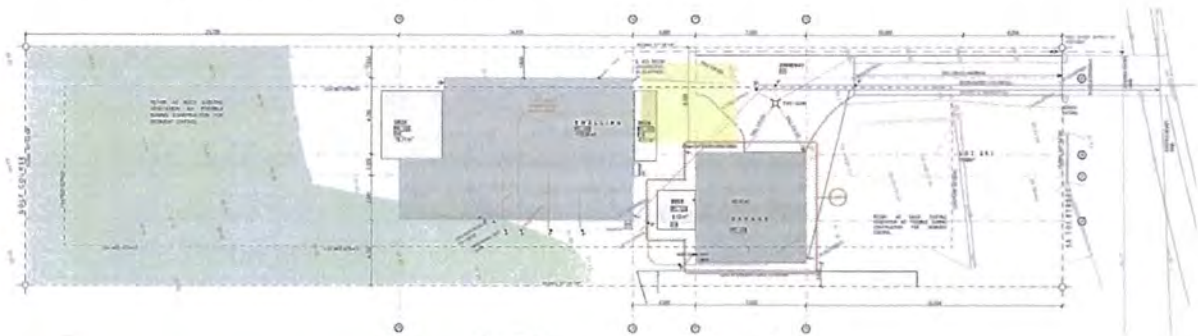


Figure 2: The proposed site plan

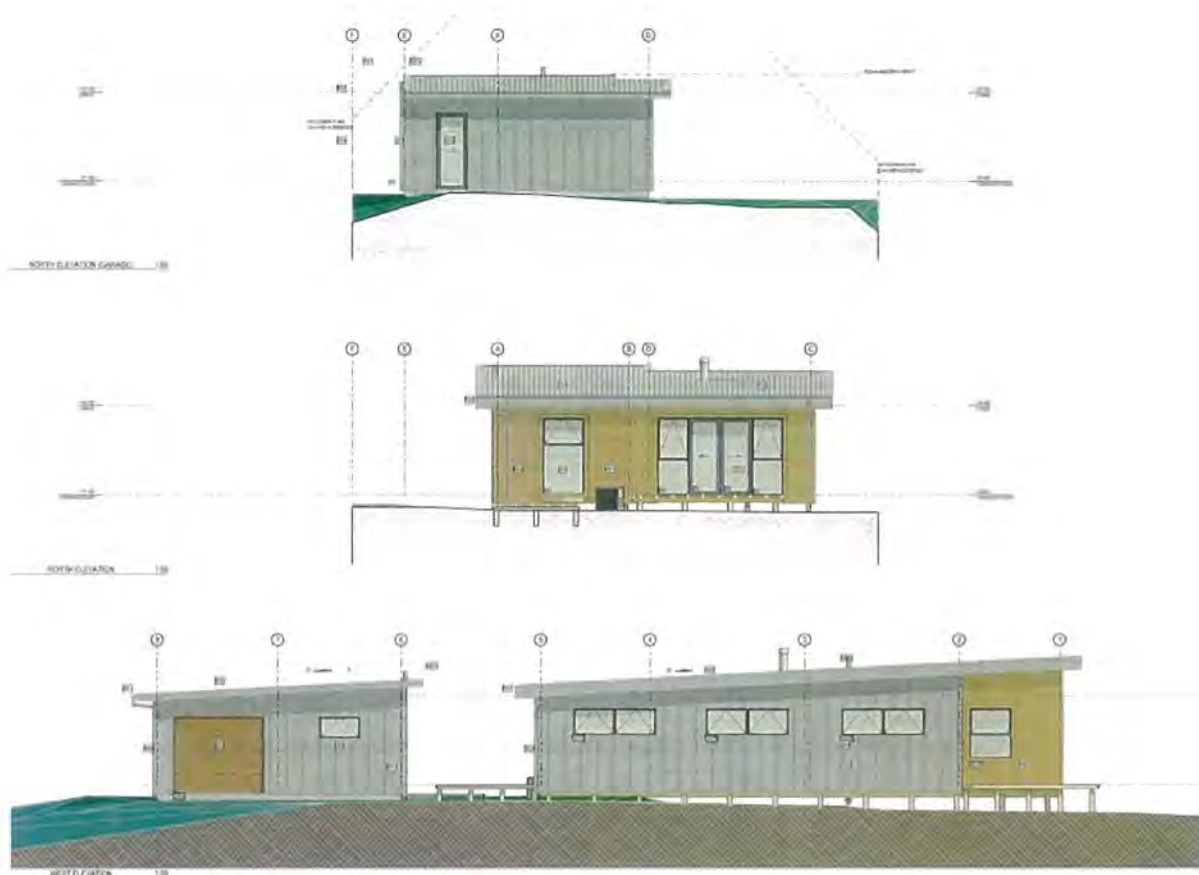


Figure 3: Elevations of the proposed dwelling and garage/minor dwelling

## 1.2 Other/Background

- It is noted there is a previously granted resource consent for this property in relation to earthworks, reference RCLU17/0084 issued 12<sup>th</sup> July 2018, which still has outstanding matters. Resource consent RCLU17/0084 is being monitored separately and independently of the proposal under this resource consent.

