

Proposed Dwelling - 60A Pohutu Street, Whakatane

Application for Resource Consent (Land Use)

FERGUSSON PLANNING LIMITED

Suite 4, Level 1, ASB House, 202 The Strand, Whakatane

DOCUMENT	
CLIENT	Barry Raynes
PROJECT	Proposed Dwelling, 60A Pohutu Street, Whakatane
PROJECT NO.	20-003
REVISION RECORD	
DOCUMENT REF.	20-003 RC Raynes 60A Pohutu Street
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1. APPLICANT AND PROPERTY DETAILS

APPLICANT	Barry Raynes
SITE ADDRESS	60A Pohutu Street, Whakatane
LEGAL DESCRIPTION	Lot 2 DP 548564
ADDRESS FOR SERVICE	C/- Fergusson Planning tim@fergussonplanning.co.nz
TITLE LIMITATIONS	Consent Notice 11847707.1
SITE AREA	469m ²
DISTRICT PLAN	Whakatane District Plan
DISTRICT PLAN ZONING	Residential Zone
DISTRICT PLAN OVERLAYS	None
NATIONAL ENVIRONMENTAL STANDARDS	None Applicable
NATURAL HAZARDS	Flooding (1% AEP flood level 102.0m Whakatane Datum)
ACTIVITY STATUS	Discretionary Activity
SITE LOCATION	



2. INTRODUCTION

This application seeks resource consent to authorise the construction of a single dwelling on a vacant residential site located at 60A Pohutu Street, Whakatane. The property is a rear site which was created through an infill subdivision of an established residential property that was completed earlier this year. There are no specific constraints or limitations identified in the District Plan that affect the site. A consent notice has been imposed on the title of the property requiring stormwater and geotechnical assessments be provided as part of the building consent documentation for any dwelling on the property.

The proposal requires resource consent due to minor non-compliance with several performance standards listed in the District Plan, including:

- Rule 4.2.7 – Outdoor Living Space
- Rule 4.2.10.3 – Site Permeability
- Rule 18.2.3.2 – Flooding (building platform level)

A full assessment of the relevant performance standards and resource consent requirements is provided in later sections of this report.

An assessment of the environmental effects has been undertaken and has determined that the effects of the proposal will be less than minor and that no persons will be adversely affected to a degree that is minor (or more than minor). On this basis it has been determined that the application does not require limited or public notification.

This report has been prepared to address the applicable information as required by Schedule 4 of the Resource Management Act 1991 (the 'Act') in appropriate detail relative to the scale and complexity of the proposal. Based on the information provided in this application, it is considered that it is appropriate for resource consent to be granted subject to fair and reasonable conditions.

3. THE SITE AND SURROUNDING AREA

The site is comprised of a single residential allotment which is legally described as follows:

TABLE 1: SUBJECT SITE		
LEGAL DESCRIPTION	RECORD OF TITLE	AREA
Lot 2 DP 548564	939786	469m ²

The property is located within the Residential Zone as shown on the Whakatane District Planning Maps. The property is a rear site with access to Pohutu Street via a driveway running along the eastern boundary. The adjoining front lot (60 Pohutu Street) has a right of way over part of the driveway.



FIGURE 1: APPLICATION SITE

The subject property was established through a two-lot infill subdivision which was completed in 2020 and comprised of a front lot (Lot 1) containing the existing dwelling and a vacant lot to the rear (Lot 2). As a requirement of the subdivision, a concrete driveway has been formed and independent water and sewer connections provided to each lot. A stormwater system has also been installed in accordance with the stormwater design report submitted with the resource consent application. This system includes on site soakage/storage with an overflow kerb connection.

The site is relatively flat with ground levels between 101.11m and 101.57m (Whakatane Datum).

The area surrounding the site is predominantly residential in character. The only notable exception to this is the Golden Pond residential care home complex which adjoins the site to the east. All of the other neighbouring properties are developed residential sites of various sizes and dwelling types. Infill residential development is common with the adjoining site to the west subdivided into two lots.

4. BACKGROUND

5. THE PROPOSAL

PROPOSED DWELLING - 60A POHUTU STREET, WHAKATANE

The area on the northern side of the proposed dwelling will provide 40m² of outdoor living space which is directly accessible from the main living area, however it does not meet the minimum width requirement of 6m and therefore does not comply with Rule 4.2.7 of the District Plan.

The total area of impermeable surfaces including the roof area of the building as well as the concrete driveway, parking and manoeuvring areas will be approximately 60% of the total site area. This is a restricted discretionary activity under Rule 4.2.10.3.

The proposed dwelling incorporates an internal garage. To ensure vehicles can access the garage the floor level has been reduced below the minimum building platform level (which is 1.3m above the current ground level).

The proposal will comply with all other relevant performance standards as demonstrated in section 7.3.1 of this report.

6. REASONS FOR THE APPLICATION

6.1 OPERATIVE DISTRICT PLAN ASSESSMENT

An assessment of the proposal against the relevant provisions of the Operative Whakatane District Plan (District Plan) is contained in section 7.3.1. The assessment below provides a summary of the rules that trigger the requirement for a resource consent.

REASONS FOR CONSENT

TABLE 2: DISTRICT PLAN INFRINGEMENTS		
RULE / STANDARD	REQUIREMENT	INFRINGEMENT
4.2.7 Outdoor Living Space	If located at ground level: i. have a minimum area of 40m²; ii. have a minimum dimension of 6m; iii. shall be unobstructed by buildings, parking spaces or vehicle access and manoeuvring areas; Be directly accessible from the main living area of the dwelling (for example, living room) and be located to the north, east or west of the dwelling. Non-compliance with Rule 4.2.7 shall be a Controlled activity if the extent of variance does not exceed 10%; otherwise, non-compliance in excess of 10% or for any other noncompliance will be a Restricted Discretionary activity	An area of outdoor living space is provided on the northern side of the dwelling with an area of at least 40m² and a minimum dimension of 3.8m. The area is unobstructed and directly accessible from the main living area of the dwelling. As the degree of non-compliance exceeds 10%, the activity status is restricted discretionary. Restricted Discretionary Activity
4.2.10.3 Site Permeability	Total impermeable surfaces up to 55% of the land area of the lot or site shall be a Permitted Activity; Total impermeable surfaces >55% and up to 65% of the land area of the lot or site shall be a Restricted Discretionary Activity	The total area of impermeable surfaces, including the dwelling roof area and concrete parking and manoeuvring areas is 283.7m² which equates to 60.5% of the total site area. Restricted Discretionary Activity
Rule 18.2.3.2 - Flooding	All building platforms, other than those for detached and non-habitable Accessory Building must account for flooding and	The minimum building platform level for the site is 102.5m (Whakatane Datum). The proposed dwelling will have a timber pile

	include stormwater system designed in accordance with NZS4404:2010 Land Development and Subdivision Infrastructure Section 4.3.5.2 or subsequent revision, provided that the minimum free board shall be measured to the building platform level, not the underside of the floor joists or underside of the floor slab. The activity status for non-compliance with this rule is not specified and is therefore treated as a discretionary activity under Rule 3.3.6.1: <i>A Discretionary activity is an activity that;</i> <i>d. where one permitted standard is not met unless the Plan states otherwise.</i>	foundation with a floor level of 102.66 which is approximately 1.3m above the current ground level. To enable practical vehicle access, the attached garage will have a lower floor level of 101.81m (Whakatane Datum). For timber pile foundations the minimum building platform level is measured at the top of the bearer. On this basis, the proposed dwelling will have a building platform level of 102.5m. For a concrete slab foundation (the proposed garage in this case) the minimum platform level is measured at the base of the concrete slab, which in this case is 101.81m. The garage will not meet the minimum platform level required by Rule 18.2.3.2. Discretionary Activity
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Overall, the proposal requires assessment under the Operative Plan as a **Discretionary activity** as this is the most restrictive activity status that applies.

6.2 NATIONAL ENVIRONMENTAL STANDARDS

The National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health ('NESCS') came into force on 1 January 2012. This standard applies to various activities including changes in land use and soil disturbance on land that has or has had an activity or industry described in the Hazardous Activities and Industries List ('HAIL') undertaken on it.

The site is within a well-established residential area. A review of historical aerial photography indicates that the site has been used solely for residential purposes since the time it was originally developed in the 1950s and has no history of a HAIL activity having been undertaken on it. The proposal does not require assessment under the NESCS.

6.3 STATUS OF THE APPLICATION

Overall, the proposal requires assessment as a **Discretionary activity**.

7. SCHEDULE 4 INFORMATION REQUIREMENTS

7.1 ASSESSMENT AGAINST PART 2 OF THE ACT

Sections 5 to 8 of the Act contain its purpose and principles. The proposal will be an appropriate and sustainable use of the site (and consistent with these sections) because:

- The proposal represents an efficient use of residential land in a location which is close to the Whakatane CBD and will be consistent with the surrounding residential density and amenity values.
- The proposed dwelling has been designed to provide a high-quality residential environment for future occupiers with useable, north-facing outdoor living space.
- The site does not contain any significant ecosystems or environmental values which would be compromised by the proposal.

- The natural hazard risk associated with the garage floor level will be mitigated through the use of construction materials resilient to inundation and positioning electrical wiring above the flood level.
- The development raises no issues in respect of the Treaty of Waitangi.

7.2 ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

Section 104(1)(a) and Clause 2(3) of Schedule 4 requires an assessment of the activity's effects on the environment. The detail of this should correspond with the scale and significance of the effects that the activity may have on the environment.

The following assessment includes, where relevant, the information required by Clause 6 and the matters outlined in Clause 7.

The existing environment is a relevant consideration for this assessment. In this case, the existing environment comprises the surrounding built environment (as described in section 3 of this report) and also the potential for the land to be developed in accordance with the zone provisions. All the surrounding sites have the same Residential zoning as the subject site and many of these sites could be developed more intensively than currently exists.

In addition, the 'permitted baseline' is a relevant consideration. In this case the most applicable permitted baseline is a dwelling with associated vehicle parking and manoeuvring areas that meet the standards (outdoor living space, site coverage, and building platform level) as a permitted activity. The effects of the proposed development can be considered in the context of this baseline.

