

Form 4

Certificate attached to Project Information Memorandum

Section 37, Building Act 2004



RE: BC200359, Barry Raynes, 60 POHUTU STREET WHAKATANE

Restrictions on commencing building work under the Resource Management Act 1991

The building work referred to in the attached project information memorandum or building consent is also required to have the following resource consents under the Resource Management Act 1991:

- Deck/outdoor living area required to meet 40m² minimum, currently on 37m² as per 4.2.7 of the District Plan
- Site impermeability above the maximum of 55% as per 4.2.10 of the District Plan - requires resource consent
- Only one car park demonstrated, requires two car parks as per 13.2.9.1 & 13.2.10.1 of the District Plan
- Garage attached to house requires to be at the minimum platform level as per 18.2.3.2 of the District Plan
- Development and Reserves Contributions still to be paid at the 224 process for subdivision
- Deck is below 1 metre above ground level, so not treated as building, if above one metre, would require to be appropriate setback distance from boundary for a dwelling

As these resource consents will or may materially affect the building work to which the attached project information memorandum or building consent relates, until they have been granted no building work may proceed.

Failure to comply with the requirements of this notice may result in legal action being taken against you under the Resource Management Act 1991.

Gary Searle

Planning Monitoring Officer

On behalf of: Whakatane District Council

Issue Date: 25 August 2020