## 2.0 WHANGANUI DISTRICT PLAN

Under the Whanganui District Plan, the site is zoned **Residential**, and does not have any relating site features.

Chapter 4 (Residential) of the District Plan specifies a range of Performance Standards for the Residential Zone. Upon an assessment against the relevant Performance Standards contained within Chapter 4, the proposal is found to comply with all of the performance standards as set out below:

Performance Standard: (Refer to the Whanganui District Plan for the full standard)	Compliance: Complies/Does Not Comply
<b>Residential Zone:</b>	
4.4.1 Activity (Permitted/not permitted in the underlying zone?)	Not permitted – See below
4.5.1 Noise	Not applicable

Performance Standard: (Refer to the Whanganui District Plan for the full standard)	Compliance: Complies/Does Not Comply
Residential Zone:	
4.5.2 Light and Glare	Not applicable
4.5.3 Minor Dwelling	Complies – The sleepout is considered as a minor dwelling given it is self-contained. The sleepout is 25m <sup>2</sup> and therefore complies with this standard
4.5.4 Structures	<p>a. Height – Complies</p> <p>b. Height recession plane – Garage/sleepout complies, <b>dwelling does not comply</b>  <u>Garage (eastern boundary) –</u>  Permitted height: 1.5 + 2 = 3.5m  Actual height: 3.5m complies</p> <p><u>Dwelling (western boundary) –</u>  Permitted height: 1.93 + 2 = 3.93m – 0.5 eave = 3.43m  Actual height: 4.3m does not comply</p> <p>c. Fences – Able to comply</p> <p>d. Site coverage – Complies</p> <p>e. Accessory buildings – <b>Does not comply</b> as the detached garage/sleepout will be located in front of the principal dwelling</p> <p>f. Antenna dishes – Not applicable</p> <p>g. Indicative roads – Not applicable</p>
4.5.5 Amenity	<p>a. Minimum net site area – Complies</p> <p>b. Site amenity – <b>Garage/sleepout does not comply</b>, dwelling complies. The sleepout is not able to provide compliant outdoor living space given the only access is on the southern side of the structure. The dwelling is able to provide outdoor living space which is north facing, over 30m<sup>2</sup> in area and is accessible off the main living area</p>
4.5.6 Home Occupations	Not applicable
4.5.7 Signage	Not applicable
4.5.8 Parking, Loading and Vehicle Crossings	Complies – A new vehicle crossing will be constructed to service the development. The proposed garage will provide the necessary car parking required onsite.

<b>Performance Standard: (Refer to the Whanganui District Plan for the full standard)</b>	<b>Compliance: Complies/Does Not Comply</b>
<b>Residential Zone:</b>	
4.5.9 Hazardous Substances	Not applicable
4.5.10 Earthworks	Able to comply – Earthworks have been previously undertaken on the site in order to create a suitable building platform for development. These earthworks were retrospectively approved under resource consent reference RCLU17/0084.

As shown above, the proposal does not comply with Performance Standards 4.5.4(b) in relation to a height recession plane breach from the dwelling, Performance Standard 4.5.4 (e) in regards to locating the detached garage/sleepout in front of the principal dwelling, and Performance Standard 4.5.5(b) in relation to non-complaint outdoor living space in regards to the sleepout.

In regards to the garage/sleepout being located in front of the dwelling, Rule 4.4.3(c) applies, which states:

#### *4.4.3 Restricted Discretionary Activity*

*c. Any activity which does not comply with the performance standard for accessory buildings located in front of the principal building.*

*Council restricts its discretion to:*

- i. The site topography;*
- ii. Lack of rear access for accessory buildings;*
- iii. The effect on the character and appearance of the streetscape;*
- iv. The proposed compatibility of colour and construction of the accessory building on the site; and*
- v. Built in the same or similar style and materials to that of the predominant building on the lot.*

In regards to the height recession plane breach, and the outdoor living space breach, Rule 4.4.3(a) applies, which states:

#### *4.4.3 Restricted Discretionary Activities*

*a. Any permitted activity which does not comply with a Residential Zone performance standard.*

*Council discretion is restricted to:*

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

Overall, the consent is considered as a Restricted Discretionary Activity pursuant to Rules 4.4.3(a) and 4.4.3(c) of the District Plan. As the consent holds a Restricted Discretionary Activity status, Council is limited in its discretion to the matters listed above.

### 3.0 REFERRALS

No comments were sought from Council Departments in regards to this application.

### 4.0 SECTIONS 95A, B D AND E OF THE RMA

Sections 95A and 95B 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 or limited notify an application for a resource consent.

#### 4.1 Public Notification 95A

##### **Step 1 - Public notification is mandatory in certain circumstances**

Public notification is mandatory in certain circumstances

Has the applicant requested public notification?	No
Is public notification required under s95C?	No
Is the application made jointly with an application to exchange recreation reserve land under s15AA of the Reserves Act?	No

Public notification is not mandatory under step 1 and therefore the application can progress onto step 2.