Lastly, as non-compliance with the outdoor living space and site permeability rules are both restricted discretionary activities, the relevant assessment criteria listed for these rules provides a useful guide in assessing the effects of the proposal. As the overall activity status is discretionary, however, the consideration of actual and potential effects is not limited to these matters.

When considered in the context of the existing environment, and taking into account the permitted baseline, the actual and potential effects on the environment by allowing the activity can be categorised as follows:

- Residential amenity values
- Stormwater management
- Natural hazards
- Positive effects

These are assessed in turn within the following sections.

7.2.1 RESIDENTIAL AMENITY VALUES

Residential amenity values can be impacted by the development of buildings and structures at a density, size or location that no longer maintains the character of the area. In addition, insufficient practical open space around dwellings can result in a lack of privacy, sunlight and affect the ability for vehicles to safely manoeuvre within a site.

The subject site is located within an area that comprises a variety of dwelling sizes and styles typical of the pattern of residential land development within Whakatane generally. The neighbouring properties to the west of the site comprise of infill developments with single storey residential dwellings. To the west is the Golden Ponds residential care home complex. The adjacent properties to the north are single residential dwellings.

The proposed dwelling complies with the yard setback, maximum height, and daylight plane requirements of the District Plan. These bulk and location controls are the primary means of defining acceptable limits for built development to ensure the residential amenity of neighbouring properties is maintained. The reduced outdoor living court width will not adversely affect the amenity of any neighbouring properties.

The primary concern in allowing a non-compliant outdoor living area is ensuring a high level of residential amenity is provided for the occupiers of the dwelling. In this case, the proposed development includes a north-facing deck with direct access from the main living area via glass sliding doors. The master bedroom also has

access to the deck with glass sliding doors. The deck has a width of 3m adjacent to the living area and extends across the full width of the dwelling to provide an outdoor living space of around 36m². Including the area beyond the deck to the northern and eastern boundaries, the total area available exceeds 45m² with a minimum dimension of 3.8m. Whilst the shape of the area does not meet the minimum requirements, this is compensated by the accessibility and orientation of the space which ensures the development will provide a functional and quality residential environment for the future occupiers of the dwelling.

7.2.2 STORMWATER MANAGEMENT

The assessment criteria for activities which exceed the site permeability limit in the District Plan is set out in section 4.4.11.1: *“Council shall restrict its discretion to the extent to which the proposal achieves hydrological neutrality and avoids the potential adverse effects of stormwater run-off.”* In this case, a stormwater assessment has been undertaken for the site as part of the previous subdivision process. This assessment has determined that the site contains poor-draining soils. A consent notice condition has been registered on the title of the property requiring:

“That engineering plans, specifications and calculations providing for the disposal and control of stormwater from the site shall be submitted to the Whakatāne District Council General Manager Planning and Infrastructure for approval prior to the issue of any building consent in accordance with Section 4.1.7 of the Whakatāne District Council Engineering Code of Practice. The design shall take into consideration the provision of both primary and secondary disposal and control systems.

Primary— The primary system shall be required to provide an on-site containment or disposal system designed to cater for rainfall of a ten per cent probability of occurring annually.

Secondary— The secondary system capable of carrying surface water resulting from a storm with a 1% probability of occurring annually shall be constructed to ensure that surface water shall not enter buildings. Secondary flow paths shall be shown on the design plans.”

Compliance with this consent condition will ensure that stormwater is managed appropriately on-site and will avoid adverse effects on surrounding properties. A higher proportion of impermeable surface can be managed through the sizing of appropriate detention/containment devices. This will be addressed as part of the building consent process.

7.2.3 NATURAL HAZARDS

This application seeks approval to construct the garage with a floor level below the minimum building platform level required by the District Plan. A lower level is required to ensure that vehicles are able to access to the garage. Raising the ground level to achieve the minimum platform level would require the ground to be raised by an additional 700mm above the proposed level. This is impractical given the size of the site which restricts the ability to ramp the ground level up to the garage.

The objectives and policies in the Natural Hazards¹ chapter of the District Plan seek to avoid or mitigate the effects of development which results in damage to land or structures by inundation². In this case raising the garage floor height is impractical. To mitigate the effects of constructing the garage below the minimum platform level, the building has been designed to ensure that all electrical wiring and plug fittings are above the minimum platform level of 102.5m WD. In addition, the garage will be constructed using building materials which are able to withstand inundation. The applicant also recognises that by building the garage at a lower level the building consent will be issued pursuant to a s.72 certificate on the Record of Title.

The site is not specifically identified as being within a natural hazard zone and the applicant is seeking a practical and functional solution. Overall, the proposed reduction in the minimum building platform level for the garage will not adversely affect any other person or the wider environment and will have a less than minor effect on the landowner who has accepted the associated risks. The s.72 notice recorded on the title will ensure future owners are also aware of the flood risk.

¹ Chapter 18

² Objective Haz1, Policy 4

7.2.4 POSITIVE EFFECTS

The proposed development is an efficient use of a constrained residential site. The layout of the dwelling has been designed to ensure that a high-quality residential environment is provided with good access to natural light and a useable area of outdoor living space which is accessible from the main living area. The development provides an additional residential dwelling in a location close to the CBD, thereby helping meet the demand for housing.

7.3 SECTION 104 PROVISIONS: RELEVANT PLANNING PROVISIONS

The matters Council must have regard to when considering an application for resource consent are listed in section 104 of the Act.

This section provides an assessment of the matters that are required to be assessed within section 104 of the Act and, by doing so, also meets the requirements of Clauses 2(1)(g) and 2(2) in Schedule 4.

7.3.1 RELEVANT STANDARDS, STATEMENTS AND PLANS

REGIONAL POLICY STATEMENT

The Bay of Plenty Regional Policy Statement (RPS) provides high-level policy direction on the resource management issues within the region. It is therefore important to consider the relevant objectives and policies in the RPS. Section 2.8 of the RPS sets out the issues, objectives and policies relevant to urban and rural growth management in the Bay of Plenty.

The proposal provides an additional dwelling within the existing developed residential area of the Whakatane Township. The proposal is entirely consistent with Objective 23, Policies UG 9B and UG 11B.

OPERATIVE DISTRICT PLAN

The objectives and policies relevant to this application are set out below.

TABLE 3: Objectives and Policies: Chapter 4 - Residential and Urban Living Zone		
PROVISION		COMMENT
<i>Objective Res1</i>	<i>The maintenance and enhancement of the character and amenity for dwellings and residential activities within Residential and Urban Living Zoned areas.</i>	The design of the proposed dwelling maintains the character and amenity of the surrounding residential area. This is demonstrated by the compliance with the key bulk and location controls that influence residential amenity, being height, natural light and yard setbacks.
Policy 1	To ensure a site is large enough for a proposed use, development or subdivision to ensure residents on-site or in the neighbourhood retain or will have a high level of residential amenity.	
Policy 2	To ensure adequate sunlight and daylight enters dwellings and other forms of residential buildings.	The dwelling has been designed to provide an abundance of natural light with large windows on all sides and two sets of glass sliding doors along the northern side of the building.
Policy 3	To maintain spatial privacy, useable outdoor space and assess about dwellings and other forms of residential buildings.	As discussed previously, the development provides a useable area of outdoor living space on the northern side of the dwelling which is at the rear of the property. The dwelling will comply with the yard setback requirements.
Policy 4	To maintain and enhance a high level of amenity on residential sites by requiring the provision of; a. screened service courts to be provided;	An area is available along the western side of the dwelling to provide a service court with direct access from the garage/laundry.

	b. private indoor and outdoor living areas; and c. safe on-site parking and manoeuvring.	A highly functional area of outdoor living space has been proposed with direct access from the main living area of the dwelling. On site parking and manoeuvring areas have been provided in accordance with the requirements of the District Plan.
Policy 5	To enable changes in land use, including greater density of residential development in urban areas, without compromising the existing level of amenity.	The proposed development has been designed to maintain the existing level of residential amenity in this location.

TABLE 4: Objectives and Policies: Chapter 11 - General Provisions

PROVISION		COMMENT
<i>Objective Gen1</i>	<i>Maintain and enhance the health and safety of people and communities from nuisance effects and adverse effects on the environment.</i>	The construction of the proposed dwelling will generate noise levels typical of residential construction activities. The zoning is appropriate for the proposed activity to occur. Any potential nuisance effects are of a temporary nature during the construction period and will meet the relevant standards for noise and other nuisance effects. There are existing stormwater management systems onsite which will ensure stormwater is collected and appropriately disposed of during the construction period.
Policy 1	To avoid, remedy or mitigate the adverse effects of intrusive noise, odour, glare or vibration.	
Policy 3	To suppress dust and control erosion, sediment and stormwater created by building construction / demolition projects, earthworks, mining and quarrying.	

TABLE 5: Objectives and Policies: Chapter 13 Transportation and Services

PROVISION		COMMENT
<i>Objective TS1</i>	<i>A safe, efficient, sustainable integrated land transport network</i>	The proposal will not generate any additional traffic beyond what has been anticipated through the earlier subdivision which created the subject property. There is an existing formed driveway and vehicle crossing which has been designed and constructed to cater to the traffic resulting from the establishment of a dwelling on the property.
Policy 2	To ensure that adverse effects on traffic movement, safety, sustainability, network capacity and the environment from the location, construction, maintenance and operation of activities are avoided, remedied or mitigated.	
Policy 5	To ensure that activities do not adversely affect the function, including the safe and efficient operation, of the transport network.	
<i>Objective TS5</i>	<i>Prevent uncontrolled or unauthorised disposal of stormwater, wastewater and sewage into the environment.</i>	Stormwater will be managed in accordance with the requirements of the consent notice condition registered on the title of the property.
Policy 1	To ensure stormwater, sewage and other wastewater is detained, collected or removed from a lot or a site without causing an adverse effect on the natural environment or on other property, or to people.	The property has water and wastewater connections provided as part of the subdivision which created the lot.

Policy 2	To encourage where practicable the use of low impact design and retention-based stormwater solutions for the treatment and disposal of stormwater.	
Policy 4	To enable subdivision and development of residential land when it is, or will be serviced to a standard compatible with existing residential areas.	

TABLE 6: Objectives and Policies: Chapter 18 - Natural Hazards		
PROVISION		COMMENT
<i>Objective Haz1</i>	<i>Manage the subdivision, use, development and protection of land so as to avoid or mitigate the adverse effects of natural hazards on the life and wellbeing of people, and significant environmental values.</i>	The proposed reduction in the minimum building platform level for the proposed garage is mitigated through the design of the garage using building materials resistant to inundation and positioning electrical wiring above the flood level. This level of mitigation is appropriate given that the affected part of the building is non-habitable and that it is impractical to raise the floor level to comply with the minimum platform requirement.
Policy 3	To avoid or mitigate the adverse effects of the subdivision, use or development of land which is, or is likely to be, subject to material damage by erosion, falling debris, subsidence, slippage or inundation from any source.	
Policy 4	To avoid or mitigate the adverse effects of the subdivision, use or development of land that is likely to accelerate, worsen or result in material damage to that land, or other land, or structures, by erosion, falling debris, subsidence, slippage or inundation from any source.	
Policy 11	To manage the avoidance or mitigation of natural hazards according to their level of risk.	

PERFORMANCE STANDARDS

TABLE 4: Performance Standards				
RULE	COMPLY	INFRINGE	ACTIVITY STATUS	COMMENT
Chapter 4 – Residential and Urban Living Zone				
4.2.1 Height No building or structure shall exceed the following height above ground level: Residential Zone – 9m	☒	☐	Permitted	The proposed dwelling is single storey with a maximum height of 5.5m above the current ground level.
4.2.2 Natural Light No part of any building shall exceed a height equal to 2.7m plus the horizontal distance between that part of the building and the nearest site boundary.	☒	☐	Permitted	Compliance with the natural light plane requirements is demonstrated on the plans included in Appendix 3 .
4.2.4 Distance to Boundaries In the Residential Zone the following yard requirements apply: - 3m side and rear yards	☒	☐	Permitted	The dwelling will be a minimum of 3m from all boundaries with the exception of the southern side yard which will be 1.5m

- in the Residential Zone, one side or rear yard may be reduced to 1.5m. subject to the written approval of any affected adjoining neighbour having been obtained, and that written approval having been lodged with the Council, dwellings and accessory buildings (for habitation or otherwise) may be constructed within the side or rear yards up to the boundary.				
4.2.6 Density of Residential Dwellings The maximum density for residential dwellings in the Residential Zone shall be one dwelling per 350m ² of lot area (excluding any accessway) or one dwelling per 1,200m ² of lot area if an on-site effluent treatment system is required.	☒	☐	Permitted	The proposal involves the establishment of a single residential dwelling on a 469m ² site.
4.2.7 Outdoor Living Space Each dwelling shall have outdoor living space which shall: Have a minimum area of 40m ² , a minimum dimension of 6m; and Be directly accessible from the main living area of the dwelling and be located to the north, east or west of the dwelling.	☐	☒	Restricted Discretionary	An area of outdoor living space is provided on the northern side of the dwelling with a total area exceeding 40m ² , however the minimum dimension is less than 6m (3.8m)
4.2.8 Outdoor Service Courts Each dwelling shall have an outdoor service court which: a. shall have a minimum area of 5m ² and a minimum dimension of 1.5m for clothes drying and storage of rubbish bins. b. May be adjoining for a group of dwellings or serve an individual dwelling; and c. Is not to be located in the front yard.	☒	☐	Permitted	An outdoor service court area is available on the western side of the dwelling.
4.2.9 Visual Privacy There shall be no direct line of sight from the main living area of one building into the main living area of another building where they are sited within 10m of another.	☒	☐	Permitted	The main outlook from the proposed dwelling is to the north. The adjoining property has various accessory buildings in the rear yard which
4.2.10 Building Coverage and Site Permeability In the Residential Zone, no building or combined area of buildings shall exceed 40% of the land area of the lot. In the Residential Zone total impermeable surfaces up to 55% of the area of the lot shall be a permitted activity.	☐	☒	Restricted discretionary activity	The site coverage is 32% and therefore complies with Rule 4.2.10. The impermeable surface coverage is 60.5% which exceeds the permitted activity limit.
Chapter 11 – General Provisions				
11.2.2 Earthworks In the Residential, Urban Living, Mixed Use, Town Centre, Commercial,	☒	☐	Permitted	Minimal earthworks are required as the dwelling has a timber pile foundation design. A small amount of fill will be

Large Format Retail, Education Zone; Public reserves(that is not provided for under a management plan under the Reserves Act 1977), or an Industrial or light Industrial zone site that adjoins a Residential, Urban Living Zone or a marae; earthworks undertaken within any 12 month period; a. do not exceed 350m2 in area; and b. do not exceed 150m3 in volume; c. do not occur on slopes with a gradient steeper than 1 vertical: 1.5 horizontal (35 degrees from horizontal); and d. do not encroach below or above the ground level of an adjoining site at a gradient steeper than 1 vertical: 1.5 horizontal (35 degrees from horizontal) measured from the common boundary				required to form the ramp up to the garage. The volume of earthworks required will be well below the permitted activity limits.								
11.2.6 Noise Residential zone: <table><tr><th rowspan="2">Zone</th><th colspan="2">Noise Level (dBA)</th></tr><tr><th>Day</th><th>Night</th></tr><tr><td>Residential</td><td>50 LAeq</td><td>40 LAeq 70 LAmax</td></tr></table>	Zone	Noise Level (dBA)		Day	Night	Residential	50 LAeq	40 LAeq 70 LAmax	☒	☐	Permitted	The noise associated with construction activities will comply with the Construction Noise Standard.
Zone		Noise Level (dBA)										
	Day	Night										
Residential	50 LAeq	40 LAeq 70 LAmax										
Chapter 13 – Transportation and Services												
13.2.9 On-Site Parking 2 Spaces per dwelling	☒	☐	Permitted	The proposed dwelling will have 2 on-site parking spaces with manoeuvring areas.								
13.2.27.1 Wastewater All new lots or development within any of the Council’s wastewater scheme boundary shall be provided with an individual connection to the Council’s scheme	☒	☐	Permitted	The property has an existing connection to Council’s reticulated wastewater network.								
13.2.28 Stormwater	☒	☐	Permitted	Stormwater will be managed with an on-site detention / containment system with an overflow kerb connection to comply with the consent notice conditions registered on the title of the property.								
13.2.29 Water All new lots or development, within any of the Council’s water supply scheme boundaries, except those that are in the Rural Plains, Rural Foothills, Rural Coastal, Rural Ōhiwa and CPZs, shall be provided with an individual connection.	☒	☐	Permitted	The property has an existing connection to Council’s reticulated water network.								
Chapter 18 – Natural Hazards												
Rule 18.2.3.1 Flooding All building platforms, other than those for detached and non-habitable Accessory Building must account for	☐	☒	Discretionary	The building platform level for the proposed dwelling will comply with this requirement.								

flooding and include stormwater system designed in accordance with NZS4404:2010 Land Development and Subdivision Infrastructure Section 4.3.5.2 or subsequent revision, provided that the minimum free board shall be measured to the building platform level, not the underside of the floor joists or underside of the floor slab.				The proposed garage will have a building platform height below the 1% AEP flood level due to practical requirements to ensure vehicles can access the building.
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7.3.2 OTHER MATTERS

Section 104(1)(c) allows Council to consider any other matters that are relevant and reasonably necessary to determine the application.

There are no other matters that are relevant or necessary to assist Council in determining this application.

7.3.3 SECTION 104 ASSESSMENT CONCLUSION

The potential adverse effects of this proposal will be less than minor and acceptable.

This assessment has also demonstrated that this proposal is consistent with the relevant objectives and policies and meets the assessment criteria.

Overall, the relevant matters of section 104 of the Act have been comprehensively covered within this section and provides Council with sufficient information to make a determination under section 104B of the Act.

8. NOTIFICATION ASSESSMENT

8.1 PUBLIC NOTIFICATION

The following tables provide an assessment of the steps that a consent authority must follow to determine whether to publicly notify an application for resource consent.

TABLE 5: SECTION 95A - STEPS FOR DETERMINING WHETHER PUBLIC NOTIFICATION IS REQUIRED UNDER S95A			
STEP	RMA SECTION	RESPONSE	COMMENT
ONE: Mandatory public notification in certain circumstances	95A(3)(a) the applicant requests public notification of the application	No	The applicant does not request public notification.
	95A(3)(b) public notification is required after a s.92 request for further information as stipulated in section 95C	No	This is not a relevant consideration at this stage.
	95A(3)(c) an application is being jointly made to exchange recreational reserve land under section 15AA	No	This application does not involve the exchange of reserve land under the Reserves Act.
TWO: Public notification precluded in certain circumstances	95A(5)(a) The activity or activities are subject to a rule or national environmental standard which precludes public notification.	No	Not every applicable rule under which resource consent is being sought under the District Plan precludes public notification.
	95A(5)(b)(i) The application is a controlled activity	No	The overall activity status is not controlled under the District Plan.
	95A(5)(b)(ii)	N/A	Repealed as of 30 th September 2020.
	95A(5)(b)(iii) The application is a restricted discretionary, discretionary activity, or non-complying activity, but only if the activity is a boundary activity	No	The proposed activity is not a boundary activity.
	95A(5)(b)(iv)	N/A	Repealed as of 30 th September 2020.
THREE: Public notification required in certain circumstances	95A(8)(a) the application is for a resource consent for 1 or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification	No	No rule under which resource consent is being sought requires public notification.
	95A(8)(b) the consent authority decides, in accordance with section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.	No	In accordance with s95D of the RMA (refer to assessment below) the potential adverse effects of the proposal are considered to be less than minor.