##### **Step 2 - Public notification is precluded in certain circumstances**

If public notification is not required under step 1 it may be precluded in certain circumstances (unless special circumstances apply under step 4).

Are all activities in the application subject to a rule in a Plan or National Environmental Standard precluding public notification?	No
Is the application for one or more of the following (but no other) activities? <ul style="list-style-type: none"><li>▪ A controlled activity</li><li>▪ A residential activity with a restricted discretionary or discretionary activity status</li><li>▪ A subdivision of land with a restricted discretionary or discretionary activity status</li><li>▪ A boundary activity with a restricted discretionary, discretionary or non-complying activity status</li><li>▪ An activity prescribed by regulation made under s360H(1)(a)(i) precluding public notification (if any)</li></ul>	Yes – the application is a restricted discretionary residential activity

Public notification is precluded under step 2 and therefore the application can progress onto step 4.

##### **Step 4 – Public notification is required in special circumstances**

If public notification is not required under previous steps, public notification may still be warranted where there are special circumstances

Do special circumstances exist that warrant public notification?	No
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In conclusion, public notification is not required pursuant to s95A of the RMA.

#### 4.2 Limited Notification 95B

##### **Step 1 – Certain affected groups/persons must be notified**

Limited notification is mandatory for certain groups/persons.

Are there affected customary rights groups?	No
Are there affected customary marine title groups (for accommodated activities)?	No
Is the proposal on or adjacent to, or may affect, land that is subject to a statutory acknowledgement and whether the person to whom the statutory acknowledgement is made affected under section 95E?	No

Limited notification is not required under step 1 and therefore the application can progress onto step 2.

##### **Step 2 – Limited notification is precluded in certain circumstances**

Limited notification to any other persons not referenced in step 1 is precluded in certain circumstances (unless special circumstances apply under step 4).

Are all activities in the application subject to a rule in a Plan or National Environmental Standard precluding limited notification?	No
Is the application for either or both of the following, but no other activities: <ul style="list-style-type: none"> <li>• A controlled activity (other than a subdivision) under the District Plan</li> <li>• An activity prescribed by regulations made under s360H(1)(a)(ii) precluding limited notification (if any)</li> </ul>	No

Limited notification is not precluded under step 2 and therefore the application must progress onto step 3.

##### **Step 3 – Certain other persons must be notified**

If limited notification is not precluded under step 2, limited notification is required for any persons found affected under s95E.

Are any of the following persons ‘affected’ under s95E?	No
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<ul style="list-style-type: none"> <li>• For ‘boundary activities’ an owner of an allotment with an ‘infringed boundary’</li> <li>• In the case of any activity prescribed under s360H(1)(b), a prescribed person in respect of the proposed activity.</li> </ul>	
For all other activities, are there any affected persons in accordance with s95E?	No  (see below assessment)

### In accordance with s95E are there any affected persons?

Section 95E(3)(a) stipulates that those individuals who give written approval to a proposal cannot be considered to be an “affected party”. The following persons have given written approval:

Affected party (owner/occupier)	Address:	Consent obtained
Kevin and Bianca Murray <i>(owners/occupiers)</i>	5 Toi Street, Whanganui	25 <sup>th</sup> May 2019

In accordance with section 95E, I have considered whether the proposal could adversely affect any persons. I consider there to be no affected persons as the potential environmental effects will be less than minor for the following reasons:

- It is noted there will be limited rear access to the site given the existing contours once the dwelling is constructed.
- It is noted that there are several properties in the vicinity which also have accessory buildings located in front of the principal dwellings onsite, including the immediately adjoining 5 Toi Street. Therefore, the proposed garage/sleepout being located in front of the dwelling will not be out of character for the surrounding non-uniform streetscape.
- The sleepout/garage will match the dwelling on site, in colours, materials and style, thus giving the appearance as though the detached garage/sleepout and the dwelling are one structure.
- The proposed sleepout/garage is to be setback approximately 16m from the front boundary, behind the line of the adjoining dwelling at 3 Toi Street and the adjoining detached garage at 5 Toi Street. Therefore the proposed garage/sleepout will not be out of character of the surrounding streetscape.
- In regards to the outdoor living area breach for the sleepout/minor dwelling, it is considered that any effects as a result of this will be contained within the property boundaries and therefore there will be no effects on adjoining persons.
- In regards to the height recession plane breach, the effects on the neighbour must be disregarded as they have provided their written approval. Therefore the effects resulting from the height recession plane breach cannot be taken into consideration.

Limited notification is not required under step 3 and therefore the application can progress onto step 4.

#### **Step 4 – Limited notification is required under special circumstances**

If limited notification is not required under step 3, limited notification may still be warranted where there are special circumstances.

Do special circumstances exist that warrant notification of any persons to whom limited notification would otherwise be precluded?	No
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In conclusion, limited notification is not required pursuant to s95B of the RMA.

#### **5.0 CONCLUSION**

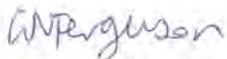
Having regard to the step-by-step process for considering public notification and limited notification, it is determined that:

1. The application does not need to be publicly notified under s95A of the Act pursuant to s95A(9)(b).
2. The application does not need to be limited notified under s95B of the Act pursuant to s95B(10)(b).

#### **6.0 SECTION 95 RECOMMENDATION**

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

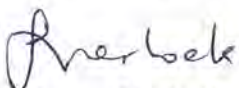
Report written by:



Gemma Ferguson  
**Resource Management Planner**

Date: 14 June 2019

Reviewed by:



Johanna Verhoek  
**Team Leader Resource Management**

Date: 14 June 2019

#### **7.0 CONSIDERATION OF APPLICATION (SECTION 104)**

When considering an application for resource consent and any submission received, section 104(1) of the RMA states that 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.”

When considering an application for a resource consent for a Restricted Discretionary Activity under Section 104C –

- (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:

- It is noted that the rear third or so of the site drops down towards the Golf Course. Therefore, there would be limited rear access to the site given the contours. It would not be feasible to locate the garage at the rear of the proposed dwelling as significant earthworks would be required.
- It is noted that there are several properties in the vicinity of the subject site which have accessory buildings located in front of the principal dwellings onsite, including the immediately adjoining property at 5 Toi Street. Furthermore, it is noted that building setbacks from the road reserve are not uniform along Toi Street, largely because of the contours. Therefore, the proposed garage/sleepout being located in front of the dwelling will not be out of character for the surrounding non-uniform streetscape.
- The proposed sleepout/garage is to be setback approximately 16m from the front boundary, behind the line of both the adjoining dwelling at 3 Toi Street and the adjoining detached garage at 5 Toi Street. Therefore the proposed garage/sleepout will not be out of character with the surrounding streetscape and will not appear to be dominant from the streetscape.
- The sleepout/garage will match the dwelling on site completely in colours, materials and style, thus giving the appearance as though the detached garage/sleepout and the dwelling are one structure and will be visually pleasant from the streetscape. Therefore visual amenity effects will be less than minor.
- In regards to the outdoor living area breach for the sleepout/minor dwelling, it is considered that any effects as a result of this will be contained within the property and be limited to the occupiers of the sleepout. It is noted there is ample outdoor living area accessible from the sleepout, however, it is not north to north-west facing and instead

is south facing. It is considered that in this instance the non-compliant outdoor living area is acceptable, given there is an outdoor living area available to the south which includes a deck, and the fact that the principal dwelling has complaint outdoor living space. As the sleepout is to be utilised in conjunction with the dwelling, it is considered effects will be less than minor.

- In regards to the height recession plane breach, the effects on the neighbour must be disregarded as they have provided their written approval. Given the height recession plane breach is on the western side boundary, there will be no other effected persons as a result of this breach and therefore effects will be less than minor.

### **District Plan Objectives and Policies**

The objectives and policies of the District Plan that were considered during this assessment include:

<b><u>Whanganui District Plan Objectives/Policies:</u></b>	<b><u>Whanganui District Plan Reference:</u></b>
Residential Objectives:	4.2.1(a-i)
Residential Policies:	4.3.1 and 4.3.2

The application is not considered to be contrary to the above objectives and policies of the Whanganui District Plan. The proposed activity would not compromise the amenity of the Residential Zone. The appropriate conditions will be placed on this consent to ensure the effects of the proposal are less than minor.

Part 2 of the Resource Management Act 1991 outlines the purpose and principles of the Act. Following the decision *RJ Davidson Family Trust v Marlborough District Council* [2018] Court of Appeal Decision, there is the ability to recourse to Part 2 when it is appropriate to do so. In this case, recourse to Part 2 is not required as it is not considered there is any illegality, uncertainty or incompleteness in the relevant part of the Whanganui District Plan. Recourse to Part 2 would not provide any further guidance to the decision maker for this consent. Furthermore, no such issues have been identified and as such no further assessment against Part 2 of the Resource Management Act, 1991 is considered necessary.

There are no other matters that are relevant or necessary to determine the proposal with regard to Sections 104(1)(b).

Under the Section 95 and 104 assessments of the adverse effects of the activity, it was determined that sufficient information was provided in order to determine that the effects of the proposed activity are less than minor.

### **8.0 CONCLUSION**

The resource consent application for the construction of a garage and detached garage/sleepout which does not comply with: (i) Performance Standard 4.5.4(b) in relation to a height recession plane breach from the dwelling; (ii) Performance Standard 4.5.4(e) in regards to locating the detached garage/sleepout in front of the principal dwelling; and (iii) Performance Standard 4.5.5(b) in relation to non-complaint outdoor living space in regards to the sleepout at 5A Toi

Street, Whanganui meets the requirements of the Whanganui District Plan and the Resource Management Act 1991, and is recommended for approval.

## 9.0 RECOMMENDATION

That pursuant to Sections 104, 104C and 108 of the Resource Management Act 1991, the Whanganui District Council grants resource consent to construct a dwelling and a detached garage/sleepout which results in the following breaches: (i) Performance Standard 4.5.4(b) in relation to a height recession plane breach from the dwelling; (ii) Performance Standard 4.5.4(e) in regards to locating the detached garage/sleepout in front of the principal dwelling; and (iii) Performance Standard 4.5.5(b) in relation to non-complaint outdoor living space in regards to the sleepout at 5A Toi Street, Whanganui which is legally described as being Lot 1 DP 45374, subject to the following conditions:

1. The proposed activity shall be in accordance with the information and plans provided in support of this proposal, prepared by Jody Hall of buildBIM Architecture submitted on 29<sup>th</sup> May 2019, and stamped Planning Approved on 17 June 2019.