FOUR: Public notification in special circumstances	95A(9)	No	This proposal relates to the construction of a dwelling on a residentially zoned site. There is nothing exceptional or out of the ordinary in this application that would constitute a special circumstance to warrant public notification.
---	--------	----	--

TABLE 6: SECTION 95D - CONSENT AUTHORITY DECIDES IF ADVERSE EFFECTS LIKELY TO BE MORE THAN MINOR FOR THE PURPOSE OF SECTION 95A(8)(B)–	
RMA SECTION	COMMENT
(a) must disregard any effects on persons who own or occupy— (i) the land in, on, or over which the activity will occur; or (ii) any land adjacent to that land; and	The effects on the persons identified in 95D(a) (i) and (ii) have been disregarded.
(b) may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect; and	The aspects of the proposal that are permitted have been outlined within Section 7.2 of this report. In this case a dwelling of a similar size and scale could be constructed on the property as a permitted activity with similar effects on the residential amenity and character of the surrounding environment. A compliant dwelling constructed on the site would have similar traffic generation effects and impact on Council services. It is considered appropriate for the consenting authority to disregard the effects of these activities.
(c) in the case of a restricted discretionary activity, must disregard an adverse effect of the activity that does not relate to a matter for which a rule or national environmental standard restricts discretion; and	The overall activity status is discretionary, however the matters over which discretion has been restricted in relation to non-compliance with the site permeability and outdoor living space requirements have been addressed in the assessment of environmental effects.
(d) must disregard trade competition and the effects of trade competition; and	The proposal will not result in trade competition.
(e) must disregard any effect on a person who has given written approval to the relevant application.	No written approvals have been sought.
ASSESSMENT	
Having disregarded the effects of the proposal on the owners and occupiers of the subject property and adjoining land as well as the effects of the bulk and location of the building, traffic effects and servicing (as these aspects are permitted by the District Plan), any effects on the wider surrounding environment will be negligible. The additional stormwater generated by the proposal will be managed on-site in accordance with the existing consent notice conditions registered on the title of the property. The reduced floor level for the proposed garage will not result in off-site effects.	

The notification assessment provided above has demonstrated that:

- Public notification is not mandatory under Step One;
- Public notification is not precluded under Step Two;
- Under Step Three, the activity is not expected to have adverse effects that are more than minor; and

- No special circumstances exist under Step Four.

Accordingly, it is considered appropriate for this application to be processed without the need for public notification.

8.2 LIMITED NOTIFICATION

Having determined that public notification of the application under s95A of the RMA is not necessary, the following tables provide an assessment of the steps that a consent authority must follow to determine whether to give limited notification of an application.

TABLE 7: SECTION 95B - STEPS FOR DETERMINING WHETHER LIMITED NOTIFICATION OF CONSENT APPLICATIONS IS REQUIRED UNDER S95B			
STEP	RMA SECTION	RESPONSE	COMMENT
ONE: Certain affected groups and parties must be notified	95B(2) There is an affected person, affected protected customary rights group, or affected customary marine title group	No	There are no affected customary rights groups or affected customary marine titles groups.
	95B(3) Whether the land is adjacent to, or may affect, land that is subject of a statutory acknowledgement	No	The proposed activity is not on or adjacent to land that is subject to a statutory acknowledgement nor will it affect any land that is subject to a statutory acknowledgement.
TWO: Limited notification precluded in certain circumstances	95B(6)(a) The activity or activities are subject to a rule or a national environmental standard which precludes limited notification	No	Not every applicable rule under which resource consent is being sought in the District Plan precludes limited notification.
	95B(6)(b)(i) The application is for a controlled activity under a District Plan (excluding subdivision)	No	The overall activity status is not controlled under the District Plan.
	95B(6)(b)(ii) A prescribed activity	No	The application is not for a prescribed activity (under s360H(1)(a)(ii) of the RMA.
THREE: Certain other affected persons must be notified	95B(7) In the case of a boundary activity, determine in accordance with section 95E whether an owner of an allotment with an infringed boundary is an affected person.	No	The proposal does not involve a boundary activity.
	95B(8) In the case of any other activity, determine whether a person is an affected person in accordance with section 95E	No	No persons are considered to be adversely affected (in accordance with s95E of the RMA) as any actual or potential effects will be less than minor- refer to assessment in the table below.
FOUR: Further notification in special circumstances	95B(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	No	This proposal relates to the construction of a dwelling on a residentially zoned site. There is nothing exceptional or out of the ordinary in this application that would constitute a special

	eligible for limited notification under this section		circumstance to warrant limited notification.
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TABLE 8: SECTION 95C - CONSENT AUTHORITY DECIDES IF PERSON IS AN AFFECTED PERSON	
RMA SECTION	COMMENT
(1) For the purpose of giving limited notification of an application for a resource consent for an activity to a person under section 95B(4) and (9) (as applicable), a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor).	
(2) The consent authority, in assessing an activity's adverse effects on a person for the purpose of this section, —	
(a) may disregard an adverse effect of the activity on the person if a rule or a national environmental standard permits an activity with that effect; and	The aspects of the proposal that are permitted have been outlined within Section 7.2 of this report. In this case a dwelling of a similar size and scale could be constructed on the property as a permitted activity with similar effects on the residential amenity and character of the surrounding environment. A compliant dwelling constructed on the site would have similar traffic generation effects and impact on Council services. It is considered appropriate for the consenting authority to disregard the effects of these activities.
(b) must, if the activity is a controlled activity or a restricted discretionary activity, disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and	The proposal is a discretionary activity therefore consideration of the effects is not restricted, however the relevant assessment criteria for non-compliance with the outdoor living space and site permeability requirements have been considered in the assessment of environmental effects.
(c) must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.	There are no statutory acknowledgements relevant to the subject site or the proposed activity.
(3) A person is not an affected person in relation to an application for a resource consent for an activity if—	
(a) the person has given, and not withdrawn, approval for the proposed activity in a written notice received by the consent authority before the authority has decided whether there are any affected persons; or	No written approvals have been sought.
(b) the consent authority is satisfied that it is unreasonable in the circumstances for the applicant to seek the person's written approval.	This is not a relevant consideration.
ASSESSMENT	
Having disregarded the effects of the bulk and location of the building on the residential amenity enjoyed by neighbouring residents as well as traffic effects and servicing (as these aspects are permitted by the District Plan), it	

is considered that the adverse effects on the owners and occupiers of adjacent properties will be less than minor. The proposed outdoor living space will provide a useable area on the northern side of the dwelling with direct access from the living area. Future occupants of the proposed dwelling will be provided with a high level of residential amenity. Stormwater will be managed on-site to avoid adverse effects on surrounding properties and the lower floor level for the proposed garage will not result in adverse effects on any persons other than potentially the landowner who has accepted the risk and mitigated the effects through the selection of construction materials and electrical design.

The above assessment has demonstrated that:

- There are no affected groups or persons under Step One;
- Limited notification is not precluded by Step Two;
- There are no other identified affected persons by Step Three; and
- There are no special circumstances under Step Four.

Accordingly, it is considered appropriate for this application to be considered without the need for limited notification.

8.3 NOTIFICATION SUMMARY

Based on the assessment in the preceding sections, it is considered that this application can be considered without the need for either public or limited notification.

9. CONCLUSION

The applicant seeks resource consent to construct a dwelling on a residential site at 60A Pohutu Street, Whakatane. The development includes a garage that does not meet the minimum building platform level, an outdoor living space which does not comply with the minimum dimensions and the area of impermeable site coverage exceeds the maximum area permitted under the Whakatane District Plan.

An assessment of this proposal has been prepared using Schedule 4 of the Act, and covers the matters that Council must consider when making a decision on an application under section 104 of the Act. The assessment has:

- Demonstrated that the proposal is consistent with the purpose and principles of the Act;
- Found that the potential adverse effects on the environment of the proposal will be less than minor and acceptable for the receiving environment;
- Identified the positive effects that approval of this application will generate; and
- Concluded that the proposal is consistent with the relevant objectives, policies and assessment criteria of the applicable statutory documents.

A consideration of this proposal against both the public and limited notification requirements of the Act has concluded that this application does not warrant notification under sections 95A-95E of the Act.

Taking all of the above into account, the Council has sufficient information to make a decision on this application and it is appropriate for consent to be granted in accordance with section 104B of the Act.

APPENDICES

APPENDIX 1

RESOURCE CONSENT APPLICATION FORM

Resource Consent – guide for applicants

(When lodging your application, please detach this page and keep it for your future reference)

Have you provided the following?

1.	☐	Your application and Assessment of Environmental Effects fully completed
2.	Plans drawn to scale, including:	
	☐	* Site plan that identifies the property boundaries
	☐	* Any other buildings (highlighting the proposed building)
	☐	* Distances to boundaries (between all structures and boundaries)
	☐	* Vehicle entrance, driveway, turning circle and on-site manoeuvring
	☐	* Floor plan(s)
	☐	* Identification of topography
	☐	* Certificate of Title
3.	☐	Elevation drawings, or if the building is being re-sited, photos
4.	☐	The written approval of any affected person(s). <i>Refer to the completed Affected Person(s) Written Approval Form</i>
5.	☐	If Māori land – evidence of right to build, eg Licence to Occupy (given by the Trustees), Occupation Orders, Hapū Partition (issued by Māori Land Court)
6.	☐	Is your activity going to impact on a State Highway, eg the proposed access for your dwelling is directly off a State Highway? If so, then you will need to provide consent from NZTA with your application. If you have not received consent then you must provide evidence of your consultation with NZTA.
7.	☐	Application fee/deposit Note: the initial lodgement deposit paid on application may not cover the total cost of processing this application. The Council charges for receiving, processing and granting of consents on an actual costs basis. You may receive a refund or an account for additional costs.

All of the above information must be supplied with your application. **Pursuant to Section 88(3) of the Resource Management Act 1991 your application may be rejected if the information and application is incomplete.** You have the ability, under Section 88(5), to object to the decision to reject your application, if applicable. Non notified applications take up to 20 working days to process once accepted. Notified applications can take up to 70 working days to allow for statutory notification time and convening of a Hearing and Consents Committee meeting.

Please do not hesitate to contact the Duty Planner on 07 306 0500 if you require any assistance. Our postal address is Whakatāne District Council, Private Bag 1002, Whakatāne 3158, email planning@whakatane.govt.nz

Type of consent being applied for

Please tick as appropriate

☐

Land Use

☐

Subdivision

☐

Combined land use /subdivision

☐

Outline plan/outline plan waiver

Please print clearly

Location of proposed activity/project

Describe the location as it is commonly known and in a way that will enable it to be easily identified e.g. the street address, the legal description, the name of any relevant stream, river or other water body to which the application relates, proximity to any well-known landmark, the grid reference.

Property Address

Owned by

Legal Description

Lot:

DPS:

Cross Lease/Unit title

Flat/Unit:

DPS:

Legal Area

Other information relevant to location:

Description of the proposed activity/project

List the reasons for the application and any District Plan rules/standards infringed

Assessment of effects

Additional consents required? Please select the statement below that applies to this application

No additional resource consents are needed for the proposal to which this application relates. ☐

The following additional resource consents are needed for the proposal to which this application relates and have/have not been applied for:

Pre application information

	Yes	No
Have you received pre-application information or had a pre-application meeting regarding this proposal from the Council? If YES, provide the name of the staff member(s).	☐	☐
Date of meeting:	Staff member(s)	

Consultation

I/We have consulted with the following affected or interested parties:

Name	Address

Tick one of the following:

A.	They had no concerns	☐
B.	They raised the following concerns: <i>(continue on a separate sheet where necessary)</i> I have addressed these by... <i>(continue on a separate sheet where necessary)</i>	☐ ☐

Affected party approvals

I/We have obtained the written approval of the following affected persons:

Name	Address	Owner <i>Tick if applicable</i>	Occupier <i>Tick if applicable</i>

Please print clearly

Applicant details

Applicant name

Electronic address for service

Phone number

Include area code

Mobile number

Postal address

Agent or nominated contact if different from applicant

Agent or nominated contact name(s)

Electronic address for service

Phone number

Include area code

Mobile number

Postal address

Owner/occupier of the land to which the resource consent will apply if different from applicant

Owner/occupier name(s)

Electronic address for service

Phone number

Include area code

Mobile number

Postal address

Addresses for correspondence and payment/invoices

All correspondence (excluding invoices) sent to:

☐

Applicant

☐

Agent/nominated contact

☐

Owner/occupier

Person paying for this consent/invoices will be sent to:

☐

Applicant

☐

Agent/nominated contact

☐

Owner/occupier

Site visit requirements

☐

As landowner and with the consent of any occupiers or lessees, I agree to Council staff or authorised consultants visiting the site which is the subject of this application, for the purpose of assessing this application

Signature:

Date:

☐

If the applicant is not the land owner please provide details of the landowners or person authorised to sign on behalf of the landowner below:

Full name

Contact phone number(s)

Details of any entry restrictions or health and safety concerns in relation to the application site, that Council staff should be aware of, eg dogs, locked gates, chemical spraying etc

Notification information

	Yes	No
Are you requesting the application to be publicly notified?	☐	☐
Are you requesting the application to be limited notified to any persons who you consider are likely to be adversely affected* by your proposal (if the adverse effects are minor or more than minor) and who have not provided their written approval?	☐	☐

***Please note: it is at the discretion of Council to determine who is adversely affected.**

Draft conditions

	Yes	No
Do you wish to see the draft conditions prior to the release of the resource consent decision?	☐	☐

*If **YES**, the Council may extend the processing timeframe pursuant to Section 37A of the Resource Management Act 1991 to give you time to consider and respond to Council*

Deposit fee

The required deposit fee must be paid before any processing of the application will start.

☐ I enclose a deposit fee of \$

Note: The initial lodgement deposit paid on application may not cover the total cost of processing this application. The Council charges for receiving, processing and granting of consents on an actual costs basis. You may receive a refund or an account for additional costs.

I/We understand that Council may invoice me for the actual and reasonable costs incurred in the processing of this application. Subject to my/our rights under Sections 357B and 358 of the RMA to object to any costs, I/we undertake to pay all and future processing costs incurred by the Council.

Without limiting the Council's legal rights, if any steps, including the use of debt collectors, are necessary to recover unpaid processing costs, I/we agree to pay all costs of recovering those processing costs.

If this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company, in signing this application I/we are binding the trust, society or company to pay all of the above costs and guaranteeing to pay all the above costs in my/our personal capacity.

Signature

Applicant's full name (please print)

	
Signature of applicant (or person authorised to sign on behalf of Applicant)	Date

Payments can be deposited into bank account: 01 0434 0334411 00. Please include the following reference details;
Particulars: RC Code: property address Reference: your surname

Office use only

Date & time received	Receipt No.	Application No.
----------------------	-------------	-----------------

Criteria for acceptance: Counter

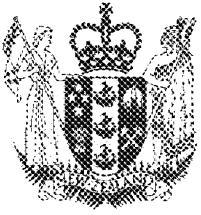
Application		Yes	No
	Application Details completed in full		
	Legal Description		
	Address for Service		
	Assessment against District Plan or NES		
Check that plans drawn to scale indicate:			
	* Site plan that identifies the property boundaries		
	* Any other buildings (highlighting the proposed building)		
	* Distances to boundaries (between all structures and boundaries)		
	* Vehicle entrance, turning circle, and onsite manoeuvring		
	* Floor plan(s)		
	* Identification of topography		
	* Certificate of Title		
	Elevation Drawings or if the building is being re-sited, photos		
	If Māori land – evidence of right to build		
	Application fee of \$.....		
Note: If any criteria indicates "NO", the application may be incomplete (Section 88(3) RMA 1991)			

Planner's assessment

	Yes	No
Is the application complete?		
If incomplete the reasons are:		

APPENDIX 2

RECORD OF TITLE



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**



Identifier 939786
Land Registration District South Auckland
Date Issued 04 September 2020

Prior References

SA2A/235

Estate	Fee Simple
Area	469 square metres more or less
Legal Description	Lot 2 Deposited Plan 548564

Registered Owners

Barry Raynes

Interests

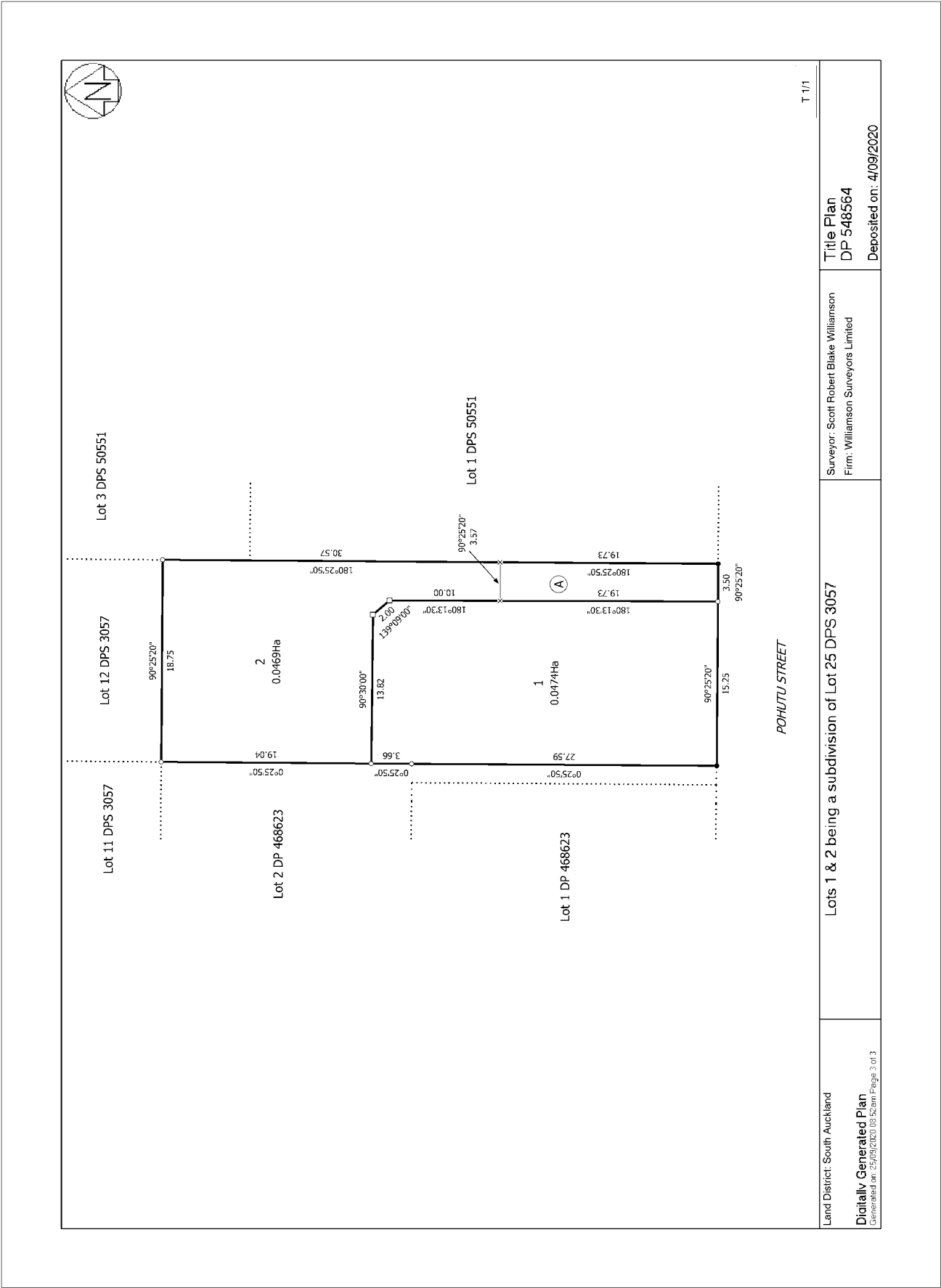
11374395.2 Mortgage to Bank of New Zealand - 22.3.2019 at 3:37 pm