Plan title	Author	Version	Date
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A202: Elevations	buildBIM Architecture	B	28 <sup>th</sup> May 2019
A104: Ground Floor Plan	buildBIM Architecture	B	28 <sup>th</sup> May 2019

2. The Consent Holder shall contact Council's Resource Management Team on (06) 349 0001 at least 2 working days prior to any works commencing on the site and advise the date the work shall commence.
3. The detached garage/sleepout must be painted in colours which complement the dwelling hereby approved to the satisfaction of the Whanganui District Council.

## 9.1 Advice Notes

1. Pursuant to Section 125 of the Resource Management Act 1991, this resource consent will lapse 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. 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.

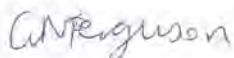
Section 36(1)(c) of the Act provides that the Council may from time to time fix charges payable by the holders of resource consents.

## 10.0 REASONS FOR THE DECISION

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

1. The proposal complies with the relevant objectives and policies of the Whanganui District Plan.
2. The proposal is consistent with the surrounding environment and would not affect the amenity or character of the surrounding residential area.
3. The adverse effects arising from the proposal are less than minor.
4. The proposal meets the requirements of the Resource Management Act 1991.

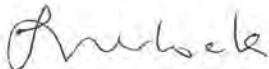
Section 104 recommendation prepared by:



Gemma Ferguson  
**Resource Management Planner**

Date: 14 June 2019

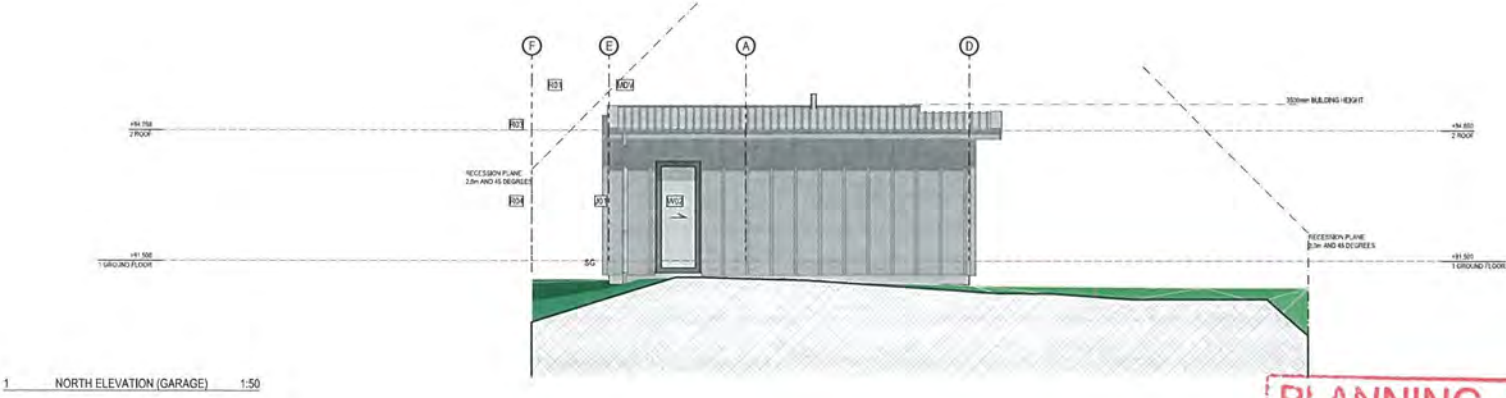
That the recommendation above be adopted under delegated authority.



Johanna Verhoek  
**Team Leader Resource Management**

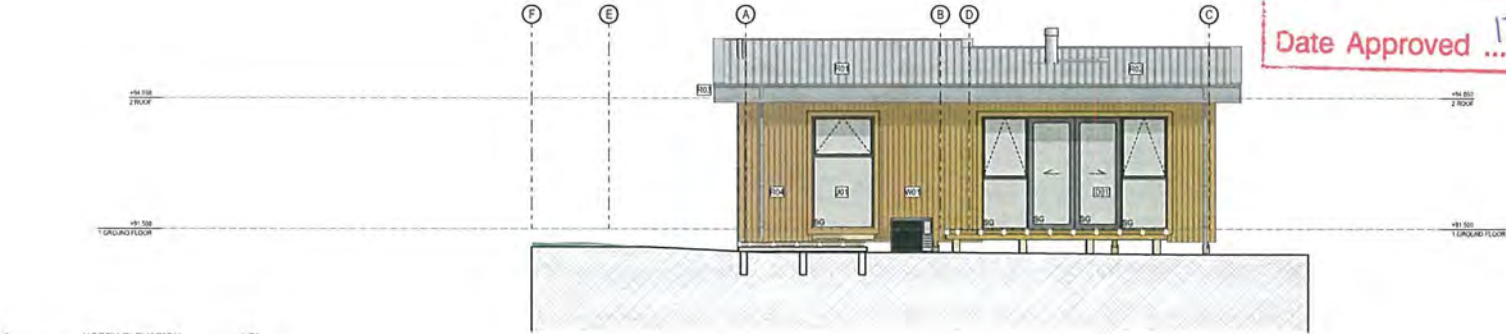
Date: 14 June 2019



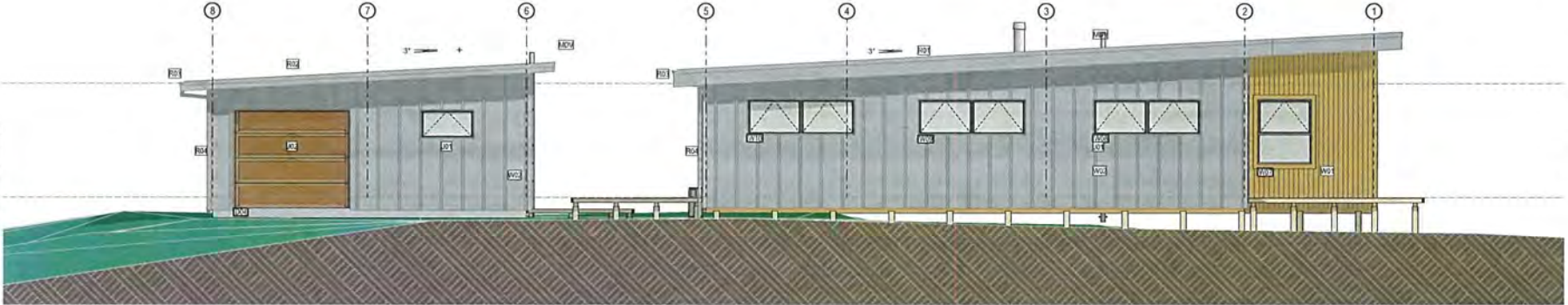


1 NORTH ELEVATION (GARAGE) 1:50

**PLANNING APPROVED**  
RC # RCLU19/0056 GF  
Date Approved 17 June 2019



2 NORTH ELEVATION 1:50



3 WEST ELEVATION 1:50

- NOTES**
- J01 JOINERY  
DOUBLE GLAZED POWDER COATED ALUMINIUM JOINERY RECESSED 50mm INTO TIMBER FRAMING
  - J02 GARAGE DOOR  
POWDER COATED ALUMINIUM FRAME WITH TIMBER INSERT, RECESSED 50mm INTO TIMBER FRAMING
  - R01 COLORSTEEL S-RIB  
OVER COVERTEK 407 ROOFING UNDERLAY OVER V820 VENTILATED BATTEN FIXED WITH 110G x80mm SELF DRILLING SCREWS ON H1.2 70x45mm SGB TIMBER PURLINS AT 800mm CENTRES OVER H1.2 HYSPAN 240x45mm LVL TIMBER RAFTERS AT 600mm CENTRES WITH R3.6 INSULATION INFILL.
  - R02 COLORSTEEL S-RIB  
OVER COVERTEK 407 ROOFING UNDERLAY OVER H1.2 70x45mm SGB TIMBER PURLINS AT 800mm CENTRES FIXED WITH 110G x80mm SELF DRILLING SCREWS OVER TIMBER TRUSSES BY TRUSS DESIGNER WITH R3.6 INSULATION INFILL. REFER TO ATTACHED DOCUMENTATION FOR TRUSS DESIGN AND LAYOUT.
  - R03 GUTTERS  
PVC HALF ROUND GUTTER WITH BRACKETS AT 800mm CENTRES FIXED TO FASCIA. COLOUR TO MATCH ROOF AND CLADDING
  - R04 DOWNPIPES  
PVC 80mm ROUND DOWNPIPES. COLOUR TO MATCH ROOF AND CLADDING
  - W01 ABODO VULCAN WEATHERBOARD CLADDING  
ON H3.1 40x20mm SGB TIMBER CAVITY BATTENS OVER JAMES HARDIE 9mm FIB BOARD ON H1.2 140x45mm SGB TIMBER STUD FRAMING AT 600mm MAXIMUM CENTRES AND NOGS AT 800mm CENTRES MAXIMUM WITH R3.2 INSULATION INFILL ON 10mm GIB PLASTERBOARD LEVEL 4 PAINT FINISH
  - W02 TRICLAD BOARD AND BATTEN  
ON H3.1 40x20mm SGB TIMBER CAVITY BATTENS OVER JAMES HARDIE 9mm FIB BOARD ON H1.2 140x45mm SGB TIMBER STUD FRAMING AT 600mm MAXIMUM CENTRES AND NOGS AT 800mm CENTRES MAXIMUM WITH R3.2 INSULATION INFILL ON 10mm GIB PLASTERBOARD LEVEL 4 PAINT FINISH

Element	Area (m <sup>2</sup> )	Proposed building heat loss (W/°C)	Reference building heat loss (W/°C)
Roof/cladding	115.1	46.0	47.4
Walls	118.3	27.0	16.4
Floors	118.3	43.0	16.8
Vertical glazing	30.8	124.1	104.1
Doors	1.2	6.2	1
Windows (double glazed)	2.2	6.2	1
Total		212.7	202.7

Glazing percentage: 13%  
Glazing < 30%: Yes  
Maximum # values OK: Yes

Issues to check: Some # values appear to be very high. Check highlighted values.