11500541.1 Notification that a building consent issued pursuant to Section 72 Building Act 2004 identifies inundation as a natural hazard - 18.7.2019 at 2:03 pm

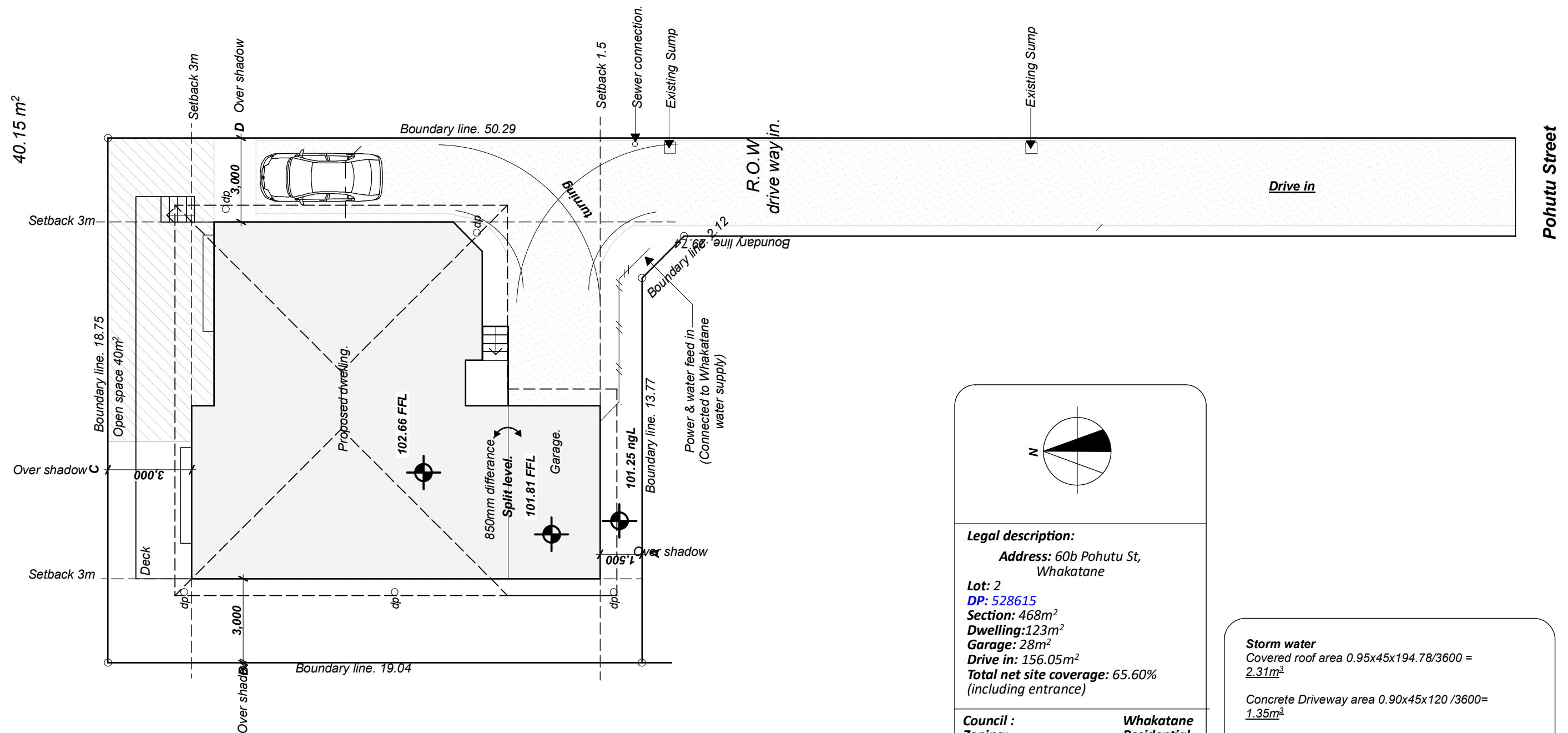
11847707.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 4.9.2020 at 2:17 pm

Subject to a right of way and a right to drain stormwater over part marked A on DP 548564 created by Easement Instrument 11847707.3 - 4.9.2020 at 2:17 pm

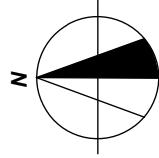
The easements created by Easement Instrument 11847707.3 are subject to Section 243 (a) Resource Management Act 1991



APPENDIX 3
APPLICATION DRAWINGS



This livable out door area is breached by the deck. Will need Resource Consent for breach of rule. Rule 4.2.7.1 (a)iii
Site coverage rule is breached by driveway - will require resource consent. Rule 4.2.10.3 (b)



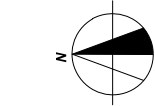
Legal description:
Address: 60b Pohutu St,
Whakatane
Lot: 2
DP: 528615
Section: 468m²
Dwelling: 123m²
Garage: 28m²
Drive in: 156.05m²
Total net site coverage: 65.60%
(including entrance)

Council :	Whakatane
Zoning:	Residential
Wind Zone:	High
Earthquake Zone:	2
Durability Zone:	C

Storm water
Covered roof area 0.95x45x194.78/3600 =
2.31m³
Concrete Driveway area 0.90x45x120 /3600=
1.35m³
2.31+1.35 = 3.46m³
Surface Water runoff

Need correct legal description for this site

the DRAUGHTSMAN dream it • draw it • build it Steven Bilyard 31 McAlister Street, Whakatane Ph 07 312 9675 Email: steve@thedraughtsman.co.nz	Notes copyright remains the property of The Draughtsman Ltd unless specified in writing All dimensions are in millimetres unless otherwise stated All construction to comply with NZBC/NZ 3604 : 2011, along side current standards alike. All built up members mentioned for bearers, lintels, stringers and alike are to be nailed in accordance with NZS 3604 2.4.4.7 All timber to be SG8 unless specified otherwise.	Job Title Proposed new home for Barry Raynes 60b Pohutu Street, Whakatane.	Design Steven Bilyard	Drawing Title Site Plan	Scale 1:300
		Drawn Geoff Bilyard	Drawing Number 101		
		Checked			
		Revision Date			
		Plot Date 16/11/2020			
	ALL DIMENSIONS TO BE VERIFIED ON SITE DO NOT SCALE OFF PLANS.				



FLOOR AREA
OVER FOUNDATION: 151.7m²

METER BOX
SWITCH BOARD
SMOKE DETECTOR

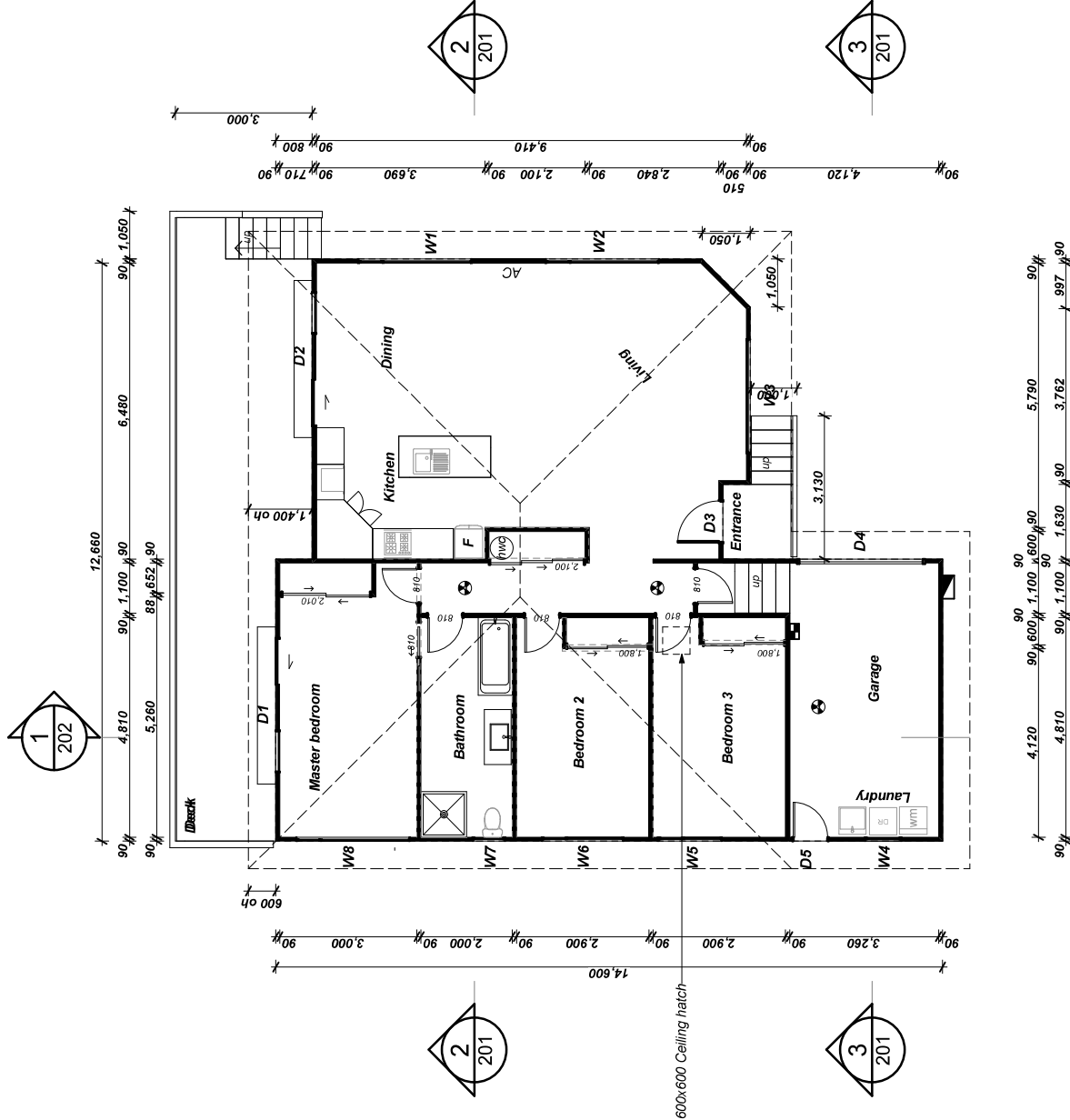
NOTES:

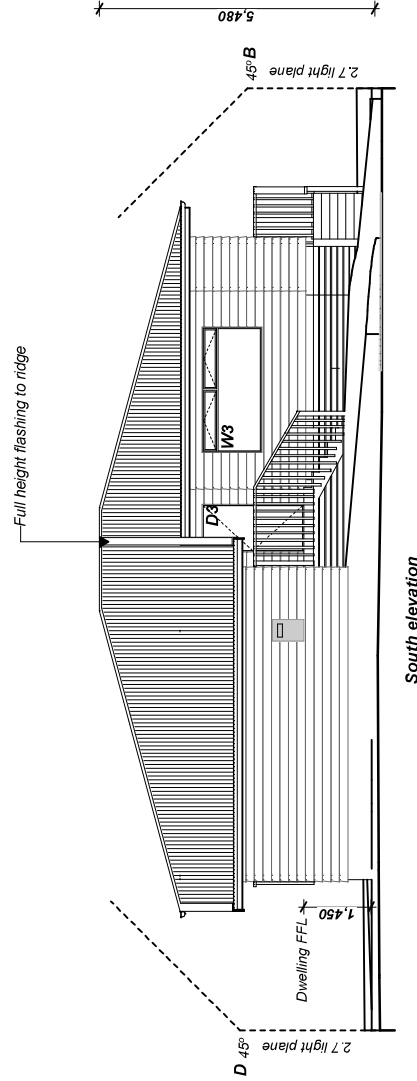
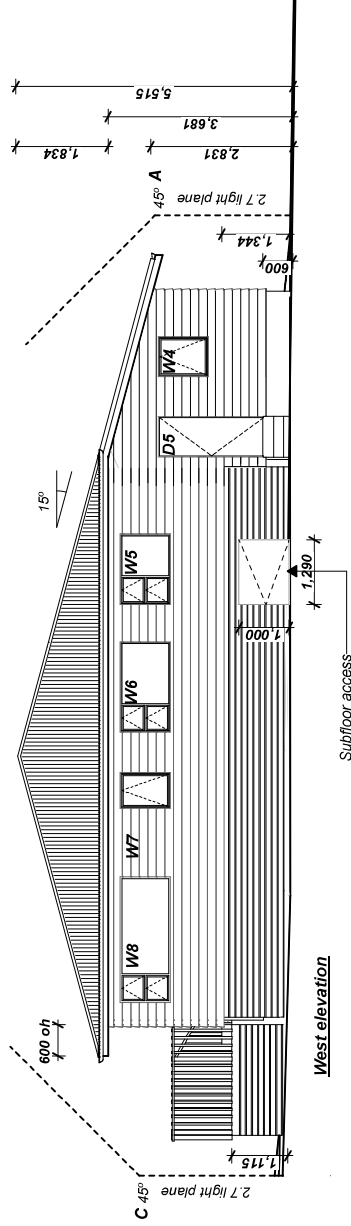
- *Ensure Type 1 smoke detectors to be installed within 3m of all bedroom doors
- *Provide terrace/deck to all external doors. 150mm min step (maximum 180mm down from fill) and a 280mm minimum tread depth slip resistance to comply with "d1/as1 2.1 table 2" (broom finish concrete)
- *Antislip floor covering on all access routes and wet areas
- (both internal and external) to comply with NZBC D1/AS1 table 2, (accept surface areas inside areas entries as dry areas)
- *Provide mechanical ventilation from the bathrooms. Laundry and over stove to the exterior.

Door and window jamb size .

Lintels are all S38
Build up 2/45mm members to = 90mm thickness.

Doors	width x height	Lintel	Fixing
D1	2950x2025	2240x45	H
D2	2950x2025	2240x45	H
D3	950x2025	290x45	F
D4	2800x2100	2240x45	G
D5	810x2100	290x45	F
W1	2500x1000	2240x45	G
W2	2500x1000	2240x45	G
W3	2500x1200	2240x45	G
W4	800x1000	290x45	F
W5	1400x1000	2140x45	E
W6	1800x1000	2190x45	G
W7	800x1000	290x45	F
W8	2500x1000	2240x45	H





External Moisture Risk Matrix.

- | Extended Insurance Risk Matrix | |
|------------------------------------|----------|
| A. Windzone | 1 high |
| B. number of storeys | 0 Low |
| C. Roof / wall intersection Design | 0 Low |
| D. Eaves Width | 1 Medium |
| E. Envelope Complexity | 1 medium |
| F. Deck Design | 0 low |

Total risk score

Claddinas ok over cavity

Ground Levels:

Ground Levels:
All outside ground levels are to be a minimum of 150mm below finished floor level to paved around or 225mm to unpaved around

HI Areas	
East, West, South Elevations	
Total wall areas, North, East, South, West	111.57m ²
Total glazing areas:	28.3m ²
Percent of glazing:	21.57%
(Excluding orange)	

Dwelling complies with NZBC H1/AS1

Roof: insulation	180mm R3.6 Fibreglass
Walls: insulation	90mm R2.6 Fibreglass
Underfloor:	100mm R1.8 Polystyrene

Glazing: R0 26 Insulating glass units

Steven Bilyard	Drawing Title
Geoff Bilyard	Elevations
Date	
	29/10/2020

Design	Proposed new home for Barry Raynes 600b Pohutu Street, Whakatane.
Drawn	
Checked	
Revised	
Plot Date	

Notes
copyright remains the property of The Draughtsman Ltd unless specified in writing
All dimensions are in millimetres unless otherwise stated
All construction to comply with NZBC/NZS 3604 : 2011, along side current standards **also**,
All built up members mentioned for beams, lintels, stringers and alike are to be nailed in
accordance with NZS 3604:2011, 2.4.4, 2.4.5, 2.4.6, 2.4.7, 2.4.8, 2.4.9, 2.4.10, 2.4.11, 2.4.12,
All in timber unless otherwise stated, all CSB, all other materials as specified.
ALL DIMENSIONS TO BE VERIFIED ON SITE DO NOT SCALE
OFF PLANS

the **DRAUGHTSMAN**
dream it • draw it • build it

Steven Bilyard
31 McAlister, Whakatane
Ph 07 312 9675
Email: steve@thedraughtsman.co.nz

Building materials

Building paper

Building envelope
Roof underlay
Thermakraft =covertek 403 plus
Walls
Thermakraft 403 plus
flexible flashing tapes
Thermakraft
Aluband

Cladding

BGC Nuline weatherboards on drained cavity

Roof

**Colorsteel corrugated roofing iron
& Colorsteel flashings.**

Soffits

4.5 mm hardies soffit linings
with pvc jointers ,
H3 130x20 mm Timber fascia

Guttering

Ordering:
74mm Colorsteel downpipes as per plan
clips @ 1200c/s

roofing industries J line spouting
Coloursteel
with internal clips @ 600c/s

Window / door joinery

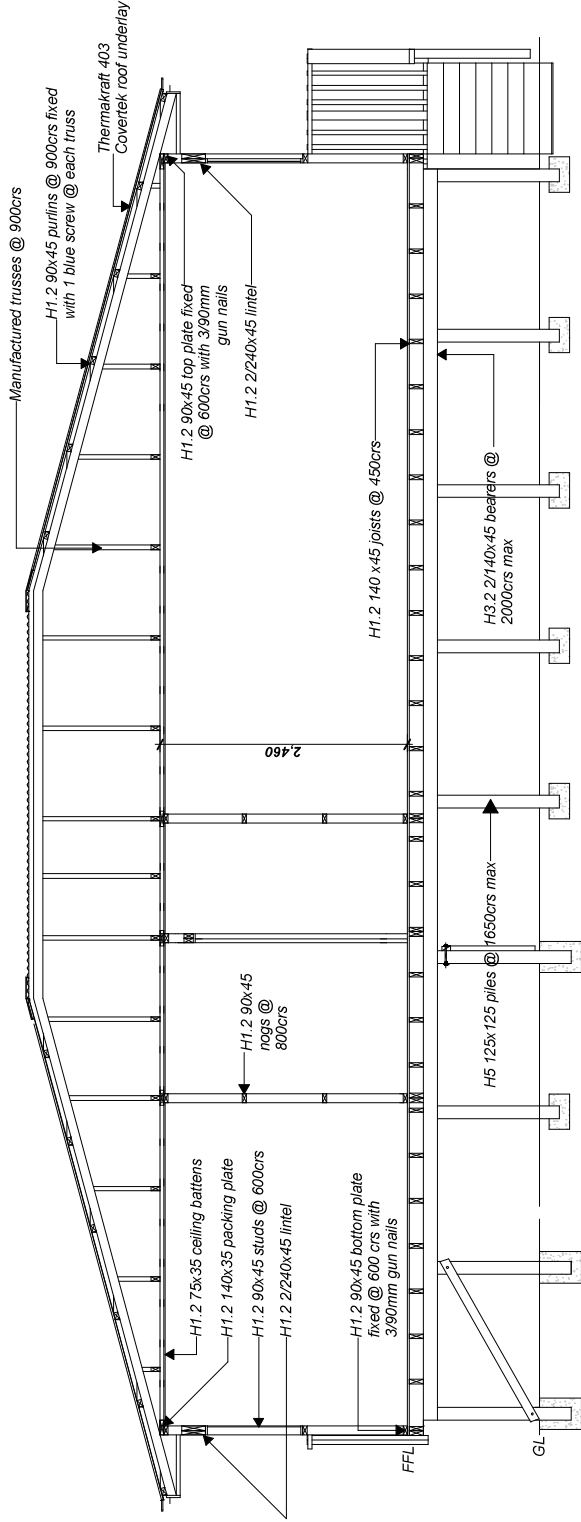
Window / door joinery
new joinery
powder coated aluminium ,
double glazed