**PASS/FAIL** **PASS**

**BLYTHE HOUSE**

Element	Area (m <sup>2</sup> )	Proposed building heat loss (W/°C)	Reference building heat loss (W/°C)
Roof/cladding	33.4	6.0	14.1
Walls	49.3	13.0	23.0
Floors	24.3	34.0	18.8
Vertical glazing	7.0	27.0	47.1
Doors	0.6	6.2	1
Windows (double glazed)	2.2	6.2	1
Total		47.8	122.7

Glazing percentage: 13%  
Glazing < 30%: Yes  
Maximum # values OK: Yes

Issues to check: Some # values appear to be very high. Check highlighted values.

**PASS/FAIL** **PASS**

**BLYTHE HOUSE (GARAGE)**

Rev	Description	Date	By
01	Issue for approval		
02	Issue for approval		

PROJECT  
**BLYTHE HOUSE**  
ADDRESS:  
LOT 116 DP 2086  
SA TOI STREET, TAWHERO, WANGANUI

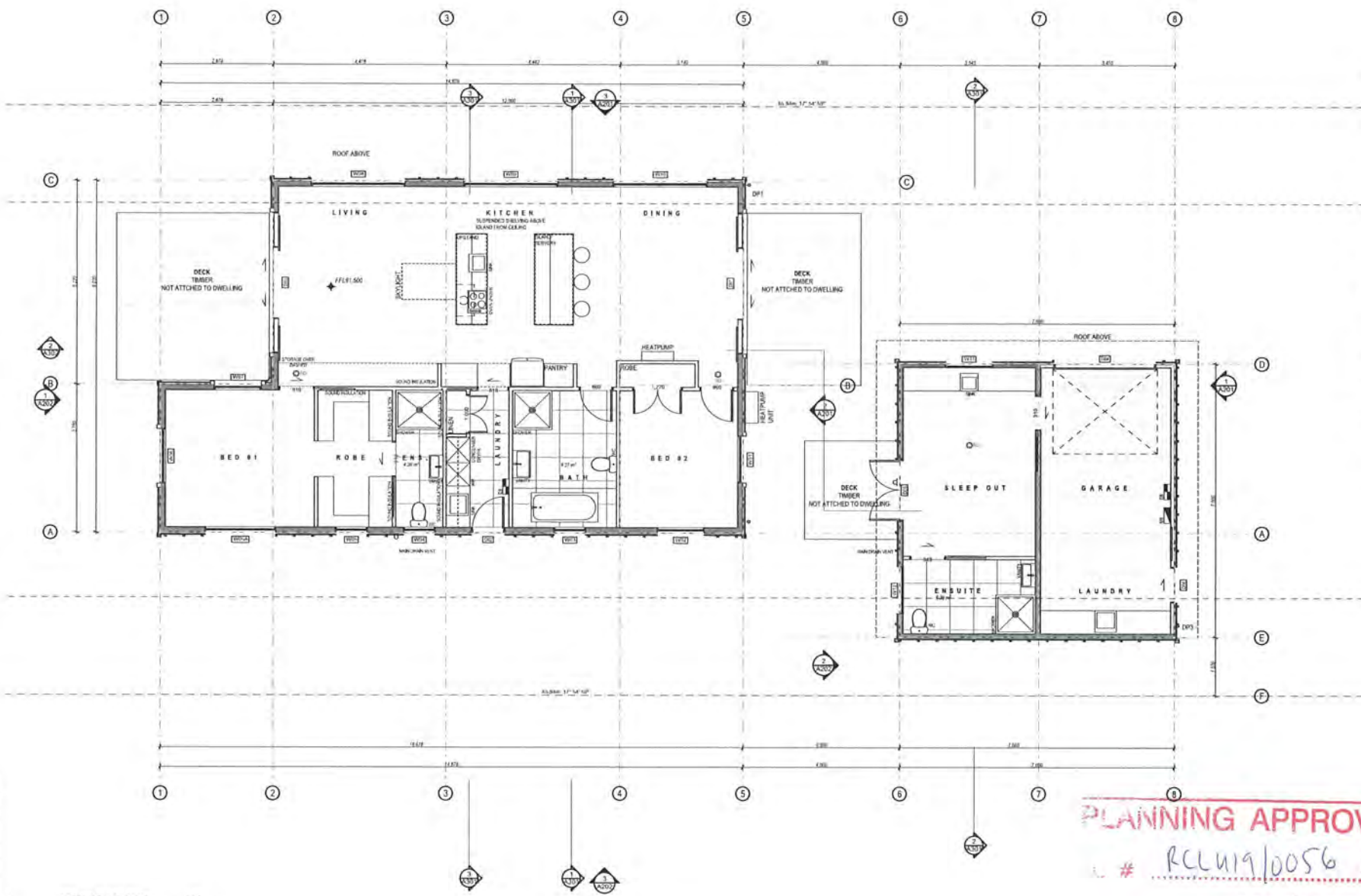
DATE:  
15/05/2019  
ISSUE:  
ELEVATIONS