*All new joinery to be double glazed
aluminium*

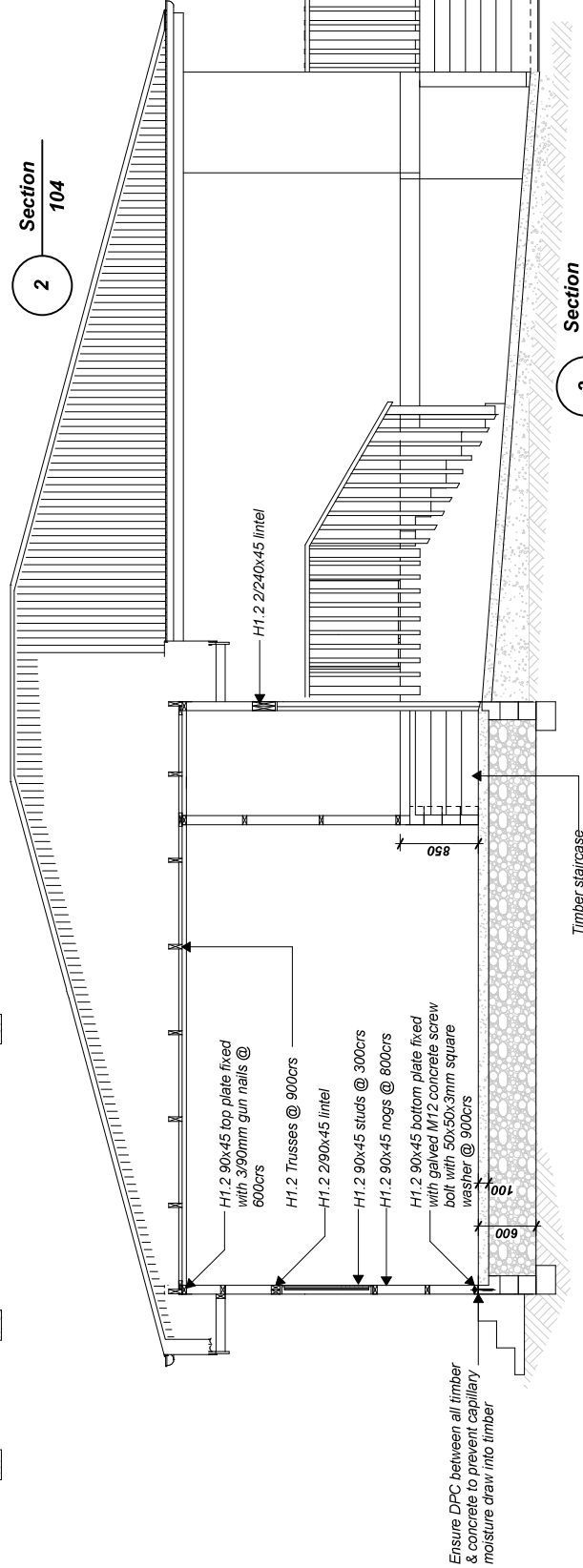
Use H3 pre primed jamb liners.
To comply with nzs 4223.1 ,

4223.2, 4223.3, 4223.4
To have Saftey glazing within glass
800mm from finished floor
levels and appropriate markings on g
check on delivery).

Ensure guidance of window joiner for best use and design of joinery.



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Framing construction

Dwelling

Foundation
Piles H5 125x125 piles @ 1650mm crs max

Bearers H3 2 2/140x45

Joists H1 2 min 140x45 @ 450crs

Perimeter foundation joist.

Garage

20 Mpa concrete

Seismic Se62 500E grade mesh

250 micron black concrete underlay

Hardfill compacted in 150mm heights

Walls 2.4 STUD

Bottom plate H1 2 90x45

fixed @600 mm crs with 390mm gun nails.

Top plate

Single H1 2 90x45 with H1 2 140x35 plate

packer to new wall

Studs

Exterior walls H1 2 90x45 @600crs 2.4

stud

Garage walls with stud height 3.1m

H1 2 90x45 @ 400crs

Nogs @ 800crs

Interior walls H1 2 90x45 studs at 600crs

Nogs @ 800crs

Opening trimmers (on there flat)

openings up to 2.4m 90x45

upto 3.0m 90x75

Lintels

See proposed floor plan

and truss layout plan for lintel sizes

and fixings.

(Truss load point Lintels over ride

architectural designed lintels)

Roof structure

Manufactured trusses @ 900crs See truss

plan for layout and fixings.

Purlins

H1 2 90x45 purlins spacings @ 900crs

Fixings 1/blue screw into each truss chord

Ceiling

H1 2 140x35 plate packer fixed to top plate

with 390x3.15 nails @500crs + 75x35

ceiling battens @ 450crs fixed with

2/75x3.06 nails @ truss

Durability

Construction materials to comply with

Performance clause B2.3.2 Durability

Elements difficult to get to must have

an intended life of 50 years

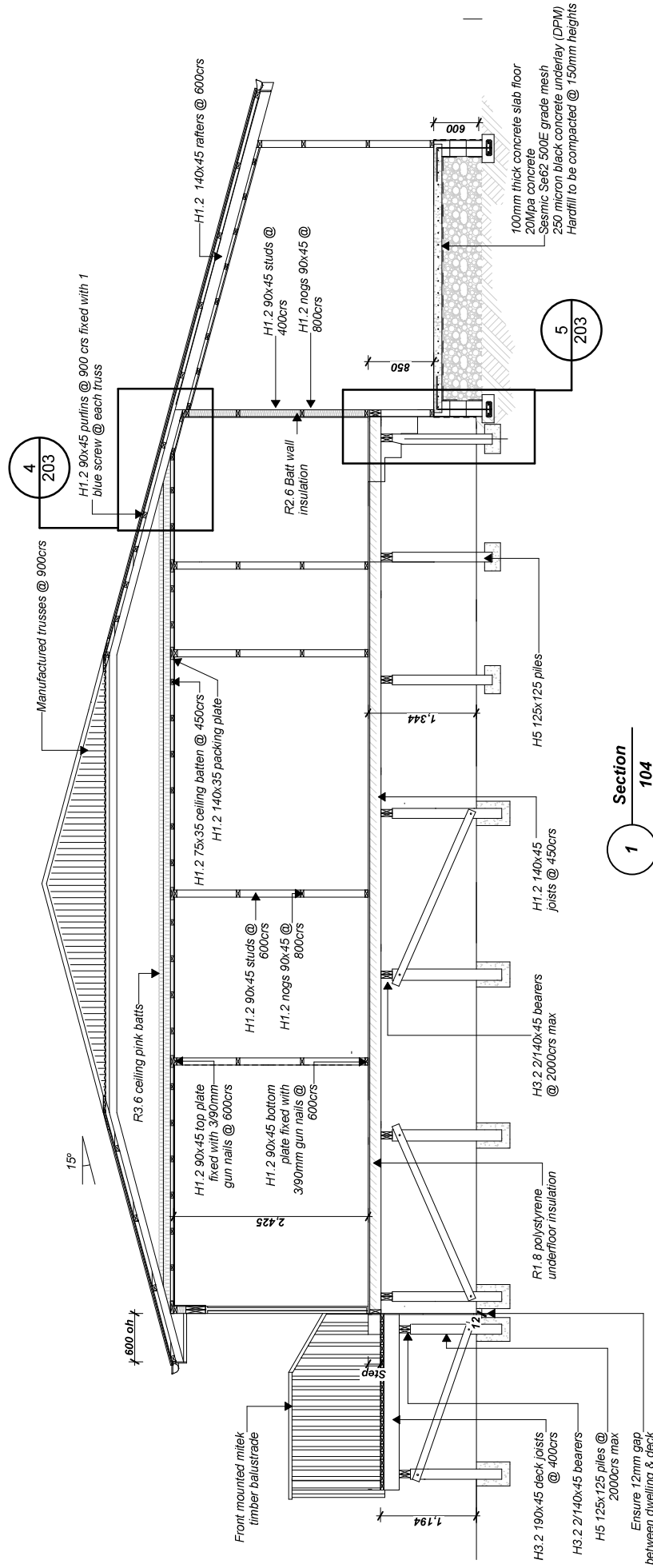
Elements which can receive normal

maintenance may last the lesser of the

intended building life or for 15 years.

External claddings must under go regular washing & maintenance according to manufacturer's documentation.

draughtsman Steven Bilyard 31 McAulster, Whakatane Email: steve@thedraughtsman.co.nz	Notes copyright remains the property of The Draughtsman Ltd unless specified in writing All dimensions are in millimetres unless otherwise stated All construction to comply with NZBC/NZ 3604: 2011, along side current standards aike. All built up members mentioned for bearers, lintels, stringers and alike are to be nailed in All timber to be SGS unless specified otherwise. ALL DIMENSIONS TO BE VERIFIED ON SITE DO NOT SCALE OFF PLANS.	Job Title Proposed new home for Barry Raynes 60b Pohutu Street, Whakatane.	Design Steven Bilyard Drawn Geoff Bilyard Checked Geoff Bilyard Revision Date 29/10/2020 Plot Date 29/10/2020	Drawing Title Cross Sections Scale 1:50 Drawing Number 201
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Section 104

draughtsman DRUGHTSMAN Steven Bilyard 21 McLister Street, Whakatane P 07 336 1000 Email: steve@thedraughtsman.co.nz	Notes copyright remains the property of The Draughtsman Ltd unless specified in writing All dimensions are in millimetres unless otherwise stated All construction to comply with NZBC/NZ 3604 - 2011, along side current standards alike. All built up members mentioned for bearers, timbers, stringers and alike are to be nailed in accordance with the relevant standards. All timber to be SQ8, unless specified otherwise. ALL DIMENSIONS TO BE VERIFIED ON SITE DO NOT SCALE OFF PLANS.	Job Title Proposed new home for Barry Raynes 60b Pohutu Street, Whakatane.	Design Steven Bilyard Drawn Geoff Bilyard Checked Geoff Bilyard Revision Date 29/10/2020 Plot Date	Drawing Title Cross Sections	Scale 1:50
					Drawing Number 202