REVISION:  
REVISED  
SCALE:  
SHEET NUMBER  
**A201**

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BUILDING ENVELOPE RISK MATRIX			BUILDING ENVELOPE RISK MATRIX			BUILDING ENVELOPE RISK MATRIX			BUILDING ENVELOPE RISK MATRIX		
Risk Factor	Risk Severity Risk Score		Risk Factor	Risk Severity Risk Score		Risk Factor	Risk Severity Risk Score		Risk Factor	Risk Severity Risk Score	
Wind zone (per NZS 3604)	High risk	1	Wind zone (per NZS 3604)	High risk	1	Wind zone (per NZS 3604)	High risk	1	Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0	Number of storeys	Low risk	0	Number of storeys	Low risk	0	Number of storeys	Low risk	0
Roofwall intersection design	Low risk	0	Roofwall intersection design	Low risk	0	Roofwall intersection design	Low risk	0	Roofwall intersection design	Very high risk	5
Eaves width	Medium risk	1	Eaves width	Medium risk	1	Eaves width	Medium risk	1	Eaves width	Medium risk	1
Envelope complexity	Medium risk	1	Envelope complexity	Medium risk	1	Envelope complexity	Medium risk	1	Envelope complexity	Low risk	0
Deck design	Low risk	0	Deck design	Low risk	0	Deck design	Low risk	0	Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>3</b>	<b>Total Risk Score:</b>		<b>11</b>	<b>Total Risk Score:</b>		<b>3</b>	<b>Total Risk Score:</b>		<b>7</b>





**GENERAL:**

FLOOR AREA (OVER FRAMING) 118.85m<sup>2</sup>  
 GARAGE AREA 49m<sup>2</sup>  
 TOTAL AREA 167.85m<sup>2</sup>  
 MAXIMUM BUILDING HEIGHT 10m  
 PERIMETER (OVER FOUNDATION) 75.76m

**PROJECT INFORMATION:**

GENERAL: ALL DIMENSIONS TO BE CONFIRMED ON SITE  
 HEATING: HEATPUMP TO BE FIXED IN POSITION SHOWN ON THE DRAWINGS. REFER TO SPECIFICATIONS FOR MORE INFORMATION.  
 CEILING VENTS: BATHROOM & ENSUITE TO VENT DIRECTLY TO EXTERIOR. RANGE HOOD TO EXIT THROUGH ROOF. BATHROOM & ENSUITE EXTRACTION SYSTEMS TO BE AUTOMATED AND PLACED TO ADEQUATELY DEAL WITH STEAM.  
 SMOKE DETECTORS: REQUIRED WITHIN 3M OF ALL SLEEPING AREAS. CHANGE IN LEVEL & ENTRY EXITS AS PER NZS 4514 & BRANZ BULLETINS NO'S 252 & 309

**FLOOR PLAN NOTES:**

- ALL HARD FLOOR FINISHES TO COMPLY WITH NZBC DIVAS TABLE 2. FLOOR TILES TO BE NON-SLIP & HAVE A SLIP COEFFICIENT VALUE OF 0.35 - 0.65 FOR GRIFF FINISHED CERAMIC TILES.
- HOT WATER PIPES TO BE SIZED ACCORDING TO NZBC G12 & NZS4365:1996. MINIMUM PRESSURE: 15mm DIA. ALLOWING 12mm MAXIMUM PIPE LENGTH. PIPE LENGTH BEYOND THIS MUST BE LAGGED.
- SATIN ENAMEL WALL FINISH TO BATHROOM ENSUITE & THOSE WALLS ADJACENT TO SINKS ETC. IN KITCHEN & LAUNDRY. BOTTOM EDGE TO BE FILLED WITH FUNGUS/MOLD RESISTANT SEALANT.
- ALL SMOKE DETECTORS TO COMPLY WITH EITHER AS3796, ISO 12239 OR BS EN 16894 & NZBC F773.0

**WATERPROOFING MEMBRANE NOTE:**  
 ANDECK SUPERFLEX WATERPROOFING MEMBRANE REQUIRED TO TILED BATHROOMS.

**FIXING DURABILITY:**  
 ALL SHEETED OR EXPOSED FIXINGS SHALL MEET THE REQUIREMENTS OF NZS 3804:2011 EXPOSURE ZONE C

**PLANNING APPROVED**  
 # RCLU19/0056 GF  
 Date Approved 17 June 2019

Date	Change Made	By	Checked

Project: NZS3604:2011  
 PROJECT: BLYTHE HOUSE  
 ADDRESS: LOT 116 DP-2085  
 5A TOI STREET, TAWHEE, WHANGANUI

TYPE: CONCEPT  
 TITLE: GROUND FLOOR PLAN



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